

Prepared for Trinity FC

Independent Environmental Audit Report

St. Anthony of Padua Catholic School, Austral SSD
8865 – Mod 6 Early Learning Centre

July 2026

Project Number: 260164

Independent Environmental Audit Report

St. Anthony of Padua Catholic School, Austral SSD 8865 – Mod 6 Early Learning Centre



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We acknowledge the Traditional Owners of this land and pay our respect to Elders past, present and emerging. We recognise that the First Nations peoples of Australia have traditionally managed the resources of this land in a sustainable way, and that they are the original custodians of the Australian environment.

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Acronyms and Abbreviations

ACHAR	Aboriginal Cultural Heritage Assessment Report
ACHMSP	Aboriginal Cultural Heritage Management Sub-Plan
BAL	Bushfire Attack Level
C	Compliant
CEMP	Construction Environmental Management Plan
CCS	Community Communication Strategy
CoA	Conditions of Approval
CNVMP	Construction Noise and Vibration Management Sub-Plan
CSWMP	Construction Soil and Water Management Plan
CTPMSP	Construction Traffic and Pedestrian Management Sub-Plan
CWMSP	Construction Waste Management Sub-Plan
DPHI	Department of Planning, Housing and Infrastructure
DPE	Department of Planning and Environment (former)
DPIE	Department of Planning, Industry and Environment (former)
EIS	Environmental Impact Statement
ELC	Early Learning Centre
ESCP	Erosion and Sediment Control Plan
ESD	Ecologically Sustainable Development
LCC	Liverpool City Council
NC	Non-compliant
NT	Not Triggered
OSD	On-Site Detention
RAPs	Registered Aboriginal Parties
SSD	State Significant Development
SWMP	Soil and Water Management Plan

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VENM	Virgin Excavated Natural Material
WSCE	Warren Smith Consulting Engineers
WSUD	Water Sensitive Urban Design

Executive summary

The St. Anthony of Padua Catholic School, Austral – Early Learning Centre (SSD-8865-Mod-6) forms part of the broader approved St. Anthony of Padua Catholic School redevelopment located at 125 - 165 Tenth Avenue and 140 - 170 Eleventh Avenue, Austral, NSW. Modification 6 was approved on 22 July 2025 and authorises amendments to the approved Early Learning Centre (ELC), including changes to the building footprint, building design, landscaping and associated site works.

NGH (a Fyfe company) was engaged as the Independent Auditor to undertake the first construction Independent Environmental Audit for the ELC works in accordance with the Independent Audit Post Approval Requirements (March 2026). The objective of the audit was to independently assess compliance with the relevant Conditions of Approval and post-approval requirements applicable to SSD-8865-Mod-6 and to evaluate the effectiveness of the environmental management and compliance systems implemented for the project.

The audit was undertaken through a combination of document review, site inspection, stakeholder consultation and interviews with project personnel. The audit considered:

- Conditions of Approval applicable to the ELC works
- Post-approval documents required by the Conditions of Approval, including environmental management plans and supporting procedures
- Relevant licences, permits and approvals applicable to the development
- Environmental performance during the audit period; and
- The implementation and effectiveness of environmental management measures and compliance systems.

The audit period extended from commencement of construction until the site inspection undertaken on 24 June 2026. At the time of the audit, the building slab had been completed, and construction activities were progressing in accordance with the approved works. Environmental controls observed on site included erosion and sediment controls, stabilised site access arrangements, waste management measures, dust suppression controls and emergency response procedures. Overall, the site was found to be well managed, and environmental impacts were generally consistent with those predicted during the assessment process.

Of the 243 Conditions of Approval assessed, the majority were found to be either Compliant or Not Triggered during the audit period. Seven non-compliances were identified, relating primarily to administrative and document management requirements rather than environmental performance outcomes. These included:

- Failure to undertake and document a comprehensive review of strategies and plans following approval of Mod 6 (Condition A28(c))
- Delayed notification of construction commencement to the Planning Secretary (Condition C1)
- Failure to submit the CEMP to the Planning Secretary prior to commencement of construction (Condition C19)
- Failure to update the Construction Noise and Vibration Management Sub-Plan to reflect the amended Noise Impact Assessment dated 25 September 2024 (Condition C21(c))
- Failure to obtain Planning Secretary agreement to the proposed Independent Auditor prior to commencement of the audit process (Condition D3)
- Failure to submit the Independent Audit Program to the Planning Secretary prior to commencement of construction (Condition D4); and
- The consequential non-compliance against Condition A2(a).

The audit also identified two opportunities for improvement relating to the management of hardened concrete waste and progressive stabilisation of exposed work areas as construction progresses.

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Based on the evidence reviewed, the Independent Auditor concludes that the ELC works are generally being managed in accordance with the Conditions of Approval and approved environmental management framework. While a number of administrative non-compliances were identified, environmental controls were found to be effectively implemented and no significant environmental issues, incidents or complaints were identified during the audit period.

1. Introduction

1.1. Background

The St. Anthony of Padua Catholic School, Austral – Early Learning Centre (SSD-8865-Mod-6) forms part of the broader approved St. Anthony of Padua Catholic School redevelopment located at 125 - 165 Tenth Avenue and 140 - 170 Eleventh Avenue, Austral, NSW. The Modification 6 approval was granted on 22 July 2025 and authorises amendments to the design of the approved Early Learning Centre (ELC), including changes to the building layout, design and associated site works.

The objectives of the audit were to conduct an independent review of compliance with the Conditions of Approval (SSD-8865-Mod-6) in accordance with the requirements of the Independent Audit Post Approval Requirements, March 2026 (DPHI 2026).

1.2. Audit team

Natascha Arens was appointed as the Lead Independent Auditor, with Nicola Smith serving as the Alternate Lead Independent Auditor and Alyce Gill as the supporting auditor for the Project.

It is noted that the CVs and independence declarations were not submitted prior to the audit in accordance with the approval. However, they have been subsequently submitted to the Department of Planning Housing and Infrastructure (DPHI) (refer Appendix B and Appendix C). Natascha Arens and Nicola Smith are Exemplar Global certified Lead Auditors.

The audit team comprised these members:

- Natascha Arens – Lead Auditor
- Nicola Smith – Technical and QA Review
- Alyce Gill – Support Auditor.

1.3. Objectives

The objectives of the audit were to conduct an independent review of compliance with the relevant components of the Consolidated Conditions of Approval (SSD-8865-Mod-6) issued by the Minister on 22 July 2025.

1.3.1. Audit scope and period

The scope of the audit was in accordance with Section 3.3 of the Independent Audit Post Approval Requirements (March 2026). The scope of the audit included:

- Conditions of Approval applicable to the ELC only
- All post approval documents required by the Conditions of Approval (e.g., Environmental management plans and sub plans)
- All environmental licences and approvals applicable to the development
- An assessment of the environmental performance of the development
- A high-level assessment of whether Environmental Management Plans and Sub-plans are considered adequate for the Project.

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The audit period for the first Independent Environmental Audit extended from the commencement of construction to the site inspection undertaken on 24 June 2026. A high-level pre-audit request for information was provided to Trinity Fitout and Construction (Trinity FC) prior to the inspection.

A site map, identifying the relevant phases of the Project, is provided in Figure 1-1.

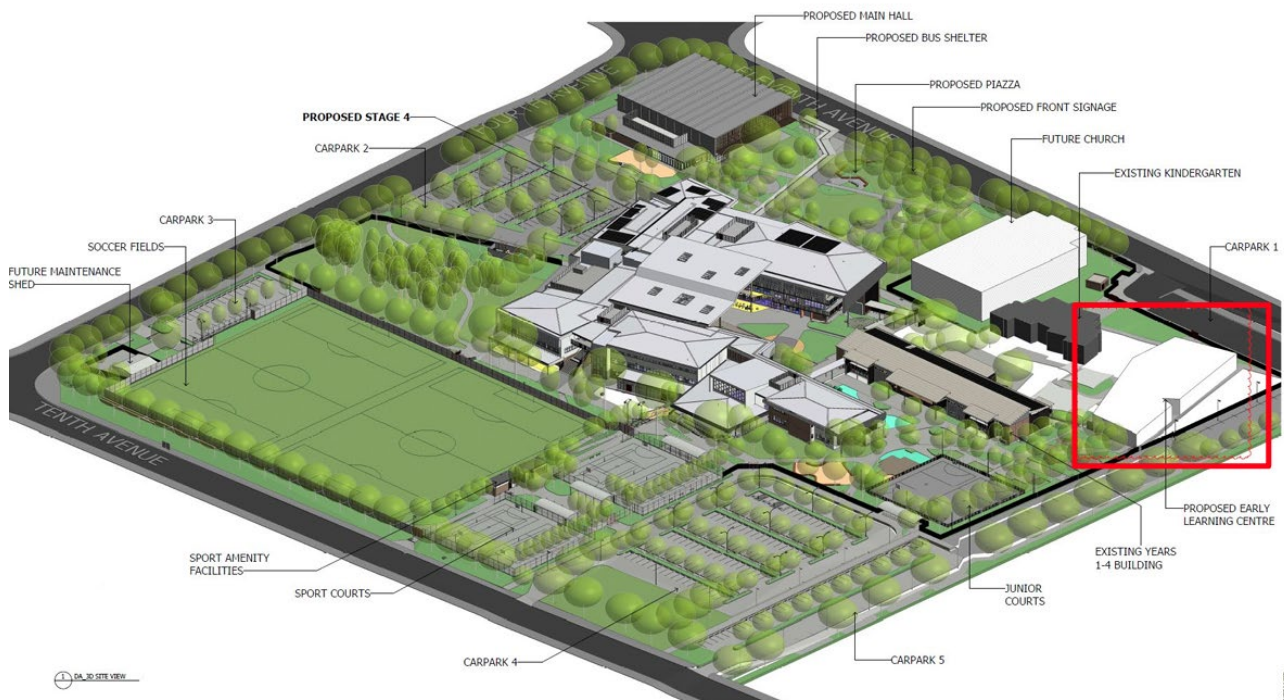


Figure 1-1 Site map – showing the relevant phases of the Project

2. Audit methodology

2.1. Auditor approval

The audit team were not approved prior to the audit being undertaken. This was identified during the first audit. Consequently, auditor approval has been requested and documentation sent to the Department on the 1 July 2026 (refer Appendix C).

2.2. Independent audit scope development

The audit scope was developed by reviewing the SSD-8865-Mod-6 consolidated CoA and the Independent Audit Post Approval Requirements (DPHI 2026).

An Audit Plan with audit table was provided to the auditee prior to the site audit, detailing the timing of the audit and requirements regarding accessing the site and documentation.

The audit comprised of offsite document review, site inspection, onsite interviews and document review, and offsite audit analysis and reporting.

2.3. Compliance evaluation

The audit consisted of offsite document review, onsite document review, site inspection and interviews. The site component of the audit included:

- Opening meeting to introduce all parties and discuss the scope and objectives of the audit
- Site inspection
- Document and records review to check compliance with conditions
- Interviews with staff, including hospital staff
- Closing meeting to summarise the findings of the site audit and to discuss additional audit evidence required.

The off-site document review included a review of the consolidated CoA relevant to the stage of works of the Project and all environmental management plans and sub plans.

2.4. Interviews

An opening meeting was held on 24 June 2026 at 9.30 am.

Present at the opening meeting were:

- Justin Mosca - Trinity FC contract administrator
- Luke Zammit - Trinity FC Senior Project Manager
- Robert Blazevic - Trinity FC Site Manager
- Natascha Arens - Lead auditor (Fyfe).

Interviews with staff were undertaken throughout the course of the audit to gather evidence during offsite document review including:

- Justin Mosca - Trinity FC contract administrator
- Luke Zammit - Trinity FC Senior Project Manager
- Robert Blazevic - Trinity FC Site Manager.

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A closing meeting was held on 24 June 2026 at 1pm.

Present at the closing meeting were:

- Justin Mosca – Trinity FC contract administrator
- Luke Zammit - Trinity FC Senior Project Manager
- Robert Blazevic -Trinity FC Site Manager
- Natascha Arens – Lead auditor (Fyfe).

The interviews found that staff broadly understood the requirements of the mitigation measures and the Environmental Management Plan and subplans. Document review occurred throughout the day and offsite until report completion.

The opening and closing meeting register is included as Appendix E.

2.5. Site inspection

A site inspection was undertaken at on the 24 June 2026. The inspection covered all active work areas and associated project infrastructure. It was raining at the time of the inspection. During the site inspection, the audit team reviewed the concrete slab, perimeter fencing, car parking areas, site access and egress points, waste storage areas, and site facilities.

Results of the site inspection are provided in Section 3.12.

2.6. Consultation

Consultation was undertaken with all levels of the project team including those listed in Section 2.4. An email was sent to NSW DPHI, Liverpool City Council regarding the audit scope. A copy of the correspondence is provided in Appendix F.

2.7. Compliance status descriptors

The compliance status descriptors from the Independent Audit Post Approval Requirements (DPHI 2026) have been used to assess compliance, refer Table 2-1.

Table 2-1 Compliance status descriptors

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

3. Audit findings

3.1. Approval and document list

Design plans and approval documentation

- Architectural Plans – Neeson Murcutt Neille Architects, dated 7 May 2025
- Landscape Plans – The Gardenmakers, dated 26 November 2024
- All Phases Plan AA0058 Issue Y, dated 2 November 2022
- Phase 4 Plan AA0055 Issue U, dated 6 September 2023
- Site Tree Planting Arrangement Plan L-MP07 Issue 9, dated November 2024
- Concept Civil Works Plans – Warren Smith & Partners Pty Ltd, dated 28 November 2024
- Signage and Line Marking Plans C7.02–C7.05 Rev 1, dated 28 February 2020
- SSD-8865-Mod-6.

Correspondence

- Construction commencement notification letter, dated 15 April 2026
- Planning correspondence confirming notification, dated 1 July 2026
- Planning response dated 3 July 2026 and 6 July 2026, refer Appendix F
- Community consultation records
- Email to Liverpool City Council regarding dilapidation report (March 2026)
- Email submission to Liverpool City Council regarding CSWMSP review
- Council response confirming no objection to CSWMSP
- Consultation records with Registered Aboriginal Parties (RAPs)
- Compliance emails dated 1 July 2026 relating to Independent Auditor approval.

Reports and plans

- Community Communication Strategy – Urbis, dated May 2022
- RAP Consultation Documentation
- Stakeholder Consultation Records (ACHMP and CEMP)
- Evidence of Consultation (CTMP, ACHMP and CEMP)
- Construction Environmental Management Plan (CEMP) Version 1, dated 16 February 2026
- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
- Construction Traffic Management Plan (CTMP)
- Construction Noise and Vibration Management Sub-Plan (CNVMP)
- Construction Waste Management Sub-Plan (CWMSP)
- Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP)
- Construction Soil and Water Management Plan (CSWMSP)
- Community Communication Strategy
- Driver Code of Conduct
- Unexpected Finds Procedure (Contamination and Heritage)
- Erosion and Sediment Control Plan (ESCP)
- Stormwater Maintenance/Management Documentation
- Remedial Action Plan – Alliance Geotechnical, dated 18 July 2018
- Bush Fire Assessment Report – Building Code & Bushfire Hazard Solutions, dated 25 September 2024
- Supplementary Bushfire Report – Blackash Bushfire Consulting, dated 19 June 2025

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- Flood Assessment Report – GRC Hydro, dated 22 June 2021
- Flood Impact Assessment – GRC Hydro, dated 11 March 2025
- Noise and Vibration Impact Assessment – JHA, dated 31 March 2021
- Noise Impact Assessment Revision B – JHA, dated 25 September 2024
- Aboriginal Cultural Heritage Assessment Report – Kayandel, dated August 2018
- Arboricultural Impact Assessment – Moore Trees, dated 26 March 2021
- Waste Classification Report – Trintas Group, dated 1 May 2026
- Consultation Report – Kayandel, dated 26 April 2026
- Approach to Construction Phasing Document – Urbis, dated 14 December 2021
- External Works and School Infrastructure Document – Urbis, dated 24 January 2024
- Soft Strip Out Methodology Statement – Marcy Projects, n.d.

Design certification, records, monitoring and inspections

- Construction Certificate No. C2024061
- Construction Certificate No. C2024061A (CC2)
- Architectural Certificate – Neeson Murcutt Neille Architects, dated 29 March 2026
- Architectural Design Statement – Neeson Murcutt Neille Architects, dated 26 March 2026
- Landscape Design Certificate – The Gardenmakers, dated 24 April 2026
- Structural Design Certificate – SDA Structures, dated 8 April 2026
- Civil Design Certificate – Warren Smith Consulting Engineers (WSCE), dated 8 April 2026
- Mechanical Design Statement – VOS Group, dated 8 May 2026
- Site Inspection Records
- Weekly Environmental Inspection Reports
- HammerTech Plant and Equipment Inspection Records
- Emergency Drill Records, dated 31 March 2026 and 17 June 2026
- Induction Records
- Site Photographs and Observations
- Complaints Register
- Waste Tracking and Recycling Reports
- Skip Month Waste Reports, dated May – June 2026
- Material Supply Dockets – CR Plus, dated 3 June 2026
- Procore Document Management Records.

3.2. Compliance performance

During this first audit of Mod 6, the audit found the project to be non-compliant with seven conditions out of a total of 243 Conditions of Approval, refer to Table 3-1. The audit raised two improvement opportunities, which are addressed in Section 4.2.

Table 3-1 Compliance performance

Condition part	Compliances	Non-compliances	Not triggered
Schedule 2 – Part A	6	0	4
Schedule 2 – Part B	0	0	21

Condition part	Compliances	Non-compliances	Not triggered
Schedule 3 – Part A	9	2	18
Schedule 3 – Part B	7	0	8
Schedule 3 – Part C	19	3	16
Schedule 3 – Part D	29	2	13
Schedule 3 – Part E	0	0	63
Schedule 3 – Part F	0	0	23

Note: In relation to the tally above whole Conditions of Approval have been used to generate the tally. i.e., where a condition contains part a), b), c) etc this has been counted as one condition.

3.3. Summary of agency notices, orders, penalty notices or prosecutions

There have been no agency notices, orders, penalty notices or prosecutions to date.

3.4. Non-compliances

Seven non-compliances were raised in this audit, refer to Table 3-2.

Table 3-2 Non-compliances raised during this audit

Condition	Requirement	Audit Finding / Non-Compliance
Schedule 3 A2(a)	The development may only be carried out: (a) in compliance with the conditions of this consent;	The audit identified several non-compliances against individual conditions, including A28, C1, C19, C21, D3 and D4. Consequently, the development was not being carried out in full compliance with all conditions of consent.
Schedule 3 A28(c)	Within three months of: (c) the approval of any modification of the conditions of this consent; ... 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. If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the	Following approval of Mod 6, a review of plans and strategies was required. The audit found that this did not appear to have been undertaken for all plans, specifically noting that the Noise and Vibration Management Plan had not been reviewed and updated to reflect the modification.

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Condition	Requirement	Audit Finding / Non-Compliance
	strategies, plans, programs or drawings required under this consent must be revised.	
Schedule 3 C1	The Applicant must notify the Planning Secretary in writing of the dates of commencement of physical work and operation at least 48 hours before the commencement of each construction phase, of the date of commencement and the development to be carried out in that stage.	A letter dated 15 April 2026 was prepared advising of a construction commencement date of 20 April 2026; however, at the time of the audit there was no evidence demonstrating it had been provided to the Planning Secretary. Formal notification was subsequently provided on 1 July 2026.
Schedule 3 C19	The Applicant must not commence construction of a construction phase of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.	The audit found that the CEMP had been approved by the Certifier but had not been submitted to the Planning Secretary as required by the condition.
Schedule 3 C21(c)	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (c) incorporate the measures as recommended in the Noise and Vibration Impact Assessment report for (SSDA 8865) (Project No. 200489, Revision B dated 31 March 2021) prepared by JHA, as amended by Noise Impact Assessment (SSD-8865) Revision B prepared by JHA and dated 25 September 2024;	The CNVMP reviewed during the audit was dated May 2022 and had not been updated to incorporate the amended Noise Impact Assessment prepared by JHA dated 25 September 2024, contrary to the condition requirements.
Schedule 3 D3	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	During the site visit it became apparent that the auditor had not been agreed to in writing by the Planning Secretary before commencement of the audit process. Independence statements, CVs and the audit program were submitted to the Department only after this issue was identified.
Schedule 3 D4	Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier.	The audit found that the Independent Audit Program had been provided to the Certifier but not to the Planning Secretary prior to commencement of construction.

3.5. Previous audit recommendations

This is the first audit of this phase of the project – Mod 6 ELC.

3.5.1. Previous improvement opportunities

Not relevant to this audit.

3.6. Environmental plans, sub plans and post approval documents

A summary of the implementation of key environmental management plans relevant to this stage of works is provided below.

All plans required by the consent conditions are discussed in the audit table (Appendix D) of this report. The suite of environmental management plans includes:

- C18 – Construction Environmental Management Plan
- C18 - Community Consultation Strategy
- C20 - Construction Traffic and Pedestrian Management Sub-Plan
- C21 - Noise and Vibration Management Plan
- C22 - Waste Management Plan
- C23 - Aboriginal Cultural Heritage Management Plan
- C24 - Soil and Water Management Plan.

3.6.1. CEMP (C18)

A review of the Construction Environmental Management Plan (CEMP) dated 16 February 2026 found that it generally addresses the environmental management requirements applicable to the ELC works. The CEMP is supported by a suite of management plans, refer to the list in Section 3.6 above.

The audit found that environmental management measures were generally being implemented during the audit period. Evidence reviewed included weekly environmental inspection records, induction materials, emergency drill records dated 31 March 2026 and 17 June 2026, HammerTech plant inspection records and site inspection observations.

Site observations confirmed that:

- Erosion and sediment controls had been installed, including sediment fencing, covered pits and stabilised site access arrangements
- Construction vehicles and plant were generally contained within the site
- Waste materials were being managed within designated waste storage areas
- Dust management measures were being implemented, including the use of water suppression where required and stabilised access points to minimise mud tracking; and
- Emergency awareness and evacuation procedures had been incorporated into site inductions, with emergency drills undertaken during the audit period.

The audit also found that construction activities were generally being undertaken within the approved hours of work, and that no out-of-hours works were identified during the audit period. No complaints relating to construction activities were identified during the audit.

Overall, the audit found that environmental controls and site management measures were generally being implemented; however, a number of administrative and compliance management deficiencies were identified (refer to Table 3-2) that require corrective action.

3.6.2. Community consultation strategy (C18)

The Community Communication Strategy (CCS) prepared by Urbis has been adopted for the broader school redevelopment project, including the ELC works. The strategy identifies stakeholders and establishes communication mechanisms to ensure the community is informed throughout construction. In practice, the primary consultation undertaken during the audit period has been with the school. The project website remains active and includes the information required under the consent, including project updates, contact details, approvals and a complaint register. A complaints management system has also been established and was operational during the audit period. No complaints had been received in relation to the ELC works at the time of the audit.

3.6.3. Construction Traffic and Pedestrian Management Sub-Plan (C20)

A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) was prepared by Traffix in March 2026 and reviewed as part of the audit. The CTPMSP identifies measures to maintain the safe and efficient operation of the surrounding road network during construction of the ELC, including management of construction vehicle movements, site access arrangements, pedestrian safety and parking controls. The plan was prepared by suitably qualified traffic specialists and documents designated truck routes, construction access points, vehicle parking arrangements and measures to minimise impacts on pedestrians, cyclists, school operations and the local road network.

The audit found that the requirements of the CTPMSP had generally been implemented, with construction vehicles and equipment contained within the site and designated construction areas at the time of the site inspection. No traffic-related complaints were identified during the audit period.

3.6.4. Noise and Vibration Management Plan (C21)

A Construction Noise and Vibration Management Sub-Plan (CNVMP) prepared by Acoustic Logic was reviewed as part of the audit. The current scope of works does not include high-noise or vibration-intensive activities such as piling, rock breaking or sheet piling, and therefore the potential for significant noise and vibration impacts is considered low.

The primary sensitive receiver for the works is the adjoining school. Regular consultation and coordination occur between the construction team and school representatives. No noise-related complaints were recorded during the audit period, and no noise or vibration monitoring has been undertaken. Consistent with the CNVMP, monitoring would be triggered in response to complaints or where activities have the potential to generate elevated impacts.

The audit identified a non-compliance with Condition C21(c), as the CNVMP had not been updated to incorporate the amended Noise Impact Assessment prepared by JHA and dated 25 September 2024.

3.6.5. Waste Management Plan (C22)

A Construction Waste Management Sub-Plan (CWMSP) prepared by Trinity FC was reviewed as part of the audit. Given the relatively small scale of the ELC works and the constrained nature of the site, only limited volumes of waste are currently being generated. Waste observed during the site inspection was being appropriately stored within designated areas and the monthly waste reporting records demonstrate that waste streams are being segregated and recycled where practicable.

The audit found that waste management practices were generally consistent with the requirements of the CWMSP. Due to space constraints, a formal concrete washout area has not been established. Small volumes of concrete residue from pump lines and chutes are currently allowed to harden prior to disposal in

appropriate waste bins. While no environmental issues were identified, housekeeping within this area could be improved by consolidating hardened concrete waste in a single designated location prior to disposal, resulting in a tidier work site.

Overall, the audit found that waste was being appropriately managed, stored and disposed of in accordance with the project waste management procedures.

3.6.6. Aboriginal cultural heritage plan

An Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) prepared by Kayandel was reviewed as part of the audit. While the ELC works have limited interaction with Aboriginal cultural heritage values, the audit confirmed that consultation with Registered Aboriginal Parties (RAPs) had been undertaken in accordance with the requirements of the ACHMSP.

No Aboriginal heritage issues or unexpected heritage finds were identified during the audit period. The project's Unexpected Finds Procedure has been incorporated into site management processes and communicated through site inductions. Overall, the audit found the requirements of the ACHMSP were being appropriately implemented for the current stage of works.

3.6.7. Soil and Water Management Plan

A Construction Soil and Water Management Plan (CSWMP) prepared by Warren Smith Consulting Engineers was reviewed as part of the audit. The site is relatively simple from a soil and water management perspective, being generally flat and located within a broader flood-prone area. Erosion and sediment controls have been installed in accordance with the approved ESCP and were observed to be functioning effectively at the time of the site inspection.

The audit identified no evidence of sediment leaving the site or mud tracking onto surrounding roads. A stabilised site access incorporating ballast was in place to minimise tracking of material from construction vehicles. Sediment fencing and covered drainage pits were also observed and appeared appropriate for the current stage of works. Overall, soil and water management measures were being implemented in accordance with the CSWMP, and no issues were identified during the audit period.

3.7. Environmental performance

Environmental performance is monitored through regular environmental inspections, site supervision and implementation of the approved management plans. Based on the documentation reviewed and site observations, the audit found the site to be generally well managed, with environmental controls appropriately implemented and maintained throughout the audit period.

The audit found that key environmental controls in place included:

- Erosion and sediment controls in accordance with the approved Erosion and Sediment Control Plan, including sediment fencing and covered drainage pits
- A stabilised site access incorporating ballast to minimise the tracking of sediment and mud onto surrounding roads. No evidence of mud tracking was observed during the site inspection
- Waste management measures, including segregation of waste streams, appropriate storage of waste materials and ongoing recycling in accordance with the project Waste Management Plan
- Dust management measures, including the availability and use of water suppression where required
- Emergency response procedures incorporated into site inductions, supported by emergency drills undertaken during the audit period

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- Construction vehicle, plant and material storage areas contained within the site boundary, minimising impacts on the surrounding road network and public areas.

Overall, the audit found that environmental management measures were being effectively implemented and that no significant environmental issues were identified during the audit period.

3.8. Consultation outcomes

Relevant stakeholders were consulted as part of the first Independent Environmental Audit in accordance with the Independent Audit Post Approval Requirements (2026). Consultation was undertaken with the NSW Department of Planning, Housing and Infrastructure (DPHI) and Liverpool City Council (LCC).

Responses were received from DPHI during the consultation period. DPHI advised that no additional matters were required to be included within the scope of the audit beyond those already captured by the conditions of consent and the Independent Audit Post Approval Requirements. DPHI also recommended consultation with Liverpool City Council and requested that the audit report include a site map clearly identifying completed, operational, under-construction and future development areas. Subsequent correspondence from DPHI also sought clarification regarding the commencement date of construction and requested additional information relating to compliance with Condition C18, including the preparation, approval, implementation and submission of the CEMP and associated sub-plans for the ELC works.

At the time of reporting, no response had been received from LCC. Consultation outcomes and audit responses are provided in Table 3-3.

Table 3-3 Agency consultation outcomes and responses

Agency	Consultation outcome	Audit response
DPHI	DPHI advised that no additional matters were required to be included within the scope of the audit beyond those already captured by the consent and Independent Audit Post Approval Requirements. DPHI recommended consultation with Liverpool City Council and requested inclusion of a site map identifying completed, operational, under-construction and future development areas. DPHI also requested clarification regarding the construction commencement date and additional information relating to compliance with Condition C18, including preparation, approval, implementation and submission of the CEMP and sub-plans.	Consultation with Council was undertaken on 23 June 2026, refer below. A site map identifying the relevant development phases has been included within the audit report, refer to Figure 1-1. Additional information relating to construction commencement and Condition C18 has been addressed within the relevant sections of this audit report, including discussion of the identified non-compliance associated with submission of the CEMP to the Department.
LCC	No response received at the time of reporting.	No response received at the time of reporting.

Consultation records relevant to this audit are provided in Appendix F.

3.9. Complaints

No complaints had been received by the Project at the time of the first site audit. There is a mechanism for complaints to be directed via website SCECSaustral.com.au

3.10. Incidents

No incidents were reported during the first construction audit period.

3.11. Actual versus predicted impacts

A review of the approved assessment documentation and relevant management plans was undertaken to compare predicted and actual impacts associated with the Early Learning Centre (ELC) works. The audit found that environmental impacts were generally consistent with those anticipated during the assessment process and that management measures were being implemented to minimise impacts.

Traffic and Access

Construction traffic impacts have been minor and are being managed in accordance with the Construction Traffic and Pedestrian Management Sub-Plan. Construction vehicles and plant were generally contained within the site and no traffic-related complaints or significant impacts to the surrounding road network were identified during the audit period.

Aboriginal Cultural Heritage

The ELC works have limited interaction with Aboriginal cultural heritage values. Consultation with Registered Aboriginal Parties (RAPs) has been undertaken in accordance with the Aboriginal Cultural Heritage Management Sub-Plan and no heritage issues or unexpected finds were identified during the audit period.

Landscape and Biodiversity

The approved ELC design includes increased landscaped and outdoor play areas incorporating native planting and natural play elements. As the works are being undertaken within an existing developed school campus, no significant biodiversity impacts were identified during the audit period.

Noise and Vibration

Noise and vibration impacts have been limited during the audit period. The works have not involved piling, rock breaking or other high-noise activities, and the adjoining school remained the primary sensitive receiver. Regular consultation with school representatives was occurring and no noise complaints were recorded.

Flooding and Stormwater

The site is located within a flood-prone area; however, the approved design and construction management measures are intended to minimise flooding and stormwater impacts. Erosion and sediment controls were observed to be in place and functioning effectively, with no evidence of off-site sediment migration, mud tracking or stormwater-related impacts during the audit period.

Waste Management

Waste generation associated with the ELC works was relatively low. Waste was being appropriately segregated, stored and recycled in accordance with the Construction Waste Management Sub-Plan. Monthly waste reporting demonstrated a high level of recycling, although minor housekeeping improvements were identified for the management of hardened concrete residue.

Ecologically Sustainable Development

The Mod 6 design incorporates ESD principles, including a reduced building footprint and height, increased landscaping and retention of solar panels. No issues relating to implementation of ESD measures were identified during the audit period.

Overall, the audit found that actual impacts were generally consistent with those predicted during the assessment process. The non-compliances identified relate primarily to administrative and document management requirements rather than environmental performance outcomes.

3.12. Site inspection

The site inspection was undertaken during wet weather conditions, with rainfall occurring at the time of the inspection. The inspection was conducted across the entire ELC construction area. At the time of the audit, the building slab had been completed and building works were progressing in accordance with the approved plans. Erosion and sediment controls were observed to be appropriately installed and maintained, including sediment fencing and covered stormwater pits. Ballast was in place at the site access point to minimise mud tracking onto surrounding roads and, despite the wet conditions, no evidence of mud tracking or off-site sediment migration was observed.

Construction vehicles, plant and worker vehicles were contained within the site or designated parking areas, with no evidence of parking impacts on surrounding streets. Waste materials were appropriately stored within designated waste areas and site housekeeping was generally of a good standard. Due to the constrained nature of the site, a formal concrete washout area had not been established. Small volumes of concrete residue from concrete chutes and pump lines were being allowed to harden prior to disposal. While this did not present a significant environmental risk, housekeeping could be improved by consolidating hardened concrete waste in a single designated location prior to disposal. Overall, the site was observed to be well managed, with environmental controls effectively implemented for the current stage of works.

Photos from the site inspection are provided in Appendix G.

3.13. Site interviews

Site interviews occurred with staff from Trinity FC during the course of the site audit, including those listed in Section 2.4. A summary of the evidence gathered from these interviews is provided in the Audit Protocol, refer to Appendix D.

3.14. Key strengths

A key strength of the project was the strong commitment to engagement with the operating school and site controls. During interviews and the site inspection, staff showed a good awareness of environmental management requirements and site-specific controls, supported by comprehensive inductions and document management systems. Compliance requirements had been effectively communicated to contractors, with environmental controls implemented on site, construction activities generally undertaken in accordance with

Independent Environmental Audit Report

St. Anthony of Padua Catholic School, Austral SSD 8865 – Mod 6 Early Learning Centre



approved plans, and records readily available for review. The audit found that most non-compliances related to administrative and document submission matters rather than a lack of understanding or implementation of compliance obligations on site. Overall, the project team demonstrated a proactive approach to compliance management and a commitment to meeting the requirements of the development consent.

4. Recommendations

4.1. Recommended actions

The audit raised seven non-compliances were raised in this audit. These are detailed with recommendations in Table 4-1.

Table 4-1 Non-compliances raised during the first audit of Mod 6 and recommended actions

No	Requirement	Audit finding	Recommendation
Schedule 3 A2(a)	a) The development may only be carried out: (a) in compliance with the conditions of this consent;"	The audit identified several non-compliances against individual conditions, including A28, C1, C19, C21, D3 and D4. Consequently, the development was not being carried out in full compliance with all conditions of consent.	The Applicant should implement corrective actions to address all identified non-compliances and undertake a review of compliance management processes to ensure consent obligations are identified, tracked, and completed within the required timeframes. Evidence of completed actions should be retained for future audits.
Schedule 3 A28(c)	Within three months of: (c) the approval of any modification of the conditions of this consent; ... 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. 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	Following approval of Mod 6, a review of plans and strategies was required. The audit found that this did not appear to have been undertaken for all plans, specifically noting that the Noise and Vibration Management Plan had not been reviewed and updated to reflect the modification.	Undertake and document a comprehensive review of all strategies, plans and programs required by the consent to determine whether updates are required as a result of SSD-8865-Mod-6. Revise and reissue affected documents, including the CNVMP, and implement a formal process to trigger consent reviews following future modifications.

Independent Environmental Audit Report

St. Anthony of Padua Catholic School, Austral SSD 8865 – Mod 6 Early Learning Centre

No	Requirement	Audit finding	Recommendation
	required under this consent must be revised...		
Schedule 3 C1	The Applicant must notify the Planning Secretary in writing of the dates of commencement of physical work and operation at least 48 hours before the commencement of each construction phase, of the date of commencement and the development to be carried out in that stage.	A letter dated 15 April 2026 was prepared advising of a construction commencement date of 20 April 2026; however, at the time of the audit there was no evidence demonstrating it had been provided to the Planning Secretary. Formal notification was subsequently provided on 1 July 2026.	No further action is required in relation to the commencement notification, as the notification has now been submitted. However, the Applicant should implement an approval and document tracking process to verify that all mandatory notifications are submitted to the relevant authority and retained within the project records prior to the applicable trigger date.
Schedule 3 C19	The Applicant must not commence construction of a construction phase of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.	The audit found that the CEMP had been approved by the Certifier but had not been submitted to the Planning Secretary as required by the condition.	Develop and implement a pre-construction compliance checklist to verify that all management plans, notifications and other pre-construction requirements have been submitted to the relevant authority prior to commencement of future works.
Schedule 3 C21(c)	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (c) incorporate the measures as recommended in the Noise and Vibration Impact Assessment report for (SSDA 8865) (Project No. 200489, Revision B dated 31 March 2021) prepared by JHA, as amended by Noise Impact Assessment (SSD-	The CNVMP reviewed during the audit was dated May 2022 and had not been updated to incorporate the amended Noise Impact Assessment prepared by JHA dated 25 September 2024, contrary to the condition requirements.	Revise the CNVMP to incorporate the recommendations and requirements of the Noise Impact Assessment dated 25 September 2024 and ensure the updated plan is implemented and communicated to relevant personnel.

Independent Environmental Audit Report

St. Anthony of Padua Catholic School, Austral SSD 8865 – Mod 6 Early Learning Centre

No	Requirement	Audit finding	Recommendation
	8865) Revision B prepared by JHA and dated 25 September 2024;		
Schedule 3 D3	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	During the site visit it became apparent that the auditor had not been agreed to in writing by the Planning Secretary before commencement of the audit process. Independence statements, CVs and the audit program were submitted to the Department only after this issue was identified. 1	Ensure Planning Secretary agreement is obtained for future independent auditors prior to commencement of any future audit activities. A compliance verification step should be incorporated into future audit planning processes.
Schedule 3 D4	Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier.	The audit found that the Independent Audit Program had been provided to the Certifier but not to the Planning Secretary prior to commencement of construction.	Ensure future Independent Audit Programs are submitted to both the Certifier and Planning Secretary within the required timeframe. A project compliance register should be maintained to track submission obligations and evidence of submission.

4.2. Improvement opportunities

The audit raised two opportunities for improvement during this audit, refer to Table 4-2.

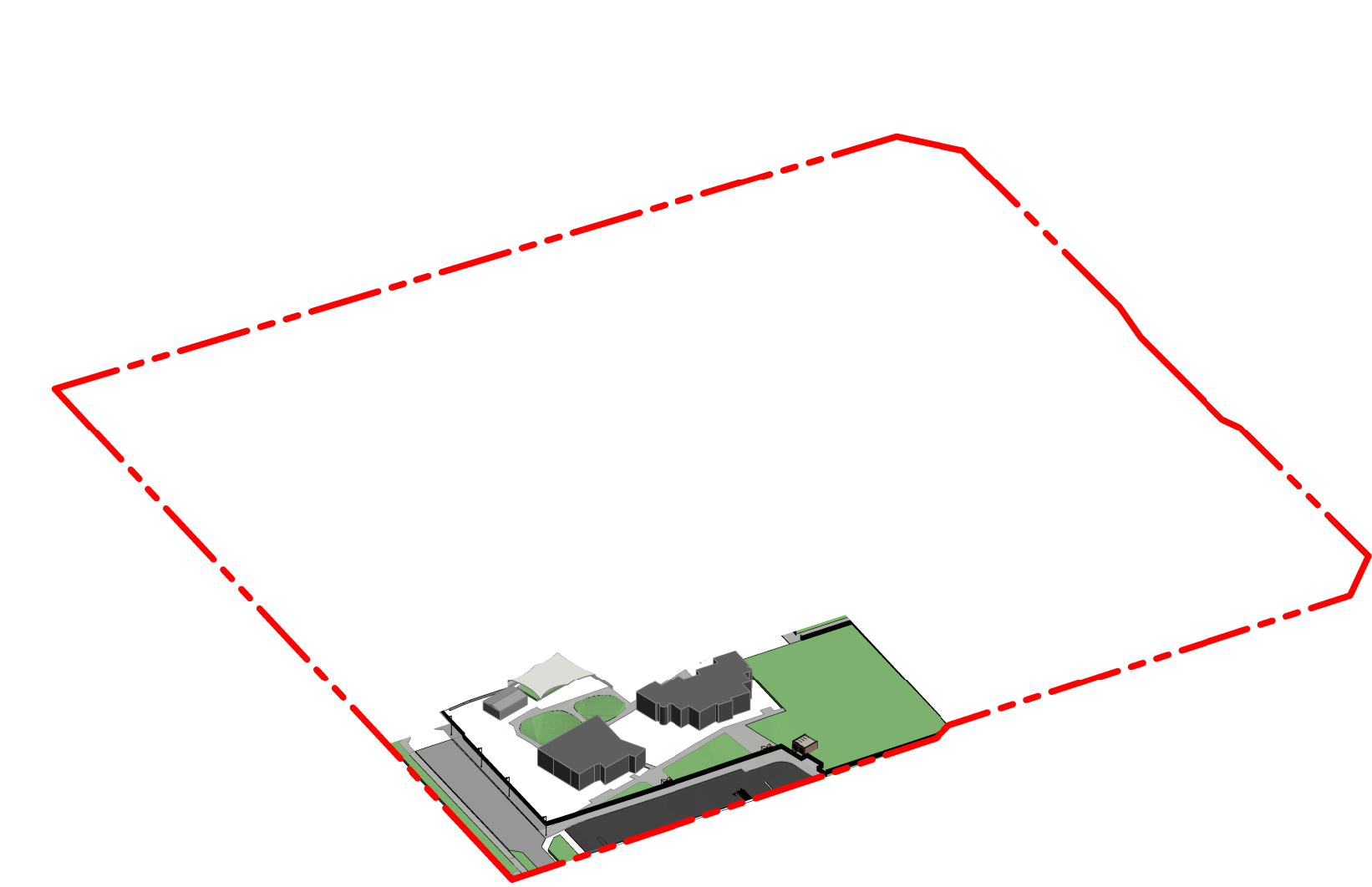
Table 4-2 Improvement opportunities raised at this audit

Condition	Opportunity for improvement	Recommended action
D40 – Concrete waste and rinse water	Small volumes of concrete residue from concrete chutes and pump lines were being allowed to harden on site prior to disposal. While the practice did not present a significant environmental risk and was generally consistent with site constraints, housekeeping in this area could be improved.	Establish a clearly defined location for the temporary storage of hardened concrete waste prior to disposal. This would improve site presentation and housekeeping and assist in ensuring concrete waste is consistently managed in a controlled and orderly manner.
D29(e) – Land stabilisation	Large areas of the site remain exposed as construction progresses. No issues were identified during the audit; however, progressive stabilisation opportunities may arise as work areas are completed.	Continue to progressively stabilise completed work areas where practicable to minimise erosion and dust generation risks.

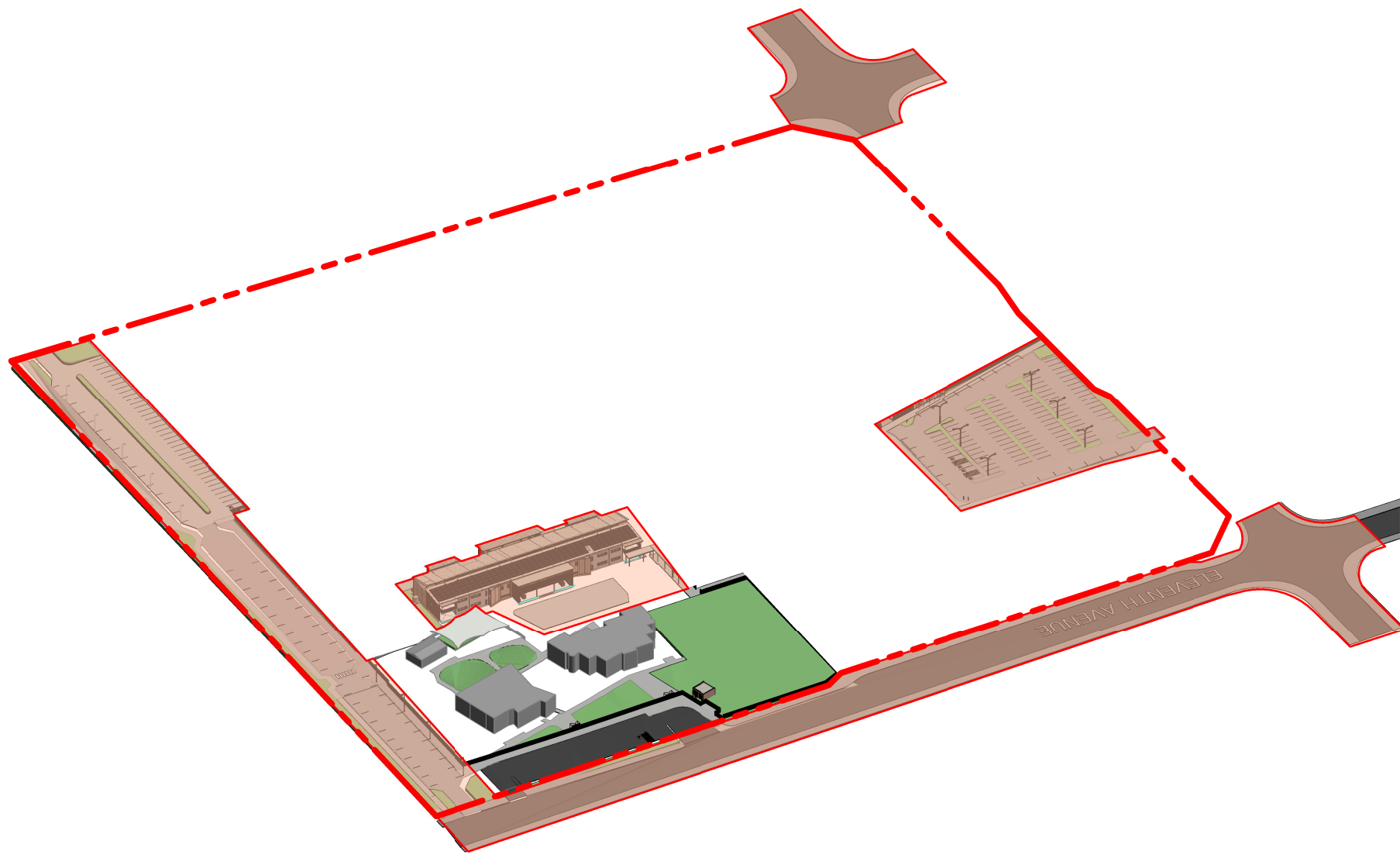
Independent Environmental Audit Report

St. Anthony of Padua Catholic School, Austral SSD 8865 – Mod 6 Early Learning Centre

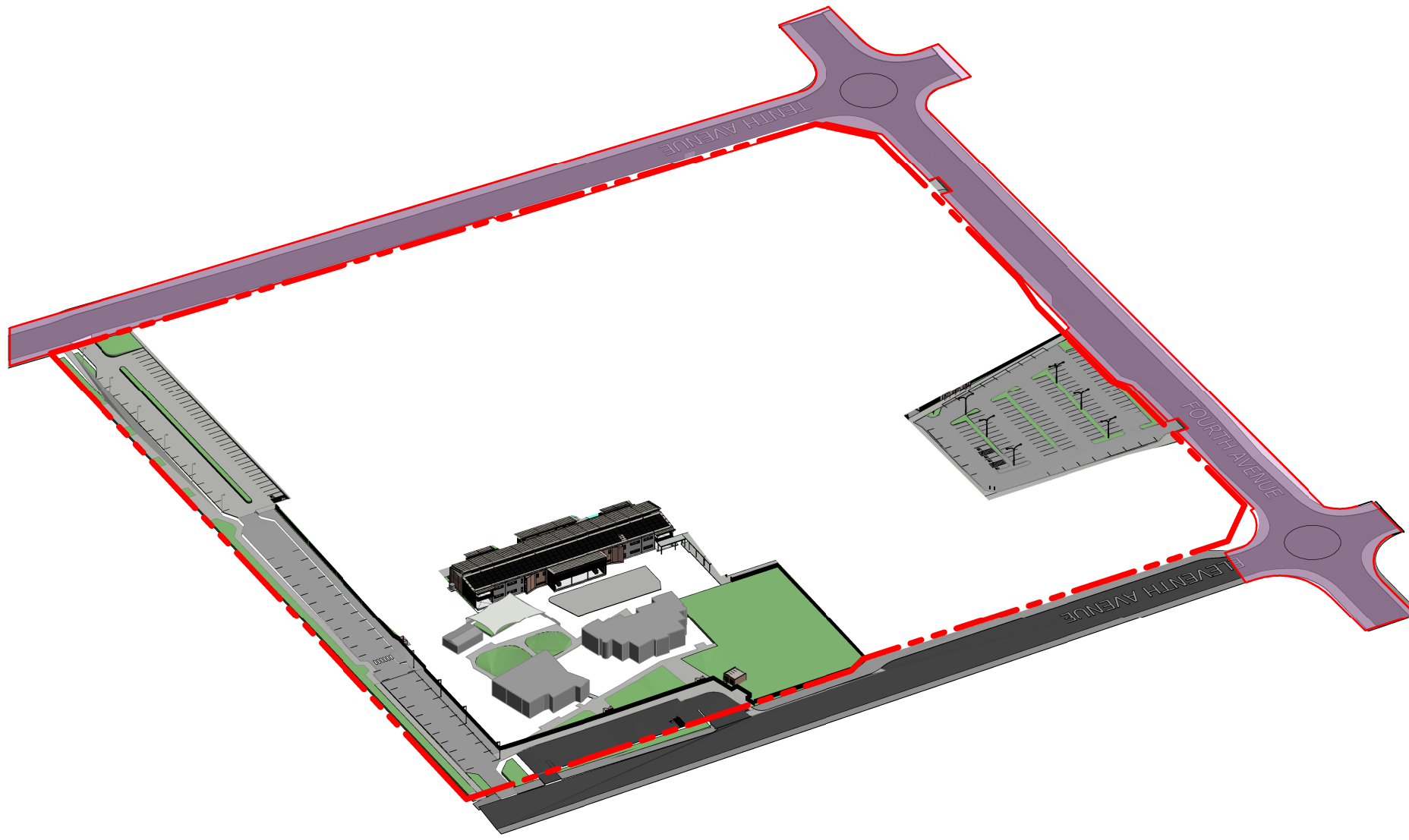
Appendix A Site plan



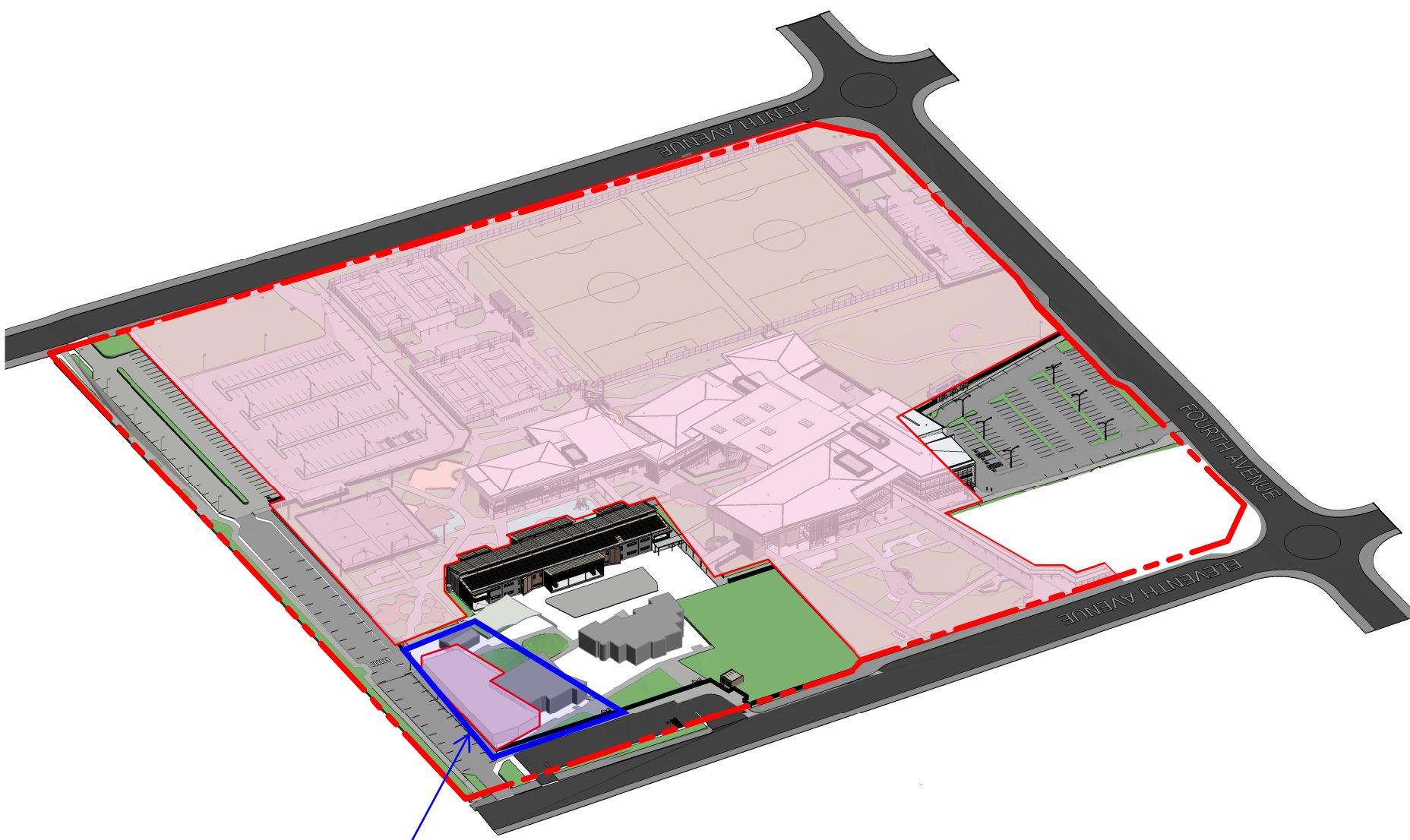
EXISTING



PHASE 1

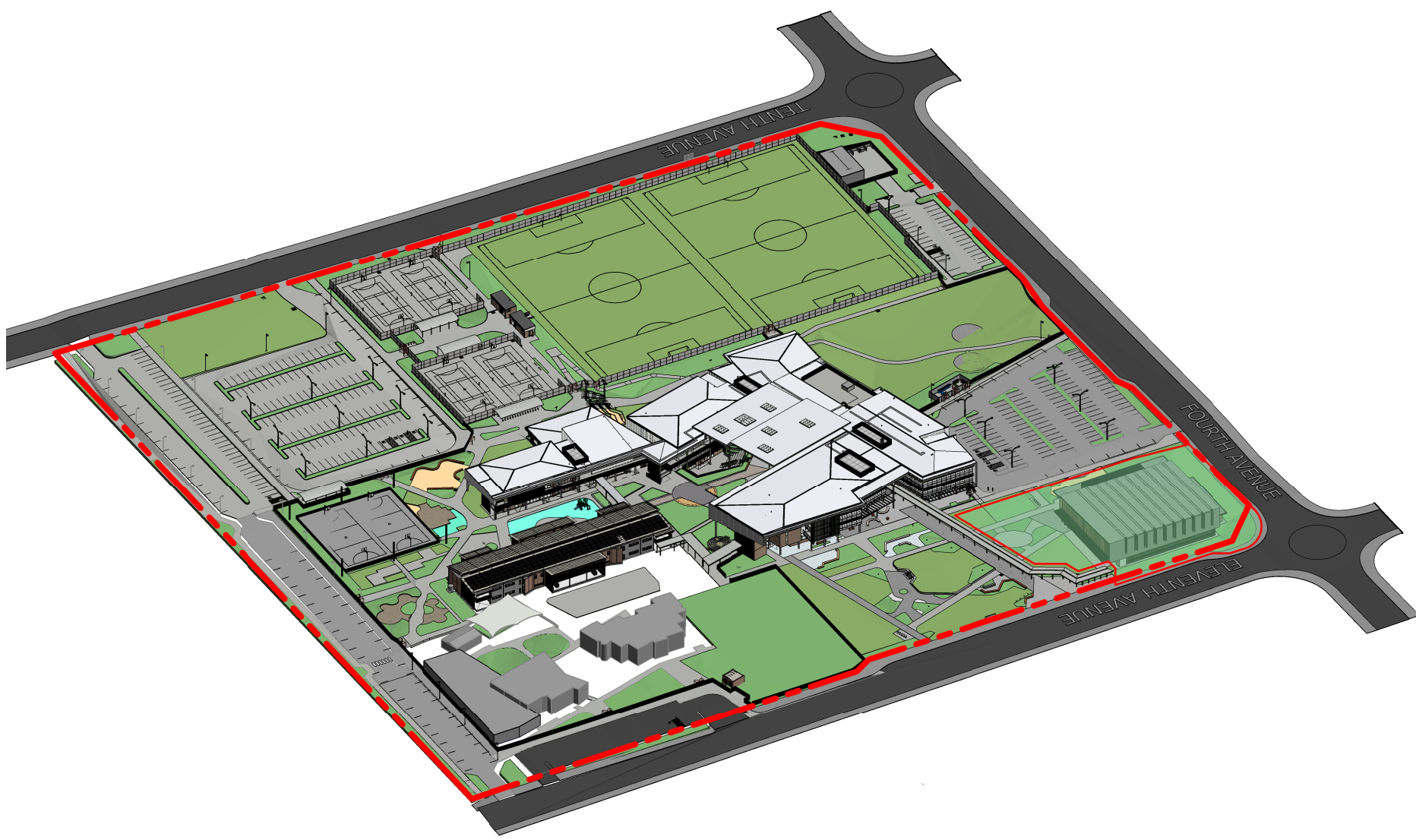


PHASE 2

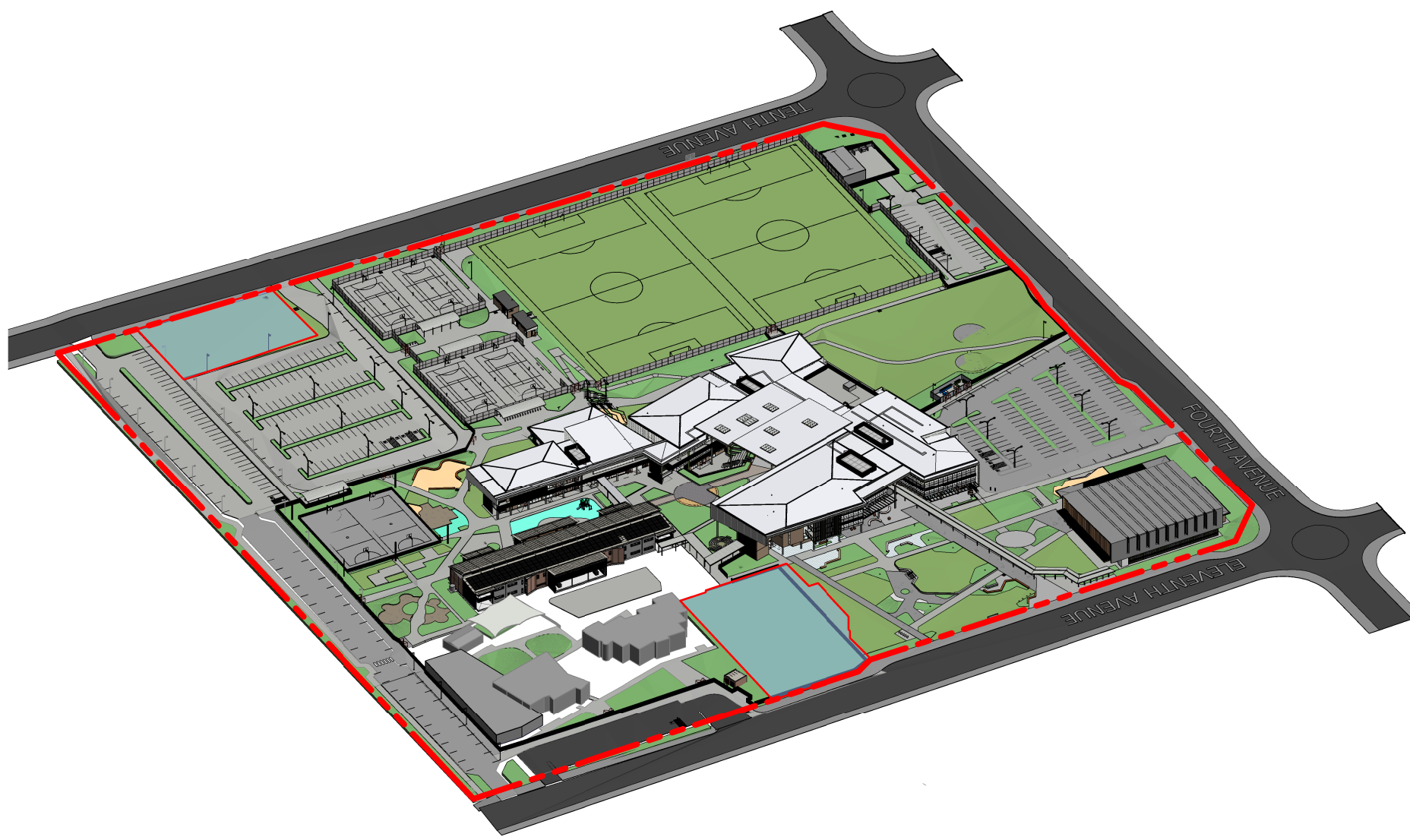


PHASE 3

ELC Phase - This portion Only



PHASE 4 & 5



FUTURE



Department of Planning
and Environment

Issued under the Environmental Planning and Assessment Act 1979

Approved Section: 4.55(1A)

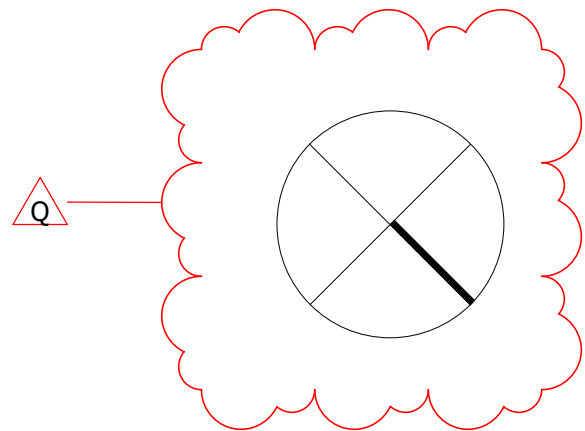
Application No: SSD-8865-Mod-2

Granted on: 6 December 2022

Sheet no: 3 of 20

Signed: NM

Notes
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Drawings are to be read in conjunction with all other contract documents.
Use figured dimensions only. Do not scale from drawings.
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DESIGN DEVELOPMENT

NOT TO BE USED DURING CONSTRUCTION

Issue	Description	Date	Chk	Auth
B	SSDA MODIFICATION	30.06.21	BW	RP
C	SSDA MODIFICATION	03.08.21	BW	RP
D	SSDA MODIFICATION	01.09.21	BW	RP
E	SSDA MODIFICATION	20.09.21	BW	RP
F	PRELIMINARY FOR REVIEW	12.05.22	BW	RP
G	PRELIMINARY FOR REVIEW	16.05.22	PD	RP
H	PRELIMINARY FOR REVIEW	24.05.22	BW	RP
J	PRELIMINARY FOR REVIEW	02.06.22	BW	RP
K	PRELIMINARY FOR REVIEW	10.06.22	BW	RP
L	PRELIMINARY FOR REVIEW	24.06.22	BW	RP
M	SSDA MOD 2 PRELIMINARY	27.06.22	BW	RP
N	SSDA MODIFICATION 2	29.06.22	PD	RP
P	SSDA UPDATES FOR RTS	24.08.22	BW	RP
Q	SSDA MOD 2 UPDATE	31.10.22	BW	RP

Architect/ Designer

dwp
www.dwp.com

Client

Sydney Catholic Schools



Location
140 ELEVENTH AVENUE, AUSTRAL, 2179

Project

ST ANTHONY OF PADUA
CATHOLIC COLLEGE

Drawing

PHASES 3D VIEWS

Scale (A1)
1 : 20

Date Printed
31/10/2022 3:43:10 PM

Project Number

19-0185

Drawing Number

AA0051



Issue

Q

Appendix B Auditor CV and Declaration of Independence

Appendix E

Independent Audit Report Declaration Form Template

Final Independent Audit Report Declaration Form – Lead Auditor
Project Name - St Anthony of Padua Catholic School - Modification 6
Application Number - SSD 8865
Project Address - 140 Eleventh Avenue, Austral
Proponent - Sydney Catholic Early Childhood Services
Title of Audit - St. Anthony of Padua Catholic School, Austral SSD 8865 – Mod 6 Early Learning Centre
Date - 24/07/2026
I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge: i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Compliance Requirements (Department 2019); ii. the findings of the audit are reported truthfully, accurately and completely; iii. I have exercised due diligence and professional judgement in conducting the audit; iv. I have acted professionally, objectively and in an unbiased manner; v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child; vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child; vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so. Notes: a) Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and

Final Independent Audit Report Declaration Form – Lead Auditor
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 - Natascha Arens
Signature -
Qualification - Bapp Sc, MBEM, Exemplar Global Auditor
Company - NGH, a Fyfe company
Company Address - 18-21 Mary St, Surry Hills, NSW 2010

Natascha Arens | BAppSc (Conservation Mgt), MBEM, CEnvP, MEIANZ, Certified Principal Auditor

Principal Environmental Consultant

GM NSW and Vic

Natascha is an exemplary leader committed to delivering successful projects with sustainable environmental outcomes with clients at the centre. She launched NGH's Sydney branch in 2006 and has over 30 years of professional experience in environmental management and impact assessment. Having worked in both the public and private sector, she has a wealth of experience on large infrastructure projects. The diversity of her planning experience coupled with her onsite and project management experience has equipped her with an excellent understanding of the interplay between client service, sustainable environmental outcomes, and successful projects. Natascha gives clients assurance that NGH will use innovation and breadth of company history to drive sustainable outcomes.



Focus areas

- Environmental auditing
- Environmental Impact Assessments
- Legislation interpretation
- Environmental Management Plans
- Preliminary Environmental Constraints Assessments & Scoping Reports
- Expert reviewer (CEnvP-EIA)
- Stakeholder and Community Engagement
- Environmental training and workshops

Professional associations and accreditations

- Environmental Institute of Australia and New Zealand (EIANZ) member
- Certified Environmental Practitioner – CEnvP # 130
- Exemplar Global Certified Principal Environmental Auditor # 105783
- CCRSS Director and Secretary (Voluntary Role)

Project experience

Linear infrastructure

Coffs Harbour Bypass (Ferrovia Gamuda JV) Coffs Harbour NSW

The 14km Coffs Harbour bypass will take vehicles west of the urban area, from Englands Road in the south to Sapphire in the north. The project is designated as Critical State Significant Infrastructure (CSSI) under the NSW Environmental Planning and Assessment Act 1979 and is part of the Pacific Highway upgrade, funded by the Australian and NSW governments. The project is being constructed by Ferrovia Gamuda Joint Venture.

As the approved **Independent Environmental Auditor** for this project Natascha undertakes compliance audits for this project.

Albion Park Rail Bypass (TFNSW) Albion Park, NSW

The Albion Park Rail bypass is a \$630 million project funded by the NSW Government that completes the 'missing link' for a high standard road between Sydney and Bomaderry. It is an important freight, bus and tourist route.

As **Project Director** for this project, Natascha worked closely with the TFNSW and Cardno team to prepare the Scoping Report, Biodiversity Assessment and Preferred Activity report. Later in the project she undertook a **Project Management** role for the preparation of the Construction Environmental Management Plans for the early works package.

Pacific Highway Upgrades (Lend Lease) Karuah Bulahdelah, Napiac, Yelgun-Chinderah, Brunswick -Yelgun, Tugun Bypass , NSW

The Pacific Highway upgrade is the largest road infrastructure project in Australia. It connects Sydney and Brisbane, and is a major contributor to the country's economic activity. The Australian and NSW governments have been jointly funding the Pacific Highway upgrade since 1996.

Natascha was the **Environmental Manager** on over 100kms of the Pacific Highway upgrade during the first ten years of operation. She undertook regular inspections and audits of these projects to ensure operation of the highway met the TfNSW specifications and standards.

Bringelly Road Upgrade (TfNSW) Bringelly, NSW

The Australian and NSW governments are upgrading Bringelly Road between Camden Valley Way, Leppington and The Northern Road Bringelly as part of the Western Sydney Infrastructure Plan, a \$3.6 billion road investment program.

Natascha was **Project Director** for Stage 1 of the Bringelly Road upgrade. She led the NGH team who prepared the environmental impact assessment, including specialist studies for biodiversity and heritage.

Empire Bay Drive Upgrade Project REF (AT&L, RMS), Kincumber, NSW

A significant upgrade to two lanes each direction of a highly trafficked section of the Central Coast, Empire Bay Drive at The Scenic Road, Kincumber. As **Project Director**, Natascha liaised reviewed all outputs associated with the Project REF and specialist biodiversity and Aboriginal Heritage studies, along with an Addendum REF, Submissions Report and Environmental Management Plans.

Natascha worked with the project team to resolve issues and to ensure that deadlines were met and a high-quality document was put on display.

Government

Foxground to Berry (TfNSW & Fulton Hogan), Berry, NSW

The Foxground to Berry Bypass is a four-lane highway with median separation for 12.5 km of the Princes Highway south of Wollongong. As **Project Director**, Natascha undertook final review of all reports. Natascha worked on this project for five years, reviewing all outputs of the construction and post-construction ecological monitoring. Performance criteria were set at the EIS stage and during the construction phase. Monitoring included weed, aquatic, frog, and fauna surveys (Spotlighting, call playback, camera detection and scat and track surveys) and water quality (including macroinvertebrates). Roadkill was also monitored during construction and the first year of operation. Heat maps of roadkill hotspots were identified and used to make recommendations for further exclusion fencing.

Elizabeth Bay Marina (RMS), Elizabeth Bay, Sydney, NSW

The 100 year old Elizabeth bay Marina was upgraded in 2018; the marina was vulnerable to flooding and had begun to deteriorate due to its age. Natascha was the **Project Director** overseeing the delivery of the environmental impact assessment and specialist Biodiversity and heritage assessments under an incredibly tight timeline. She also worked with RMS to undertake public consultation both prior to the impact assessment and during the public exhibition of the impact assessment.

Renewable energy

Waratah Super BESS (WSP/Akaysha)

Waratah a battery energy storage system has been designated as Critical State Significant Infrastructure. It is located at the former Munmorah coal-fired power station and will provide a guaranteed continuous active power capacity of at least

700 megawatts and a guaranteed useable energy storage capacity of at least 1400 megawatt-hours.

The physical size of the of battery is expected to be 850 megawatts / 1680 megawatt-hours which is understood to one of the largest committed battery projects in the world, both in terms of power and energy storage capacity. Natascha is the Department of Planning approved **Independent Environmental Auditor** for this project.

Maxwell Solar Farm (Maxwell), Muswellbrook, NSW

The \$40m, 25MW solar farm on a rehabilitated coal mine site will produce electricity for the Maxwell infrastructure and export to the grid, the first large scale example in New South Wales. As **Project Director** Natascha undertook the final review of reports, from the initial constraints and Scoping Report to the EIS and Submissions Report. She worked with the project team to overcome challenges with approvals.

Gunning Windfarm (Acciona), Gunning, NSW

Gunning Wind Farm is a 46.5MW wind farm comprising 31 turbines and located 35km north east of Canberra. Natascha provided was the **Senior Environment Adviser** throughout the construction phase of this project. She ensured management plans complied with the Department of Plannings requirements and the conditions of consent and oversaw effective implementation of the plans on site throughout the construction phase.

Dunedoo Solar Farm (IBVoigt) Dunedoo NSW

Dunedoo Solar Farm is a 55-MW AC solar farm generally comprising a solar array, access roads, on-site substation and a 66-kV Transmission Line. As **Project Director** for this project, Natascha undertook senior review and final sign off on the EIS. She also worked with the client and the NGH team to navigate some challenging road access and grid connection requirements.

Mining and resources

Coraki Quarry (KIS), Coraki, NSW

Coraki Quarry is a hard rock quarry, classified as State Significant Development (SSD) under the EOA&A Act. As the Department of Planning approved **Independent Environmental Auditor** on the Project, Natascha was responsible for auditing compliance with the operational requirements of the SSD condition of consent and the Environmental Protection Licence.

Defence

Holsworthy Barracks Mid-Term Refresh (Beca & Defence), Sydney, NSW

Holsworthy Barracks Mid-Term Refresh was an interim project aimed as sustaining operations until the Holsworthy Barracks Redevelopment Project. Natascha was the **Project Director** leading the environmental impact assessment. Natascha worked with the client to untangle the planning pathway for the project which occurred on both public and defence land.

HMAS Platypus (Sydney Harbour Foreshore Trust), Neutral Bay, NSW

The former HMAS Platypus site (Platypus) was formally transferred to the Harbour Trust on 23 July 2005 has had a diverse history including as gas works, a Naval torpedo maintenance facility, the HMAS Platypus submarine base and now as an emerging new public park.

Natascha was the **Project Manager** for various projects undertaken on this site by NGH between 2010 and 2016 including marine surveys aquatic biodiversity assessment and subsequent sea horse relocation and management plan.

Water

Eurobodalla Shire Southern Storage (Eurobodalla Shire Council)

This project will provide a second water storage facility for Eurobodalla in the southern part of the shire. It will have a capacity to hold up to 3,000ML of water and is located on an unnamed tributary of the Tuross River. The facility also has a

spillway to allow the dam to release water from heavy rainfall events into the Tuross River. Natascha is the Department of Planning approved **Independent Environmental Auditor** for this project.

Murrumbidgee to Googong Pipeline (Iconwater), Canberra, ACT

A 12-kilometre pipeline that can transfer water from the Murrumbidgee River into the Googong Reservoir, developed as part of a suite of water security projects initiated during the Millennium Drought. Natascha is the Department of Planning approved **Independent Environmental Auditor** for this project. Natascha reviewed the project against the measures committed to in the consent and the operational management plan for the project. She made recommendations to the project team to facilitate continuous improvement.

Industrial

St Marys Intermodal (Pacific National), Sydney, St Marys, NSW

St Marys Freight Hub a State Significant Development project services major retail distribution centres and warehouses across Greater Western Sydney, including major industrial estates. Natascha was the Department of Planning approved **Independent Environmental Auditor** for this project. Natascha undertook compliance audits for this project from the early works phase and throughout the construction of the project.

Land development, Schools and Hospitals

Jerrabomberra High School, (Hindmarsh), Jerrabomberra, NSW

Jerrabomberra High School opened to Years 7, 8 and 9 for Day 1 Term 1 2024 in new permanent modern facilities with the capacity for 500 students. When Stage 2 is complete, Jerrabomberra High School will have capacity to cater for up to 1,000 students.

Natascha has worked with SI and Hindmarsh as the Department of Planning approved **Independent Environmental Auditor** for this project.

Shoalhaven Hospital Redevelopment (John Holland), NSW

The Shoalhaven Hospital Redevelopment will deliver contemporary and expanded hospital services and integrated health facilities for the Illawarra Shoalhaven Local Health District.

The NSW Government has committed \$438 million to redevelop Shoalhaven Hospital and make it the health hub for the entire region, providing the majority of emergency, critical care, acute, subacute and non-admitted services locally, reducing the need to transfer patients to Wollongong and Sydney.

Natascha is the Department of Planning approved **Independent Environmental Auditor** for this project.

Sydney Childrens Hospital (Health Infrastructure), Bowral, NSW

The \$658 million Sydney Children's Hospital Stage 1 and Minderoo Children's Comprehensive Cancer Centre brings world-leading clinical care, research and education together under one roof to transform kids' health. Natascha is the Department of Planning approved **Independent Environmental Auditor** for this project. This project is part of the greater Randwick Campus Redevelopment

New Maitland Hospital (Health Infrastructure), Maitland, NSW

The NSW Government has invested \$470 million in delivering the new Maitland Hospital, to meet the growing health service needs for the surrounding communities of the Hunter Valley now and into the future. Natascha is the Department of Planning approved **Independent Environmental Auditor** for this project. This project was undertaken on a green field site with native vegetation communities and potential Aboriginal deposits present. Natascha undertook

compliance audits for this project from the early works phase through to operation of the hospital.

**Campbelltown Hospital redevelopment (Health Infrastructure),
Campbelltown, NSW**

The NSW Government has invested 632 million upgrade of Campbelltown Hospital and the redevelopment which will see a new clinical services building as well as refurbishment of existing buildings.. As the approved **Independent Environmental Auditor** for this project Natascha undertook compliance audits for this project from the early works phase through construction. This project was undertaken adjacent to an operating hospital and subject to stringent noise and vibration requirements.

Royal Hall of Industries (Sydney Swans), Sydney, NSW

Sydney Swans transformed the historic Royal Hall of Industries into a world-class sporting and community hub for not-for profits and elite training facility for the Sydney Swans and their youth Academy. As the approved **Independent Environmental Auditor** for this project Natascha undertook compliance audits for this project from the early works phase through construction.

Appendix E

Independent Audit Report Declaration Form Template

Final Independent Audit Report Declaration Form – Lead Auditor
Project Name - St Anthony of Padua Catholic School - Modification 6
Application Number - SSD 8865
Project Address - 140 Eleventh Avenue, Austral
Proponent - Sydney Catholic Early Childhood Services
Title of Audit - St. Anthony of Padua Catholic School, Austral SSD 8865 – Mod 6 Early Learning Centre
Date - 24/07/2026
I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge: i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Compliance Requirements (Department 2019); ii. the findings of the audit are reported truthfully, accurately and completely; iii. I have exercised due diligence and professional judgement in conducting the audit; iv. I have acted professionally, objectively and in an unbiased manner; v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child; vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child; vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so. Notes: a) Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and

Final Independent Audit Report Declaration Form – Lead Auditor
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 - Nicola Smith
Signature -
Qualification - BSc, MPhil (Phys Geog), Exemplar Global Lead Auditor
Company - NGH, a Fyfe company
Company Address - 18-21 Mary St, Surry Hills, NSW 2010

Nicola Smith | BSc MPhil

Regional Manager - Environmental Management

Nicola leads a team of environmental management consultants. She has over 15 years of experience across multiple disciplines and has worked on planning and approval projects, post-approval environmental management, and a variety of projects in the renewable energy sector, extractive industries, infrastructure, manufacturing, and waste management. Nicola is an experienced project manager and report author for all phases of project development, including field investigations, approval documents, environmental management plans, monitoring programs and auditing.



Focus areas

- Technical review and quality control
- Auditing
- Stakeholder and client engagement
- Environmental management and monitoring
- Soil and geomorphological investigations
- Environmental compliance monitoring programs and reporting
- Preparation of environmental management plans
- Geographical Information Systems (GIS)

Professional associations and accreditations

- Exemplar Global Lead Auditor Certification C-547427
- Lead Auditor in Environmental Management Systems ISO 14001:2015 & ISO 19011:2018
- Environment Institute of Australia and New Zealand (EIANZ) member
- Erosion and Sediment Control – Blue Book Training
- River Styles® Accreditation
- National WHS General Construction Induction Training (White Card)
- First Aid Certificate

- Rail Industry Workers (RIW)

Project experience

Auditing and compliance

Penrith Stadium Redevelopment (NSW Government), Penrith NSW

The Penrith Stadium Refurbishment project will involve the construction and operation of the refurbished Penrith Stadium, located at 143 Station Street, Penrith, New South Wales. The Project will address capacity, and improve amenity, accessibility and security of the stadium. In addition to an improvement of the fan experience, refurbishment works will adopt industry best practices and futureproofing of the stadium. **Lead Auditor.** Site inspection, interviews, review of documentation and audit report.

Griffith Base Hospital Redevelopment (NSW Government), Griffith NSW

The \$250 million Griffith Base Hospital Redevelopment involves the planning, design and delivery of a hospital designed to meet the needs of Griffith and surrounding communities both now and into the future. The project is being delivered in several phases. They include early and enabling works, currently underway on the health campus, and the delivery of a new multi-storey hospital as part of the main phase of works. **Lead Auditor.** Site inspection, interviews, review of documentation and audit report.

Sydney Children's Hospital Stage 1 and Minderoo Children's Comprehensive Cancer Centre Audit (NSW Government), Randwick NSW

The \$658 million Sydney Children's Hospital Stage 1 and Minderoo Children's Comprehensive Cancer Centre brings world-leading clinical care, research and education together under one roof, to transform kids' health. The Project will be delivered as a single project in an integrated facility, to transform paediatric health care locally, nationally and globally. **Lead Auditor.** Site inspection, interviews, review of documentation and audit report.

Catherine McAuley Catholic College Audits (Catholic Diocese), Medowie NSW

The Catholic Diocese of Maitland – Newcastle is part-way through developing a new Catholic College at Medowie Road, Medowie within the Port Stephens Local Government Area, New South Wales. The development provides the Medowie community with additional facilities to meet ongoing education needs. Stages 1, 2 and 3 are complete and operational. Stages 4 and 5 include the construction of two additional high school buildings, sports fields and the primary school. **Lead Auditor.** Site inspection, interviews, review of documentation and audit report.

Jerrabomberra High School (NSW Government), Jerrabomberra NSW

The new Jerrabomberra High School (the Project) has 25 flexible learning spaces including three support learning spaces in modern facilities to accommodate approximately 500 students. The Project was approved as State Significant Development (SSD-24461956) and conditions of consent were issued by the Minister for Planning on the 13 July 2022. **Auditor.** Site inspection, interviews, review of documentation and audit report.

The Sutherland Hospital Redevelopment (NSW Government), Sutherland NSW

The Sutherland Hospital Operating Theatre involved the construction of a new Clinical Services Building (The Project). The Project was delivered as a combination of new build and refurbishment in a 'live' hospital environment. **Auditor.** Site inspection, interviews, review of documentation and audit report.

Cowra Hospital Redevelopment (NSW Government), Cowra NSW

Cowra Hospital Redevelopment involves building a new hospital behind the existing hospital on the current campus site, with the aim of delivering high-quality health services accessible to the Cowra community. The new hospital will include upgraded inpatient beds, contemporary facilities and new health services, including Computed Tomography (CT) scanner. **Lead Auditor.** Site inspection, interviews, review of documentation and audit report.

Wentworth Hospital Redevelopment (NSW Government), Wentworth NSW

The Wentworth Hospital Redevelopment involves the planning, design and delivery of a comprehensive, accessible, culturally welcoming and consumer friendly health care service to support the needs of the entire Wentworth community. **Lead Auditor.** Site inspection, interviews, review of documentation and audit report.

The Cutaway Cultural Facility, Barangaroo NSW

The fit out and operation of the Cutaway Cultural Facility at Barangaroo. The Project was approved as a State Significant Development (SSD-47498458). The Project includes: internal alterations and fit-out of the existing Cutaway space over three levels to accommodate event and gallery spaces, back of house areas, amenities, commercial kitchen, offices and ancillary retail and café; enclosure of existing roof openings/voids; and new façade and entry treatment from the forecourt adjacent to Nawi Cove, including new landscaping. **Lead Auditor.** Site inspection, interviews, review of documentation and audit report.

Visy Pulp and Paper Annual Environmental Audit (Visy Pulp and Paper Pty Ltd), Tumut NSW

Visy Pulp and Paper Tumut (VPP) is a fully integrated unbleached Kraft Pulp and Paper Mill. Through modifications to the approved project, VPP has a production capacity of 800,000 tonnes per year and approval for other project component additions and upgrades. VPP has three project approvals and an Environment Protection Licence. **Lead Auditor.** Site inspection, interviews, review of documentation and audit report.

Visy Pulp and Paper Triennial Environmental Audit (Visy Albury Pty Ltd), Albury NSW

Visy Albury is a paper mill purchased from Norske Skog in April 2020 and operates under an Environmental Protection Licence. However, since the purchase, the mill has not operated. **Lead Auditor.** Site inspection, interviews, review of documentation and audit report.

Enirgi Power Storage Recycling (Enirgi Power Storage Recycling Pty Ltd), Wagga Wagga NSW

Enirgi Power Storage Recycling (EPSR) recycles lead acid batteries with over 97% of the battery being recovered. Lead is extracted and exported in ingot form. The polypropylene waste from the recycling process is recycled into various housewares, agricultural pipes and rubbish bins. EPSR operates under two Council Development Consents, an Environment Protection Licence and an NSW EPA Immobilisation Approval. **Auditor.** Site inspection, interviews, review of documentation and audit report.

Forbes Brinecure Annual Compliance Reporting (Loris H Hassall), Forbes NSW

Forbes Brinecure is a tannery that processes cattle hides. Up to 311,000 cattle hides are processed each year. **Project Manager.** Data analysis and reporting for the Annual System Performance Report in compliance with the Environmental Protection Licence. Data analysis included soil, brine, pasture and nutrient balance.

Geelong Leather Annual Compliance Reporting (Loris H Hassall), Culcairn NSW

Geelong Leather is a tannery that processes cattle hides and kangaroo skins. Geelong Leather produce a high quality 'wetblue' leather product that is shipped around the world for the production of leather goods. **Project Manager.** Data analysis and reporting for the Annual System Performance Report in compliance with the Environmental Protection Licence. Data analysis included soil, groundwater, brine, sludge, pasture and nutrient balance.

Renewable energy

Culcairn Solar Farm (Neoen), Culcairn NSW

The site will be developed by Neoen and will comprise solar generation capacity of 350 megawatts (MW), as well as a battery with a 100 MW, two-hour capacity. The site also connect to the National Electricity Market via TransGrid's 330 kilovolt transmission line already on site. **Project Manager.** Delivery, authoring and management of the Environmental Impact Assessment (EIA) and associated documentation, as well as technical advice and client contact. Report author and reviewer of post-approval construction environmental management plans.

Coleambally Battery Energy Storage System (Risen Energy), Coleambally NSW

The Coleambally Solar Farm is a 150MW renewable electricity project with 567,828 solar panels which will displace 307,800 tonnes of CO2 emissions and power 103,000 homes. **Project Manager.** Delivery, authoring and management of the Environmental Impact Assessment (EIA) and associated documentation, as well as technical advice and client contact. Author of the soil survey assessment report.

Snowy 2.0 Transmission Line Connection Project (UGL), Kosciuszko National Park and Bago State Forest, NSW

Snowy 2.0 is the largest committed renewable energy project in Australia. The Transmission Connection Project will connect Snowy 2.0 Main Works into the National Electricity Market. **Technical lead, field technician, report author.** Technical lead and field technician for the pre-construction baseline water quality monitoring for the project, which included over 24 months of water sampling at 12 locations associated with the project, a pre-construction water quality monitoring strategy and post-monitoring event reporting.

Linear infrastructure

Parkes Intermodal Site and Soil Assessment (BG&E), Parkes NSW

Site and soil analysis for an on-site sewage management system to support the development of the Parkes Logistics Terminal. **Project Manager.** Collection of soil samples from the project site. Analysis of site physical characteristics, laboratory data and project details to determine the site suitability, location and design of an on-site sewage management system in general accordance with the relevant guidelines.

Henry Lawson Drive (Lyall & Associates), Milperra NSW

The NSW Government is upgrading Henry Lawson Drive to reduce congestion and improve safety and connectivity. **Report author.** Data analysis and report author of a construction and operation surface water assessment for the upgrade of Henry Lawson Drive.

Melbourne Airport SAP3 Signalling Power Supply Upgrade Contamination Assessment (BG&E), Melbourne VIC

Contamination assessment prior to signalling power supply upgrades for the rail corridor between Sunshine to Albion for ARTC upgrade works for the commencement of the Melbourne Airport Rail. **Field technician and report author.** Sample collection, data analysis and report preparation of the contamination assessment.

Barton Highway Upgrade (TfNSW), NSW

The objectives for the Barton Highway align with the objectives in the Long-Term Transport Master Plan. The objectives for the Barton Highway are: Improve liveability and reduce social disadvantage, improve economic growth and productivity, provide scope for regional development and accessibility, improve sustainability, improve safety and security, and improve transport integration process. **Field technician.** Collection of soil samples for Optically Stimulated Luminescence (OSL) dating, and preparation of soil logs in proximity to Aboriginal cultural heritage salvage works.

Echuca-Moama Bridge Project – Stage 4 Moama Intersection Detailed Site Investigation (TfNSW), Moama NSW

TfNSW are looking to divest a parcel of land, which is currently used for residential purposes. A Detailed Site Investigation was required to determine the type and extent of contamination at the site. **Field technician and report author.** Sample collection, data analysis and report preparation of the Detailed Site Investigation.

Land management

Lake Victoria Geomorphological and Erosion Assessment (South Australia Water), Lake Victoria NSW

Lake Victoria is managed by SA Water as a water reservoir for South Australia domestic water but is overseen by the MDBA. The ancient lake has over 1,000 Aboriginal heritage sites recorded. Due to ongoing water management an Aboriginal

Heritage Impact Permit is required to continue to operate the lake **Field technician and report author.** Collection of soil samples and landscape descriptions and mapping to support independent recommendations on Lake management that best supports the conservation of Aboriginal cultural heritage. Provision of a geomorphic risk assessment of the new permit area with a focus on the threats of erosion to Aboriginal cultural heritage.

Crookwell Landfill Surface Water and Groundwater Assessment and Management Plan (Upper Lachlan Shire Council), Crookwell NSW

A Surface Water and Groundwater Assessment, and Management Plan, of the current landfill to meet the requirements of the Environmental Protection Licence. **Project Manager.** Delivery, authoring and management of the Surface Water and Groundwater Assessment and the Surface Water and Groundwater Management Plan. Key client contact.

Crookwell Landfill Closure Plan (Upper Lachlan Shire Council), Crookwell NSW

A Landfill Closure Plan as required by the NSW EPA and in accordance with the Solid Waste Landfill Guidelines 2016. **Project Manager.** Management of deliverables, landfill surface gas monitoring and author of the Landfill Closure Plan.

Mining and resources

Tharbogang Landfill and Quarry Groundwater Compliance Reporting (Griffith Council), Tharbogang NSW

The proposed extension to the existing quarry; extracting, processing and transporting between 150,000 and 315,000 tonnes of quarry product by road per year, for up to 25 years; extending landfill operations. **Field technician and report author.** Analysis and reporting of annual groundwater monitoring data.

Mt Bundarbo Quarry (Bald Hill Quarry), Jugiong NSW

Construction of a hard rock quarry near Jugiong, NSW. The quarry will extract and process 100,00 to 150,000 tonnes per annum with peak demands of up to 450,000 tonnes per annum with material from the quarry supporting local development and maintenance. **Project Manager.** Delivery, authoring and management of the

Environmental Impact Assessment (EIA) and associated documentation, as well as technical advice and client contact.

Murray's Crossing Quarry (Bald Hill Quarry), Tumbarumba NSW

An existing hard rock quarry seeking to increase extraction to 100,000 tonnes per annum with peak periods of 200,000 tonnes per annum over a period of 25 years, with material from the quarry supporting local development and maintenance. **Project Manager.** Delivery, authoring and management of the Environmental Impact Assessment (EIA) and associated documentation, as well as technical advice and client contact. Collection of water quality samples.

Appendix E

Independent Audit Report Declaration Form Template

Final Independent Audit Report Declaration Form – Lead Auditor
Project Name - St Anthony of Padua Catholic School - Modification 6
Application Number - SSD 8865
Project Address - 140 Eleventh Avenue, Austral
Proponent - Sydney Catholic Early Childhood Services
Title of Audit - St. Anthony of Padua Catholic School, Austral SSD 8865 – Mod 6 Early Learning Centre
Date - 24/07/2026
I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge: i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Compliance Requirements (Department 2019); ii. the findings of the audit are reported truthfully, accurately and completely; iii. I have exercised due diligence and professional judgement in conducting the audit; iv. I have acted professionally, objectively and in an unbiased manner; v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child; vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child; vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so. Notes: a) Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and

Final Independent Audit Report Declaration Form – Lead Auditor
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 - Alyce Gill
Signature -
Qualification - Bachelor Environmental Science
Company - NGH, a Fyfe company
Company Address - 18-21 Mary St, Surry Hills, NSW 2010

Alyce Gill | BEnvSc (EnvMgt)

Senior – Environmental Management

Alyce commenced her career in the environmental industry as part of NGH's Environmental Management Team in 2021, where she has been actively engaged in providing contaminated land assessments, monitoring ongoing projects, and developing Construction and Operational Environmental Management Plans post-approval. Her expertise has been applied across multiple jurisdictions and encompasses a range of environmental planning and assessment services, including EIA and EIS. Alyce has gained experience supporting a variety of significant projects within the renewable energy and extractive sectors, as well as large-scale infrastructure initiatives such as rail and highway upgrades and sewer installations.



Focus areas

- Contaminated land management
- Environmental compliance monitoring programs
- Environmental management plans
- Environmental auditing
- Preliminary Environmental Constraints Assessments & Scoping Reports
- Environmental Impact Statements (Part 4 and Part 5)
- Part 4 Review of Environmental Factors
- Geographical Information Systems (GIS)
- Environmental training and workshops

Project experience

Renewable energy

Forest Glen Solar Farm (X-Elio), Dubbo, NSW

The Forest Glen Solar Farm is a 90 megawatt (MW) solar farm with 25 MW / 25 MW-hour (MWh) battery storage, located near Dubbo in the Central West and Orana region of NSW. As a **Project author**, Alyce assisted in writing a suite of Environmental Management Plans (including an Erosion and Sediment Control Plan (ESCP) and associated GIS mapping) for this Project.

Culcairn Solar Farm (Neoen), Culcairn, NSW

The Culcairn Solar Farm is a 440MW renewable electricity project comprising solar arrays and battery storage. The project is now under construction near the town of Culcairn, New South Wales. As a **Project author**, Alyce assisted in writing the Environmental Management Plans (including the Soil and Water Management Plan (SWMP), Erosion and Sediment Control Plan (ESCP), Landscaping Plan and associated GIS mapping) for this Project.

Clarke Creek Wind Farm (Catcon), Clarke Creek, QLD

Clarke Creek Wind Farm will be delivered in two stages. Stage One is expected to deliver 100 wind turbines with a capacity of 450 MW. Stage Two is proposed to deliver 94 turbines with a capacity of 564 MW. As a **Project author**, Alyce prepared a suite of Erosion and Sediment Control Plans (ESCPs) for this Project.

Coleambally Solar Farm (Risen), Coleambally, NSW

The Coleambally Solar Farm is a 150MW renewable electricity project with 567,828 solar panels which will displace 307,800 tonnes of CO2 emissions and power 103,000 homes. As **fieldwork team member**, Alyce coordinated a site visit and collected samples for a Preliminary Site Investigation (PSI). As the **Project author**, Alyce analysed the laboratory results for the PSI to determine the suitability of land for a Battery Energy Storage System (BESS).

Blayney Solar Farm (Green Gold Energy), Blayney, NSW

Blayney Solar Farm consists of a 5MW renewable energy project with approximately 10,000 solar panels. As the **Project author**, Alyce provided a Preliminary Site Investigation (PSI) advising on the suitability of the land for the solar development.

Snowy Hydro 2.0 (UGL), NSW

Snowy 2.0 is expected to increase the generation capacity of the Snowy Scheme by almost 50 percent. To connect Snowy 2.0 to the NEM, a new transmission connection is required. As a **fieldwork team member**, Alyce collected water samples for laboratory analysis. As a **Project author**, Alyce analysed the water quality laboratory results to determine pre-commencement baseline water quality levels and assisted with the Biodiversity Management and Rehabilitation Plans for Snowy Hydro 2.0.

Coleambally Solar Farm (Bouygues), Coleambally, NSW

The Coleambally Solar Farm is a 150MW renewable electricity project with 567,828 solar panels which will displace 307,800 tonnes of CO2 emissions and

power 103,000 homes. As part of the **fieldwork team**, Alyce coordinated a site visit and reviewed the solar farm's tree planting performance to date. As the **Project author**, Alyce provided a report advising on compliance requirements and additional recommendations regarding planting.

North Wellington Solar Farm (Bouygues), Wellington, NSW

The North Wellington Solar Farm consists of a 425 megawatt (MW) direct current (DC) solar farm. This Project is adjacent to the 200 MW DC Wellington solar farm. Both Projects will create a solar hub with a combined capacity of 625 MW DC. As part of the **fieldwork team**, Alyce coordinated a site visit and reviewed the solar farm's tree planting performance to date. As the **Project author**, Alyce provided a report advising on compliance requirements and additional recommendations regarding planting.

Linear infrastructure

Coolamon Rail Loop Extension (TfNSW), Coolamon, NSW

The Coolamon Rail Loop Extension would increase line capabilities and train speeds, increasing train numbers and improving rail program efficiencies. As a **Project author**, Alyce prepared a Preliminary Site Investigation (PSI) with supplementary soil sampling for the Project.

Moama Intersection Project (TfNSW), Moama, NSW

The Moama Intersection Project will enable access to the newly constructed Moama-Echuca Bridge. As part of the **fieldwork team**, Alyce collected soil samples to support a detailed site investigation (DSI) for the Project.

Mulgoa Road Upgrade Management Plans (Seymour Whyte), Mulgoa, NSW

This Project will involve the upgrade of Mulgoa Road to a six-lane divided road (three lanes in each direction), easing traffic congestion and increasing road safety. As a **Project author**, Alyce assisted in providing a suite of management plans for the Mulgoa Road Upgrade, including noise and vibration, flora and fauna,

contaminated land MP, air quality, and waste and resource management plans, as well as a nest box strategy.

Bango Lane Bridge Replacement (Yass Valley Council), Yass, NSW

This Project involved the replacement of a timber bridge in Yass, NSW. As part of the **fieldwork team** and as the **Project author**, Alyce delivered a REF for Yass Valley Council, assisting them to upgrade the bridge.

Land development

Preliminary Site Investigation (PSI) (Bland Shire Council), West Wyalong, NSW

This Project involved the development of a dragstrip at West Wyalong. As the **Project author**, Alyce prepared a PSI, which assessed the suitability of the land for the proposed development.

Preliminary Site Investigation (PSI) (Private Client), Sydney, NSW

This Project involved a proposed change of land use for commercial land in Sydney, NSW. As the **Project author**, Alyce prepared a PSI, which determined the need for further investigation (i.e. preparation of a Detailed Site Investigation).

Detailed Site Inspection (DSI) (Private client), Wagga Wagga, NSW

This Project involved the development of land for industrial purposes. As a **Project author**, Alyce analysed laboratory results and prepared a DSI, thereby determining the suitability of the land for industrial development.

Detailed Site Inspection (DSI) (Private client), Yenda, NSW

This Project involved a proposed change of land use for agricultural land in Yenda. As a **Project author**, Alyce analysed laboratory results and prepared a DSI, thereby determining the suitability of the land for industrial development.

Vegetation Management Plan (Private client), Moruya, NSW

This Project involved the construction of a residential development in Moruya, NSW. As the **Project author**, Alyce provided a Vegetation Management Plan in consultation with the client, which included vegetative setbacks, tree protection zones and the provision of nest boxes.

Mining and resources

Tumbarumba Quarry Water Quality Monitoring (Bald Hill Quarry), Tumbarumba, NSW

The EIS increased extraction and transportation of blue metal and road base, from 80,000tpa to 100,000tpa, with project specific peak volumes of 200,000tpa. As part of the **fieldwork team**, Alyce has taken onsite water samples for laboratory analysis. As a **Project author**, Alyce coordinated the delivery of the EIS and analysed laboratory results to provide preliminary water quality monitoring baselines.

Tharbogang Quarry and Waste Facility Noise Monitoring and Compliance Assessment (Griffith City Council), Griffith, NSW

Tharbogang Quarry allows for the progressive extraction of 17.3 million tonnes of road base material, as well as sequential landfilling within the quarry voids. As part of the **fieldwork team**, Alyce coordinated a site visit and monitored noise levels within proximity to Tharbogang Quarry and Landfill. As the **Project author**, Alyce analysed the results of the noise monitoring, to determine whether noise levels were within range of the accepted operating conditions.

Appendix C DPHI Lead Auditor Approval

Department of Planning, Housing and Infrastructure

Reference: SSD-8865-PA-65

Thomas Lennon
Program Specialist
SYDNEY CATHOLIC SCHOOLS
Level 23, 680 George Street
Sydney NSW 2000

21/07/2026

Sent via the Major Projects Portal only

Subject: St Anthony of Padua Redevelopment - Construction Auditor Nomination ELC

Dear Mr Lennon

I refer to your request for the Planning Secretary's approval of suitably qualified, experienced, and independent persons to conduct an Independent Audit of the St Anthony of Padua Redevelopment - Construction Auditor Nomination ELC, submitted as required by Condition D3 of SSD-8865, as modified (**Consent**) to NSW Department of Planning, Housing and Infrastructure (the **Department**) on 1 July 2026.

The Department has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed persons are suitably qualified, experienced, and independent.

In accordance with Schedule 3, Condition D3 of the Consent, I endorse the following independent audit team to conduct the first construction audit for the Early Learning Centre:

- Natascha Arens (Lead Auditor)
- Nicola Smith (Auditor – Technical Review)
- Alyce Gill (Audit support)

Please note:

- This correspondence must be appended to the Independent Audit Report.
- The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the Department's *Independent Audit Post Approval Requirements* (2026). Failure to meet these requirements will require revision and resubmission.
- The above auditors are approved for the duration of construction and the initial operational audit of the development. However, the Department reserves the right to request an alternate auditor or audit team at any time.

Department of Planning, Housing and Infrastructure

- Any change to the auditor or auditor roles must be approved by the Planning Secretary prior to the audit commencing.
- The Lead Auditor must attend the site inspection component of the audit.
- The audit period is from the day the project commenced construction to the final site inspection date of the current audit.

Should you wish to discuss the matter further, please contact Sandra Chiu, Senior Compliance Officer on 0447 628 673 or email compliance@planning.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read "Rajesh Mottey".

Rajesh Mottey
Team Leader
Compliance

As nominee of the Planning Secretary

Appendix D Audit table

Condition of Consent	Part / Sub-part	Condition	Evidence collected	Comment	Audit Status																																																																														
125-165 Tenth Avenue and 140 - 170 Eleventh Avenue, Austral SSD-8865																																																																																			
SCHEDULE 2 - CONDITIONS OF CONSENT FOR CONCEPT PROPOSAL																																																																																			
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.	The majority of these conditions have been closed and compliant for previous stages. This audit is for the conditions relating to Mod 6 Modification to Concept Approval and Stage 1 Early Learning Centre including design and landscaping.	Compliant																																																																														
Terms of Consent																																																																																			
A2			The development may only be carried out:		Compliant																																																																														
	(a)		in compliance with the conditions of this consent;	Yes as per Mod 6.																																																																															
	(b)		in accordance with all written directions of the Planning Secretary;	Nil for Mod 6.																																																																															
	(c)		generally in accordance with the EIS, Response to Submissions and supplementary Response to Submissions and (as amended by subsequent Modification approvals) SSD-8865-Mod-1, SSD-8865-Mod-2, SSD-8865-Mod-3, SSD-8865-Mod-5, SSD-8865-Mod-4 and SSD-8865-Mod-6.	The majority of EIS requirements have been closed and compliant for previous stages. This audit pertains to the conditions relating to Mod 6 Modification to Concept Approval and Stage 1 Early Learning Centre including design and landscaping.																																																																															
	(d)		in accordance with the approved plans in the table below: <table><tr><th colspan="4">Concept Proposal Architectural Plans prepared by Munns Sly Moore Architects</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>MP013</td><td>4</td><td>Road widening works</td><td>3/10/2019</td></tr><tr><th colspan="4">Concept Proposal Architectural Plans prepared by DWP Architects</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>AA0004</td><td>AA</td><td>Concept Proposal Site Plan</td><td>10/07/2023</td></tr><tr><td>AA0101</td><td>M</td><td>Concept Proposal Diagram – Site Plan</td><td>6/11/2024</td></tr><tr><td>AA0102</td><td>L</td><td>Concept Proposal Diagram – Elevations</td><td>6/11/2024</td></tr><tr><td>AA0103</td><td>L</td><td>Concept Proposal Diagram – Sections</td><td>6/11/2024</td></tr><tr><td>AA2100</td><td>S</td><td>Site Elevations</td><td>6/11/2024</td></tr><tr><td>AA3100</td><td>P</td><td>Site Sections</td><td>20/09/2024</td></tr><tr><th colspan="4">Concept Proposal Landscape Plans prepared by Umbaco Architects</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>L-MP03</td><td>9</td><td>Landscape Masterplan</td><td>Nov 2024</td></tr><tr><td>L-MP04</td><td>7</td><td>Piazza and Public Spaces</td><td>August 2022</td></tr><tr><td>L-MP05</td><td>7</td><td>Play and Outdoor Learning</td><td>August 2022</td></tr><tr><td>L-MP06</td><td>7</td><td>Fitness and Sports Fields</td><td>August 2022</td></tr><tr><td>L-MP07</td><td>9</td><td>Site Tree Planting Plan Arrangement</td><td>Nov 2024</td></tr><tr><td>L-MP08</td><td>7</td><td>Proposed Plant Species</td><td>August 2022</td></tr><tr><td>L-MP09</td><td>9</td><td>Proposed Planting Scheme</td><td>Nov 2024</td></tr></table>	Concept Proposal Architectural Plans prepared by Munns Sly Moore Architects				Dwg No.	Rev	Name of Plan	Date	MP013	4	Road widening works	3/10/2019	Concept Proposal Architectural Plans prepared by DWP Architects				Dwg No.	Rev	Name of Plan	Date	AA0004	AA	Concept Proposal Site Plan	10/07/2023	AA0101	M	Concept Proposal Diagram – Site Plan	6/11/2024	AA0102	L	Concept Proposal Diagram – Elevations	6/11/2024	AA0103	L	Concept Proposal Diagram – Sections	6/11/2024	AA2100	S	Site Elevations	6/11/2024	AA3100	P	Site Sections	20/09/2024	Concept Proposal Landscape Plans prepared by Umbaco Architects				Dwg No.	Rev	Name of Plan	Date	L-MP03	9	Landscape Masterplan	Nov 2024	L-MP04	7	Piazza and Public Spaces	August 2022	L-MP05	7	Play and Outdoor Learning	August 2022	L-MP06	7	Fitness and Sports Fields	August 2022	L-MP07	9	Site Tree Planting Plan Arrangement	Nov 2024	L-MP08	7	Proposed Plant Species	August 2022	L-MP09	9	Proposed Planting Scheme	Nov 2024
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A3			The development may only be carried out:		Compliant																																																																														
	(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;	The works are largely being undertaken in accordance with these Plans.																																																																															
	(b)		any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and	The works are largely being undertaken in accordance with these reports, as relevant to the stage of works.																																																																															
	(c)		the implementation of any actions or measures contained in any such document referred to in (a) above.	Plans are being implemented.																																																																															
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 Schedule 2 condition A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Schedule 2 condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Nil to date.																																																																															
Limits of Consent																																																																																			

A5			This consent lapses five years after the date of consent unless work is physically commenced.		Works have substantially commenced.	Not triggered												
A6			The future church and the café / canteen are to be generally used in conjunction with the educational use of the site and the community uses proposed within the school site.		Not relevant to this stage.	Not triggered												
Prescribed Conditions																		
A7			The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.		Part 6, Division 8A of the EP&A Regulation has been implemented as per other relevant conditions relating to the BCA etc	Compliant												
Planning Secretary as Moderator																		
A8			In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.		Nil to date.	Not triggered												
Evidence of Consultation																		
A9			Where conditions of this consent require consultation with an identified party, the Applicant must:	Relevant plans including CTMP, ACHMP and CEMP	Consultation has been undertaken as required by Plans.	Compliant												
	(a)		consult with the relevant party prior to submitting the subject document for information or approval; and															
	(b)		provide evidence and details of the consultation undertaken including:															
	(i)		methods of consultation;															
	(ii)		the outcome of that consultation, matters resolved and unresolved; and															
	(iii)		details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.															
Student Numbers																		
A10			Student numbers in Stage 1 must not exceed the numbers identified for each of the phases as outlined in the following table, as updated by Urbis External Works and School Infrastructure Document dated 24 January 2024 and by SSD-8865-Mod-4: <table><tr><th>Stage 1 Phases</th><th>Total Student population (Not exceeding)</th></tr><tr><td>Phase 1</td><td>975</td></tr><tr><td>Phase 2A</td><td>1450</td></tr><tr><td>Phase 2B</td><td>1870</td></tr><tr><td>Phase 3</td><td>2402 (including the Early Learning Centre)</td></tr><tr><td>Phase 4</td><td>2402 (including the Early Learning Centre)</td></tr></table>	Stage 1 Phases	Total Student population (Not exceeding)	Phase 1	975	Phase 2A	1450	Phase 2B	1870	Phase 3	2402 (including the Early Learning Centre)	Phase 4	2402 (including the Early Learning Centre)		Not relevant to Mod 6 as the Early Learning Centre (ELC) is not operational yet.	Not triggered
Stage 1 Phases	Total Student population (Not exceeding)																	
Phase 1	975																	
Phase 2A	1450																	
Phase 2B	1870																	
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Phase 4	2402 (including the Early Learning Centre)																	
Part B - Future development applications																		
Use of the Church and the trade centre																		
B1			The future development application(s) for the church and / or the trade centre must include the details of:	NA	Not relevant to this scope of works.	Not triggered												
	(a)		the total number of patrons to be accommodated in the church;															
	(b)		the proposed facilities within the church;															
	(c)		details of use of the church (including operating hours) and clarification of use of the church independent of the site as a school; and															
	(d)		proposed operational parameters of the trade centre including the total number of students that would be using the trade centre.															
Built Form, Urban Design and Landscaping																		
B2			The future built form of the church and the trade centre including the maximum height, the building envelopes and setbacks to the boundaries, must be consistent with the approved plans listed in Schedule 2 condition A2 of Schedule 2.	NA	Not relevant to this scope of works.													
B3			In addition to compliance with condition B2, the design of the future trade centre must be designed to present as a two-storey building with the ceiling of the top-most storey having a height of no more than 10 metres (m) above the ground level at that point.	NA	Not relevant to this scope of works.													

B16			Where relevant, all future development applications for the church and the trade centre must include a Disability Access Review to demonstrate an appropriate degree of accessibility in accordance with the Disability (Access to Premises - buildings) Standards 2010 (the Premises Standards).	NA	Not relevant to this scope of works.	Not triggered
Waste						
B17			Where relevant, future development applications for the church and the trade centre must include a Waste Management Plan to address storage, collection, and management of waste and recycling within the development.	NA	Not relevant to this scope of works.	Not triggered
Traffic, Access and Car Parking						
B18			All future development applications for the church and the trade centre must be accompanied by a detailed assessment of the traffic and transport impacts associated with the proposed use.	NA	Not relevant to this scope of works.	Not triggered
Geotechnical Assessment Report						
B19			All future development applications for the church and the trade centre must be accompanied by a detailed Geotechnical Assessment Report with details of proposed mitigation measures during excavation works and measures to control impacts on adjoining properties due to vibration during construction.	NA	Not relevant to this scope of works.	Not triggered
Bushfire						
B20			All future development applications for the church and the trade centre must be accompanied by Bushfire Hazard Assessment Reports complying with the applicable standards.	NA	Not relevant to this scope of works.	Not triggered
Use of the church						
B21			All future development application(s) for the church must be accompanied by an Operational Management Plan for the church (including details of operating hours, car parking and noise management, operational details) and be integrated with the operational management plan of the school.	NA	Not relevant to this scope of works.	Not triggered
SCHEDULE 3 - CONDITIONS OF CONSENT FOR STAGE 1 WORKS						
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.	NA	No material harm has been caused by this stage of works.	Compliant
Terms of Consent						
			The development may only be carried out:	NA		
	(a)		in compliance with the conditions of this consent;	NA	Seven non compliances have been noted (including A2) therefore the works are not strictly in compliance with this condition.	
	(b)		in accordance with all written directions of the Planning Secretary;	NA	Nil for this scope of works	
	(c)		generally in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions and (as amended by approved Modifications) SSD-8865-Mod-1, SSD-8865-Mod-2, SSD-8865-Mod-3, SSD-8865-Mod-5, SSD-8865-Mod-4 and SSD-8865-Mod-6;	NA	The majority of EIS requirements have been closed and compliant for previous stages. This audit pertains to the conditions relating to Mod 6 Modification to Concept Approval and Stage 1 Early Learning Centre including design and landscaping.	
	(d)		in accordance with the approved plans in the table below:			

A2			Detailed Proposal Architectural Plans prepared by Munns Sly Moore Architects <table><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>DA101</td><td>9</td><td>Site Demolition Plan</td><td>3/10/2019</td></tr><tr><td>DA118</td><td>7</td><td>Child Care centre – Floor Plan</td><td>3/10/2019</td></tr></table> Detailed Proposal Architectural Plans prepared by DWP Architects <table><tr><td>AA0005</td><td>W</td><td>Site Plan</td><td>10/07/2023</td></tr><tr><td>AA0006</td><td>R</td><td>Car and Bicycle Parking Plan</td><td>10/07/2023</td></tr><tr><td>AA0051</td><td>Q</td><td>Phase 3D View</td><td>31/10/2022</td></tr><tr><td>AA0060</td><td>N</td><td>Fencing Plan</td><td>10/07/2023</td></tr><tr><td>AA1120</td><td>N</td><td>Hub – Area Plan – Lower Ground</td><td>24/05/2022</td></tr><tr><td>AA1121</td><td>Q</td><td>Hub – Area Plan – Ground Floor</td><td>24/05/2022</td></tr><tr><td>AA1122</td><td>Q</td><td>Hub – Area Plan – Level 1</td><td>24/05/2022</td></tr><tr><td>AA1123</td><td>Q</td><td>Hub – Area Plan – Level 2</td><td>24/05/2022</td></tr><tr><td>AA1124</td><td>W</td><td>Hub – Area Plan – Roof</td><td>08/02/2023</td></tr><tr><td>AA1250</td><td>F</td><td>General Arrangement Plan – Hall – Ground Floor</td><td>1/09/2021</td></tr><tr><td>AA1251</td><td>F</td><td>General Arrangement Plan – Hall – Roof</td><td>1/09/2021</td></tr><tr><td>AA2000</td><td>N</td><td>Building Elevations</td><td>25/01/2023</td></tr><tr><td>AA2001</td><td>L</td><td>Building Elevations</td><td>08/02/2023</td></tr><tr><td>AA2070</td><td>E</td><td>Building Elevations – Hall</td><td>1/09/2021</td></tr><tr><td>AA2100</td><td>Q</td><td>Site Elevations</td><td>21/04/2023</td></tr><tr><td>AA2101</td><td>D</td><td>Retaining Wall-Materiality</td><td>08/02/2023</td></tr><tr><td>AA3000</td><td>N</td><td>Building Sections</td><td>25/01/2023</td></tr><tr><td>AA3070</td><td>E</td><td>Building Sections - 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AA6802	A	Façade Comparison	27/06/2022																																																																																																																																																																																																	
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SSD1.02	03	Site Plan + Analysis	26/6/2025																																																																																																																																																																																																	
SSD1.03	03	Project Diagrams	26/6/2025																																																																																																																																																																																																	
SSD1.04	03	Project Diagrams	26/6/2025																																																																																																																																																																																																	
SSD2.01	03	Demolition Ground Floor Plan	26/6/2025																																																																																																																																																																																																	
SSD2.02	03	Demolition Roof Plan	26/6/2025																																																																																																																																																																																																	
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SSD2.05	03	Proposed Ground Floor Plan	26/6/2025																																																																																																																																																																																																	
SSD2.06	03	Proposed Roof Plan	26/6/2025																																																																																																																																																																																																	
SSD3.01	03	Proposed Elevations	26/6/2025																																																																																																																																																																																																	
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SSD4.01	03	Proposed Sections	26/6/2025																																																																																																																																																																																																	
SSD4.02	03	Proposed Sections	26/6/2025																																																																																																																																																																																																	
SSD5.01	03	Proposed Materials	26/6/2025																																																																																																																																																																																																	
Dwg No.	Rev	Name of Plan	Date																																																																																																																																																																																																	
L-MP10	7	Phasing Diagram	November 2022																																																																																																																																																																																																	
Dwg No.	Rev	Name of Plan	Date																																																																																																																																																																																																	
L-01	C	Landscape Site Plan	07/02/2023																																																																																																																																																																																																	
L-02	C	Planting Plan	07/02/2023																																																																																																																																																																																																	
SCA01:CP01	C	Concept Plan	26/11/2024																																																																																																																																																																																																	
SCA01:LD01	C	Levels Drainage Plan	26/11/2024																																																																																																																																																																																																	
SCA01:RP01	A	Proposed Plant Species	30/9/2024																																																																																																																																																																																																	
A3			Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	NA	Nil to date	Not triggered																																																																																																																																																																																														
	(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;	NA	Nil to date																																																																																																																																																																																															
	(b)		any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and	NA	Nil to date																																																																																																																																																																																															
	(c)		the implementation of any actions or measures contained in any such document referred to in (a) above.	NA	Nil to date																																																																																																																																																																																															
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 Schedule 3 condition A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Schedule 3 condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	NA	Noted.	Not triggered																																																																																																																																																																																														
Limits of Consent																																																																																																																																																																																																				
A5			This consent lapses five years after the date of consent unless work is physically commenced.	NA	Not relevant.	Not triggered																																																																																																																																																																																														
A6			The Stage 1 of the consent does not permit any works other than remediation and temporary landscaping or school uses within the areas designated for “future” stages shaded in blue on the All Phases plan - AA0058 Issue Y dated 2.11.2022.	NA	This area relates to another Modification and is not relevant Mod 6	Not triggered																																																																																																																																																																																														
A6A			This consent allows staged operation of the school as follows, subject to compliance with requirements in this consent: <table><tr><th>Total Student population (Not exceeding)</th><th>Total Staff numbers (Not exceeding)</th></tr><tr><td>975</td><td>40</td></tr><tr><td>1450</td><td>120</td></tr><tr><td>1870</td><td>150</td></tr><tr><td>2402 (including the Early Learning Centre)</td><td>200 (including the Early Learning Centre)</td></tr></table>	Total Student population (Not exceeding)	Total Staff numbers (Not exceeding)	975	40	1450	120	1870	150	2402 (including the Early Learning Centre)	200 (including the Early Learning Centre)	NA	Operational phase.	Not triggered																																																																																																																																																																																				
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Prescribed Conditions																																																																																																																																																																																																				
A7			The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	NA	Noted	Compliant																																																																																																																																																																																														
Planning Secretary as Moderator																																																																																																																																																																																																				

Works have been undertaken in accordance with these plans, Relevant drawings to this stage include Architectural plans prepared by Need Murcutt Neille and Landscape Plans prepared by Garden Makers.

A8			In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary’s resolution of the matter must be binding on the parties.	NA	Nil to date	Not triggered																								
Evidence of Consultation																														
A9			Where conditions of this consent require consultation with an identified party, the Applicant must:	NA	Undertaken for all Plans.	Compliant																								
	(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	NA	Nil to date.																									
		(ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.																											
Staging																														
A10			This Stage 1 project may be constructed and operated in accordance with the works schedule specified in the following plans and the Approach to Construction Phasing document dated 14 December 2021 prepared by Urbis:<table><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>AA0052</td><td>X</td><td>Phase Plan – Phase 1</td><td>15/08/2023</td></tr><tr><td>AA0053</td><td>Y</td><td>Phase Plan – Phase 2</td><td>15/08/2023</td></tr><tr><td>AA0054</td><td>V</td><td>Phase Plan – Phase 3</td><td>2/11/2022</td></tr><tr><td>AA0055</td><td>U</td><td>Phase Plan – Phase 4</td><td>06/09/2023</td></tr><tr><td>AA0058</td><td>Y</td><td>All Phases</td><td>2/11/2022</td></tr></table>	Dwg No.	Rev	Name of Plan	Date	AA0052	X	Phase Plan – Phase 1	15/08/2023	AA0053	Y	Phase Plan – Phase 2	15/08/2023	AA0054	V	Phase Plan – Phase 3	2/11/2022	AA0055	U	Phase Plan – Phase 4	06/09/2023	AA0058	Y	All Phases	2/11/2022	NA	The works that are the subject of this audit are Phase 3	Compliant
Dwg No.	Rev	Name of Plan	Date																											
AA0052	X	Phase Plan – Phase 1	15/08/2023																											
AA0053	Y	Phase Plan – Phase 2	15/08/2023																											
AA0054	V	Phase Plan – Phase 3	2/11/2022																											
AA0055	U	Phase Plan – Phase 4	06/09/2023																											
AA0058	Y	All Phases	2/11/2022																											
Staging, Combining and Updating Strategies, Plans or Programs																														
A11			With the approval of the Planning Secretary, the Applicant may:			Not triggered																								
	(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);	NA	The works under this phase are not staged, although it is noted that the works under the approval have been staged.																									
	(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	NA	Not relevant to Mod 6.																									
	(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).	NA	Not required.																									
A12			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.	NA	Noted.	Not triggered																								
A13			If approved by the Planning Secretary, 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.	NA	Noted.	Not triggered																								
Structural Adequacy																														
			All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the Building Code of Australia (BCA).	CONSTRUCTION CERTIFICATE No. C2024061 and CC2 No. C2024061A	CC1 covered earthworks and deemed compliance with BCA dated 15 April 2026 CC2 dated June 18 June 2026	Compliant																								

A14	Notes:		- Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. - Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW’s approval before carrying out certain development in a Mine Subsidence District.	NA	Not in a mine subsidence area.	Not triggered
External Walls and Cladding						
A15			The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	CC2	CC2 notes external walls and buildings compliant with the BCA as per B5.	Compliant
Site Contamination						
A16			Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plan dated 18 July 2018 and prepared by Alliance Geotechnical.	Remedial Action Plan dated 18 July 2018 and prepared by Alliance Geotechnical.	A review of the RAP notes that there is no contamination at the site of the childcare centre.	Compliant
Design and Construction for Bush Fire – Early Learning Centre						
A17			Construction of the Early Learning Centre must comply with the relevant requirements of Section 5 Australian Standard AS3959:2018 Construction of buildings in bushfire prone areas and Section 7.5 of Planning for Bush Fire Protection 2019, as detailed in ‘Bush Fire Assessment Report – Modification to an existing State Significant Development (Early Childhood Centre)’ prepared by Building Code & Bushfire Hazard Solutions Pty Ltd and dated 25 September 2024, and ‘Supplementary Bushfire Report – SCECS childcare Austral – Bushfire BAL Rating’ prepared by Blackash Bushfire Consulting and dated 19 June 2025.	Bush Fire Assessment Report – Modification to an existing State Significant Development (Early Childhood Centre)’ prepared by Building Code & Bushfire Hazard Solutions Pty Ltd	The design for the ELC is to BAL 19 design.	Compliant
Applicability of Guidelines						
A18			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.	NA	Noted.	Compliant
A19			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.	NA	Noted.	Not triggered
Monitoring and Environmental Audits						
A20			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.	NA	Noted - no monitoring currently occurring but will be undertaken in response to a complaint, eg. Noise, if required.	Not triggered
	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.	NA	Noted.	Not triggered
Access to Information						
A21			At least 48 hours before the commencement of construction until two years after the operation of the school with a student population of 2402 students or such other time as agreed by the Planning Secretary, the Applicant must:	SCECSaustral.com.au	A project website has been prepared. Evidence to show it was operational 48 hours prior to construction commencement of this phase was not able to be provided; however, the website was live at the time of the Audit.	Compliant
	(a)		make the following information and documents (as they are obtained or approved) publicly available on its website:	SCECSaustral.com.au		
		(i)	the documents referred to in Schedule 3 condition A2 of this consent;	SCECSaustral.com.au/documents	Documents are available.	
		(ii)	all current statutory approvals for the development;	Major Projects Portal	Link to planning website.	
		(iii)	all approved strategies, plans and programs required under the conditions of this consent;	CEMP and sub-plans	CEMP and sub-plans are available.	
		(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;		Link to incident reporting and monitoring provided on the website.	

		(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;		Link to incident reporting and monitoring provided on the website.	
		(vi)	a summary of the current stage and progress of the development;		Detailed on website.	
		(vii)	contact details to enquire about the development or to make a complaint;		Contact details for the Trinity F&C PM are provided on the website.	
		(viii)	a complaints register, updated monthly;		Complaints register is available.	
		(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;		Not triggered - this is the first audit of this stage.	
		(x)	any other matter required by the Planning Secretary; and		Nil to date.	
	(b)		keep such information up to date, to the satisfaction of the Planning Secretary.		The website is up to date.	
Compliance						
A22			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.	Procore	Procore provides all contracted site personnel with access to consent-related conditions reports and management plans.	Compliant
Incident Notification, Reporting and Response						
A23			The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au 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.	NA	Nil to date.	Not triggered
A24			Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2.	NA	Nil to date.	Not triggered
Non-Compliance Notification						
A25			The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	NA	Nil to date.	Not triggered
A26			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.	NA	Nil to date.	Not triggered
A27			A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	NA	Nil to date.	Not triggered
Revision of Strategies, Plans and Programs						
			Within three months of:			
	(a)		Deleted by SSD-8865-Mod-5	NA	Noted.	
	(a)		the submission of an incident report under condition A23;		Nil to date for this scope of works.	
	(b)		the submission of an Independent Audit under condition D4;		This is the first audit for this scope of works.	
	(c)		the approval of any modification of the conditions of this consent; or		A review of plans and strategies was required post submission of Mod 6 and did not appear to be undertaken for all Plans, eg Noise and Vibration Management Plan.	
	(d)		the issue of a direction of the Planning Secretary under condition A2 which requires a review,		Nil to date for this scope of works.	

A28			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. 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 and / or Certifier (where relevant). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.		As above - a review of plans and strategies was required post submission of Mod 6 and did not appear to be undertaken for all Plans, eg Noise and Vibration Management Plan.	Non-compliant
PART B - PRIOR TO ISSUE OF A CONSTRUCTION CERTIFICATE						
Modification to Plans						
B1			Prior to the issue of a construction certificate, for construction phase 4 as identified in the Phase 4 Plan - AA0055 Issue U dated 06/09/2023 and All Phases plan - AA0058 Issue Y dated 2/11/2022 the Applicant must submit amended plans to the satisfaction of the Certifier to:		The ELC (Phase 3) is under construction.	Not triggered
	(a)		demonstrate that the roofline of the main hall building achieves a setback of at least 5m from the main new boundary with Fourth Avenue (i.e. with the exception of any splayed part of the boundary line and following revisions to the boundary line required for road widening); and	NA	Not relevant.	
	(b)		provide additional openings / windows at the ground level of the Eleventh Avenue façade (northern façade) of the main hall building to provide additional activation of the façade.	NA	Not relevant.	
B1A			Deleted by SSD 8865-MOD 2.	NA	Noted.	Not triggered
B2			Prior to the issue of a construction certificate for a relevant construction phase, the Applicant must submit to the satisfaction of the Certifier, amended plans which demonstrate all roofing is light grey (Colourbond 'Shale Grey' or lighter colour).	CC2	Amended plans are approved under CC2 and include the requirements of this condition.	Compliant
Modification to Landscape Plans						
B3			Prior to the issue of a construction certificate for a relevant construction phase, the Applicant must submit amended landscape plans to the satisfaction of the Certifier to demonstrate that:			Compliant
	(a)		at least 50% of the replacement planting species comprise indigenous species of which about 40% comprise Cumberland Plain Woodland Species (in lieu of the proposed 35%) whilst ensuring that overall level of plantings, tree heights and shade cover outcomes are retained compared with the approved landscape plans listed in Schedule 3 condition A2;	Landscape design certificate dated 24/04/26 - Gardenmakers.	The landscape design certificate provides evidence that all requirements of Condition B3 have been met.	
	(b)		the landscaping works on the site complies with the principles of Appendix 4 of Planning for Bushfire Protection 2019 and endorsed by a certified Bushfire Planning and Design (BPAD) Practitioner;			
	(c)		landscaping components include (such as paving, soft landscaping and design elements) incorporates elements of Aboriginal Cultural Heritage and are incorporated in consultation with the relevant local Aboriginal communities or relevant Registered Aboriginal Parties;			
	(d)		tree planting on site must be undertaken at a density no lesser than that as detailed on the approved Site Tree Planting Arrangement Plan (L-MP07 Issue 9 dated November 2024) as prepared by Umbaco Landscape Architects; and			
	(e)		within the remnant patch of Cumberland Plain Woodland (CPW), only locally native CPW species must be utilised.			
Certified Drawings						
B4			Prior to the issue of a construction certificate for a relevant construction phase, 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.	CC1	SDA structures issued structural design certificate dated 8/4/2026	Compliant
External Walls and Cladding						

B7			The Construction Certificate plans for each construction phase must demonstrate that appropriate mitigation measures are in place in the operational stormwater management system to ensure that the flooding of Lots 811 and 812 of DP 2475 (140 Eleventh Avenue and the intersection of Fourth and Tenth Avenues) in the 1% AEP is eliminated.	Civil design certificate WSCE dated 8.4.26	WSCE design certificate referenced compliance with these all requirements.	Compliant																																
Operational Car Parking, Service Vehicle, Bicycle Parking layout and End-of-trip facilities																																						
B8			The construction certificate plans for the relevant construction phase must demonstrate compliance with the following requirements and be submitted to the satisfaction of the Certifier:			Not triggered																																
	(a)		all vehicles are able to enter and leave the Site in a forward direction;																																			
	(b)		the swept path of the longest vehicle entering and exiting the car parking areas is in accordance with latest version of AS 2890.2;																																			
	(c)		the layout, and design of all on-site car parking and drop-off and pick-up spaces must comply with latest versions of AS2890.1 and AS 2890.6 (for disabled parking spaces);																																			
	(d)		the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;																																			
	(e)		end-of-trip facilities for staff are provided within the Site;																																			
	(f)		appropriate pedestrian and cyclist advisory signs are provided in accordance with the 'Signage and Line marking Plans -C7.02-C7.05 (Rev 1)' dated 28/02/2020; and																																			
	(g)		the total number of on-site car parking spaces, drop-off and pick-up spaces and bicycle parking spaces for use during operation of the development, provided in accordance with the Table below: <table><caption>Table 1: Provision of on-site car parking and drop-off and pick-up spaces</caption><thead><tr><th></th><th>Total Student population (Not exceeding)</th><th>Total Staff numbers (Not exceeding)</th><th>Minimum Number of on-site car spaces</th><th>Minimum on-site drop-off / pick-up spaces</th><th>Minimum on-site bicycle spaces</th></tr></thead><tbody><tr><td>Phase 1</td><td>975</td><td>40</td><td>171</td><td>89</td><td>30</td></tr><tr><td>Phase 2A</td><td>1450</td><td></td><td>171</td><td>100</td><td>90</td></tr><tr><td>Phase 2B</td><td>1870</td><td>150</td><td>171</td><td>125</td><td>90</td></tr><tr><td>Phase 3</td><td>2402 (including the Early Learning Centre)</td><td>200 (including the Early Learning Centre)</td><td>326</td><td>125</td><td>180</td></tr><tr><td>Phase 4</td><td>2402 (including the Early Learning Centre)</td><td>200 (including the Early Learning Centre)</td><td>326</td><td>125</td><td>180</td></tr></tbody></table>					Total Student population (Not exceeding)	Total Staff numbers (Not exceeding)	Minimum Number of on-site car spaces	Minimum on-site drop-off / pick-up spaces	Minimum on-site bicycle spaces	Phase 1	975	40	171	89	30	Phase 2A	1450		171	100	90	Phase 2B	1870	150	171	125	90	Phase 3	2402 (including the Early Learning Centre)	200 (including the Early Learning Centre)	326	125	180	Phase 4	2402 (including the Early Learning Centre)
	Total Student population (Not exceeding)	Total Staff numbers (Not exceeding)	Minimum Number of on-site car spaces	Minimum on-site drop-off / pick-up spaces	Minimum on-site bicycle spaces																																	
Phase 1	975	40	171	89	30																																	
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Phase 4	2402 (including the Early Learning Centre)	200 (including the Early Learning Centre)	326	125	180																																	
Childcare centre Planning Guideline																																						
B9			Prior to the issue of any construction certificate for the childcare / early learning centre building in construction phase 3, detailed plans and documentation must be prepared, demonstrating full compliance with all applicable controls and requirements of the 'Child Care Planning Guidelines' dated September 2021 and prepared by NSW Planning, Industry and Environment as they apply to the proposed Childcare Centre. The detailed plans must include the following details:	Architectural Certificate - Neeson Murcutt Neille 29/3/2026	Certificate references compliance with all B9 requirements.	Compliant																																
	(a)		delineation of functional areas.																																			
	(b)		provision of a minimum 3.25 m2 of unencumbered indoor play area for each child;																																			
	(c)		provision of a minimum of 7m2 of unencumbered outdoor play area for each child; and																																			
	(d)		provision of administrative areas, cot rooms and nappy change areas.																																			
			The plans and documentation must be certified by a suitably qualified expert and submitter to the satisfaction of the Certifier. A copy of the plans and documentation must be submitted to the Planning Secretary for information.																																			
Roadworks and pedestrian infrastructure																																						

B10			Prior to the issue of the construction certificate for each construction phase following construction phase 1, the Applicant must prepare a warrants assessment for the provision of pedestrian crossings, including raised wombat crossings, adjacent to or near the main pedestrian entry points to the school that would be operational in that stage, as well as any internal or external crossing points.		This requirement is not applicable to the current scope.	<i>Not triggered</i>
B11			The Applicant must submit design plans for any resulting new or upgraded pedestrian crossings at each construction phase to the satisfaction of Council and TfNSW (RMS)) and a copy of the approved documents to the Certifier for information. If warrants for a pedestrian crossing are not met, details of interim crossing facilities are to be provided to the satisfaction of Council.		This requirement is not applicable to the current scope.	<i>Not triggered</i>
B12			Prior to the issue of the relevant construction certificates for roadworks in Stage 1, the Applicant must submit the following design plans to the satisfaction of Council or TfNSW and provide a copy of the approved documents to the Certifier for information:		This requirement is not applicable to the current scope.	<i>Not triggered</i>
	(a)		details of road widening works to Tenth Avenue, Eleventh Avenue and Fourth Avenue, including bus bays generally in accordance with the conceptual civil works plans prepared by Warren Smith and Partners Pty Ltd and submitted with this application (as amended by conditions of this consent);			
	(b)		details of full width road widening for Tenth Avenue and Fourth Avenue along the length of the site boundaries. The design plans must include details of full width of the reserve, the four-lane carriageway and footpaths / shared paths on both sides;			
	(c)		provision of line marking / stop - go signage at Fourth / Tenth and Fourth / Eleventh Avenue intersections;			
	(d)		details of line marking and signage generally in accordance with the conceptual civil works plans prepared by Warren Smith and Partners Pty Ltd (submitted with this application) and in accordance with Austroads Road Design Guide;			
	(e)		design and engineering plans (for the road widening), details of swept path, line marking and signage for roadworks prepared in accordance with Council's Design Guidelines and Construction Specification for Civil Works and Austroads Road Design Guide;			
	(f)		details of marked pedestrian crossings (including raised wombat crossings where warranted) adjacent to or near the main pedestrian and cyclist entry points to the school.			
			Civil works plans and details are to include appropriate provision to facilitate pedestrian movements at or near the roundabout intersections and across school access driveways as necessary.			
B13			A separate construction certificate application under section 138 of the Roads Act 1993, is required to be submitted with relevant roads authority (Council or TfNSW (RMS) where applicable) to obtain approval for the road works outside the boundary of the site.		This requirement is not applicable to the current scope.	<i>Not triggered</i>
B14			Prior to the issue of the relevant construction certificates for roadworks in Stage 1, the Applicant must submit the following design plans to the satisfaction of Council and/or TfNSW and provide a copy of the approved documents to the Certifier for information:		This requirement is not applicable to the current scope.	<i>Not triggered</i>
	(a)		replacement of existing line marking / stop - go signage at Fourth Avenue / Tenth Avenue and Fourth Avenue / Eleventh Avenue intersections with new interim intersection treatment works to the satisfaction of the Council.			
	(b)		upgrade of Fourth Avenue / Tenth Avenue and Fourth Avenue / Eleventh Avenue intersections into permanent dual lane roundabouts generally in accordance with the conceptual civil works plans prepared by Warren Smith and Partners Pty Ltd, submitted with this application.			

PART C PRIOR TO COMMENCEMENT OF CONSTRUCTION

Notification of Commencement

C1			The Applicant must notify the Planning Secretary in writing of the dates of commencement of physical work and operation at least 48 hours before the commencement of each construction phase, of the date of commencement and the development to be carried out in that stage.	Letter dated 15 April 2026 Post approval document Received audit email from Planning (via Major Projects) dated 1 July 2026	A commencement notification letter was prepared in April 2026 and addressed to the Planning Secretary, advising that construction commenced on 29 April 2026. However, at the time of the audit, no evidence was available to demonstrate that the notification had been submitted to the Planning Secretary. Subsequently, formal notification was provided to the Planning Secretary on 1 July 2026.	Non-compliant
Pre-Construction Dilapidation Report						
C2			Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of all adjoining private properties, and Council assets that are likely to be impacted by the proposed works.	Dilapidation Report prepared by Trinity Fitout and Construction (February, 2026)	The only assets are council assets, the report was provided to Council on the 3 March 2026.	Compliant
Protection of Public Infrastructure						
C3			Prior to commencement of construction, the Applicant must:			Not triggered
	(a)		consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;			
	(b)		prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and		No changes to utilities required as part of these works	
	(c)		submit a copy of the dilapidation report to the Certifier and Council.			
Site contamination						
C4			Prior to the commencement of works for a relevant construction phase, the Applicant must engage a Site Auditor in accordance with the requirements of the Contaminated Land Management Act 1997 for the purposes of remediation work.	Remedial Action Plan dated 18 July 2018 and prepared by Alliance Geotechnical. CC1 - construction certification solutions 15 April 2026	No contamination on this portion of the site. The certifier has confirmed that the remediation action plan does not apply to this portion of the site. A review of the RAP as part of this audit confirms that the site of the early learning centre did not contain contamination. There have been no unexpected finds.	Not triggered
C5			An interim Site Auditor's advice must be provided at the completion of the remediation works for each stage of construction certifying that the soil contamination has been appropriately managed and that the remediation works have been satisfactorily completed.		Not applicable to this scope of works.	Not triggered
C6			Prior to the commencement of demolition works, an asbestos management plan (AMP) must be prepared and submitted to the Site Auditor for review and approval. The AMP must satisfy the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 - asbestos wastes. All asbestos removal works must be undertaken in accordance with the asbestos management plan.		Not applicable to this scope of works.	Not triggered
C7			All existing subsurface effluent disposal areas (if any within the site) must be removed and backfilled with Virgin Excavated Natural Material (VENM). Any septic tank, collection well or aerated wastewater treatment system is to be removed or reused in accordance with NSW Health Advisory Note 3 – Destruction, Removal or Reuse of Septic Tanks, Collection Wells and Aerated Wastewater Treatment Systems and other Sewage Management Facilities.		Not applicable to this scope of works.	Not triggered
Unexpected Contamination Procedure						
C8			Prior to the commencement of earthworks for a relevant construction phase, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the Construction Environmental Management Plan in accordance with Schedule 3 condition C18 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	CEMP V1 16/2/26	Unexpected finds procedure included in the CEMP	Compliant
Pre-Construction Dilapidation Report						
C9			Prior to the commencement of construction for a relevant construction phase, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.	Dilapidation report Trinity Fitout and Construction (February, 2026). Email to council 2 March 2026 re C9	The report was provided to Council on the 3 March 2026.	Compliant
Community Communication Strategy						

C10			No later than two weeks before the commencement of any construction works on the site, a Community Communication Strategy must be submitted to the Planning Secretary for information prior to the commencement of construction or within another timeframe agreed with the Planning Secretary. 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 of all construction phases within Stage 1. The Community Communication Strategy must:	St Anthony of Padua Catholic College Community Communication Strategy (Urbis May 2022)	This CCS has been adopted for the whole Project.	Compliant
	(a)		identify people to be consulted during the design and construction phases;			
	(b)		set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;			
	(c)		provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;			
	(d)		set out procedures and mechanisms:			
		(i)	through which the community can discuss or provide feedback to the Applicant;			
		(ii)	through which the Applicant will respond to enquiries or feedback from the community; and			
		(iii)	to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.			
	(e)		include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water and contamination.			
Demolition						
C11			Prior to the commencement of demolition, a demolition work plan required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary for information.	Marcy Projects Pty Ltd Soft Strip Out Methodology Statement And CC 1	Removal of modular building and foundations was undertaken by Marcy Projects.	Compliant
Ecologically Sustainable Development						
C12			Prior to the commencement of construction of a relevant construction phase, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:	NEESON MURCUTT NEILLE Architectural design statement 26 March 2026 CONSTRUCTION CERTIFICATE No. C2024061 - Construction Certification Solutions 18 June 2026	The Architectural design statement confirms compliance with all design requirements in the plans and was provided to the Certifier. CC2 confirms compliance with this condition.	Compliant
	(a)		appoint a suitably qualified Green Star Accredited Professional to monitor the detailed design of the proposed works to ensure that all ESD measures set out in the initiatives within the ESD Report prepared by JHA Consulting Services and dated 1 November 2018 (Appendix M of the EIS), are incorporated; or			
	(b)		submit evidence to the satisfaction of the Certifier from a suitably qualified Green Star Accredited Professional that the ESD measures in the initiatives within the ESD Report prepared by ESD Report prepared by JHA Consulting Services and dated 1 November 2018 (Appendix M of the EIS) have been incorporated into the design of the works proposed.			
Roadworks						
C13			Prior to the commencement of the relevant construction phase, the Applicant must submit design plans to the satisfaction of the Certifier which demonstrates that the proposed internal roads comply with Appendix 3 of Planning for Bush Fire Protection 2019.	Site visit	The site visit and review of relevant plans noted that there are no road works being undertaken as part of the scope for the ELC or any requirement for a S138	Not triggered
			Prior to commencement of construction of the roadworks in the relevant construction phase, the Applicant must:			Not triggered
	(a)		obtain the required road occupancy, road opening permits and work zone approval from Council (requirements under section 138 of the Roads Act 1993);			Not triggered

C14	(b)		prepare a Traffic Control Plan and include details of proposed management measures for pedestrian and cyclist access in accordance with AS 1742.3 and the TfNSW (RMS) publication ‘Traffic Control at Worksites’;		undertaken as part of the scope for the LEO or any requirement for a S150.	Not triggered
	(c)		obtain certification of the Traffic Control Plan from an accredited TfNSW (RMS) Traffic Controller; and			Not triggered
	(d)		submit the above documents and approvals to the Certifier and Council for information.			Not triggered
Outdoor Lighting						
C15			Prior to commencement of lighting installation for a relevant construction phase, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	NEESON MURCUTT NEILLE Architectural design statement 26 March 2026 CONSTRUCTION CERTIFICATE No. C2024061 - Construction Certification Solutions 18 June 2026	The Architectural design statement confirms compliance with all design requirements in the plans and was provided to the Certifier. CC2 confirms compliance with this condition.	Compliant
C16			Prior to the commencement of works in relation to any streetlights on the roads surrounding the site, a lighting design brief in accordance with Council’s and Endeavour Energy’s specifications for all new public street lightings should be prepared in consultation with Council. The design brief must be submitted to the satisfaction of the Certifier and a copy submitted to Council for information.		No street lighting required for this phase of works.	Not triggered
Environmental Management Plan Requirements						
C17			Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	CEMP V1 16/2/26	The audit reviewed all management plans and found them to be broadly consistent with these requirements.	Compliant
	(a)		detailed baseline data;			
	(b)		details of:			
		(i)	the relevant statutory requirements (including any relevant approval, licence or lease conditions);			
		(ii)	any relevant limits or performance measures and criteria; and			
		(iii)	the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;			
	(c)		a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;			
	(d)		a program to monitor and report on the:			
		(i)	impacts and environmental performance of the development;			
		(ii)	effectiveness of the management measures set out pursuant to paragraph (c) above;			
	(e)		a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;			
	(f)		a program to investigate and implement ways to improve the environmental performance of the development over time;			
	(g)		a protocol for managing and reporting any:			
		(i)	incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);			
		(ii)	complaint;			
		(iii)	failure to comply with statutory requirements; and			
(h)		a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.				
Note:		The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.				
Construction Environmental Management Plan						
			Prior to the commencement of construction of each relevant construction phase, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the satisfaction of Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:			
	(a)		Details of:			
		(i)	hours of work;			
				Section 2 - Operating hours		

C18		(ii)	24-hour contact details of site manager;	CEMP V1 16/2/26	Section 3 - Project contact details	Compliant
		(iii)	management of dust and odour to protect the amenity of the neighbourhood;		Section 6.1.1 – Air Quality and Dust Management; Section 7.6 – Dust Control	
		(iv)	stormwater control and discharge;		Section 7 – Sediment and Erosion Control; Section 7.4 – Stormwater Inlets	
		(v)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;		Section 7.3 – Vehicle Access	
		(vi)	groundwater management plan including measures to prevent groundwater contamination;		Section 6.6 – Groundwater	
		(vii)	external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;		Included in CC2	
		(viii)	community consultation and complaints handling;		Section 5.3 – Neighbour Notification	
	(b)		Construction Traffic and Pedestrian Management Sub-Plan (Schedule 3 condition C20);		Appendix 2 – CTPMSP & Section 6.3 & Appendix 3	
	(c)		Construction Noise and Vibration Management Sub-Plan (Schedule 3 condition C21);		Appendix 5 – Waste Management Sub-Plan (p.18)	
	(d)		Construction Waste Management Sub-Plan (Schedule 3 condition C22);		Section 6.4 – Waste Management & Appendix 5	
	(e)		Aboriginal Cultural Heritage Management Sub-Plan (Schedule 3 condition C23);		Appendix 7 – Aboriginal Cultural Heritage Management Plan	
	(f)		Construction Soil and Water Management Sub-Plan (Schedule 3 condition C24);		Appendix 6 & Section 7	
	(g)		an unexpected finds protocol for contamination and associated communications procedure;		Appendix 8 - Unexpected Finds Protocol	
	(h)		an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and		Appendix 8 - Unexpected Finds Protocol	
	(i)		waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.		Section 6.4 - Waste Management	
C19			The Applicant must not commence construction of a construction phase of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.		The CEMP has been approved by the Certifier but not submitted to the Department	Non-compliant
C20			A 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:	Construction Traffic and Pedestrian Management Sub-Plan (Traffix, March 2026)	Prepared.	Compliant
	(a)		be prepared by a suitably qualified and experienced person(s);		Prepared by Traffix, a specialist consultancy - lead author has master in Traffic and Transport Engineering	
	(b)		be prepared in consultation with Council;		CTPMP prepared in consultation with Liverpool council	
	(c)		detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and		Section 3.2 - Road Network	
	(d)		detail heavy vehicle routes, access and parking arrangements.		Section 5.1 -Truck routes, Section 5.2 - Construction access, Section 5.4 - Parking	
C21			The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Construction Noise and Vibration Management Sub-Plan (Acoustic Logic, May 2022)	CNVMP has not been updated for this scope of works.	Non-compliant
	(a)		be prepared by a suitably qualified and experienced noise expert;		Acoustic Logic are a professional noise and vibration consultancy.	
	(b)		describe procedures for achieving the noise management levels in EPA’s Interim Construction Noise Guideline (DECC, 2009);		Section 4.2 describes EPA guidelines Section 5.5 and Section 7 provides measures to achieve guidelines.	
	(c)		incorporate the measures as recommended in the Noise and Vibration Impact Assessment report for (SSDA 8865) (Project No. 200489, Revision B dated 31 March 2021) prepared by JHA, as amended by Noise Impact Assessment (SSD-8865) Revision B prepared by JHA and dated 25 September 2024;		The CNVMP has not been updated to include the amended noise impact assessment by JHA (Sept 2024).	
	(d)		(deleted);		Noted.	
	(e)		describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;		Section 5.3 and 5.5 and Section 7 deal with high noise generating works.	
	(f)		include strategies that have been developed with the community for managing high noise generating works;		High impact noise is not part of these works.	
	(g)		describe the community consultation undertaken to develop the strategies in Schedule 3 condition C21(c);		Consultation is included in the Section 5.5 of the CNVMP.	
	(h)		include a complaints management system that would be implemented for the duration of the construction; and		Section 8 addresses complaints handling.	

	(i)		include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with Schedule 3 condition C21(c).		Section 7.1.7 discuss monitoring techniques, however monitoring is only in response to complaints.	
C22			The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:	Waste and Recycling Management Plan (Trinity, 2026)	Quantifies waste estimates by type - Section 6 – Identification and Classification.	Compliant
	(a)		detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and			
	(b)		removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.		Targets are specified, includes criteria for disposal (ie to a licenced facility).	
C23			The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:	Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) (Kayandel 2022)	The plan was prepared by Kayandel, a specialist Aboriginal Heritage consultancy.	Compliant
	(a)		be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties (RAPs); and			
	(b)		include recommendations of the Aboriginal Cultural heritage Assessment Report (ACHAR) prepared by Kayandel dated August 2018.		RAP consultation documented, including: - Draft and revised ACHMSP issued to RAPs - RAP comments received and responded to - Ongoing consultation commitments.	
C24			The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:	Construction Soil and Water Management Plan (Warren Smith Consulting Engineers (WSCE), February	Plan prepared by WSCE Consultation with Council: - Email submission to Liverpool City Council requesting review	Compliant
	(a)		be prepared by a suitably qualified expert, in consultation with Council;			
	(b)		describe all erosion and sediment controls to be implemented during construction in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the ‘Blue Book’;	Site specific ESCP	Detailed ESCP - in accordance with Blue Book.	
	(c)		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);	Construction Soil and Water Management Plan (Warren Smith Consulting Engineers (WSCE), February 2026)	Includes procedures for managing both minor and major rainfall events.	
	(d)		detail all off-Site flows from the Site; and		Dewatering surface water	
	(e)		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 1-year ARI, 1 in 5-year ARI.		Minor and major rainfall events are detailed in the SWMP.	
C25			A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:	Construction Traffic and Pedestrian Management Sub-Plan (Traffix, March 2026)	Section 5.7 of the CTMP includes driver code of conduct .	Compliant
	(a)		minimise the impacts of earthworks and construction on the local and regional road network;		Section 5.2 of the CTMP includes measures to minimise impacts to the local and regional road network.	
	(b)		minimise conflicts with other road users;		Section 5.2 of the CTMP includes measures to minimise conflicts with other road users.	
	(c)		minimise road traffic noise; and		Section 5.2 of the CTMP.	
	(d)		ensure truck drivers use specified routes.		Section 5.2 of the CTMP.	
Soil and Water						
C26			Prior to the commencement of construction of a relevant stage, the Applicant must:	Site inspection and ESCP	Erosion and Sediment controls on site included a bund on the upside of the Project, sediment fencing and covered pits.	Compliant
	(a)		install erosion and sediment controls on the site to manage wet weather events in accordance with the CSWMSP (Schedule 3 condition C24); and			
	(b)		divert existing clean surface water around operational areas of the site.			
C27			Prior to the commencement of construction of a relevant stage, the Applicant must implement measures to manage Acid Sulfate Soils. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils.		Based on the findings in the Alliance Geotechnical Report, acid sulphate soils are not expected to occur.	Not triggered

Construction Parking						
C28			Prior to the commencement of construction of a relevant stage, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that heavy construction vehicles or site personnel vehicles associated with the development does not park on public and residential streets or utilise nearby public parking facilities.	Site inspection and CTMP	The CTMP notes construction parking. At the time of the audit all machinery and vehicles were contained on site or in the construction parking area.	Compliant
Operational Noise – Design of Mechanical Plant and Equipment						
C29			Prior to installation of mechanical plant and equipment for a relevant stage, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment report for (SSDA 8865) (Project No. 200489, Revision B dated 31 March 2021) prepared by JHA, as amended by Noise Impact Assessment (SSD-8865) Revision B prepared by JHA and dated 25 September 2024, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise and Vibration Impact Assessment report for (SSDA 8865) (Project No. 200489, Revision B dated 31 March 2021) prepared by JHA, as amended by Noise Impact Assessment (SSD-8865) Revision B prepared by JHA and dated 25 September 2024.	VOS Group Mechanical Design Statement, 8 May 2026	The Mechanical Design Statement confirms compliance with this condition.	Compliant
Aboriginal Heritage						
C30			Prior to the commencement of construction of a relevant stage, the Applicant must consult with RAPs to determine specific requirements and management measures to be used on site during construction, including protection of any objects or items in perpetuity.	Aboriginal Cultural Heritage Management Sub-plan (Kayandel Report, dated 26/4/2026	Included as part of the ACHMP.	Compliant
Operational Waste Storage and Processing						
C31			Prior to the commencement of construction of a relevant stage, 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, the design of the operational waste storage area must be in accordance with Council’s standards. Evidence of the design and Council endorsement (where relevant) must be provided to the Certifier.	Waste storage verification statement	Waste storage for the ELC has already been constructed.	Compliant
Public Domain Works						
C32			Prior to the commencement of any footpath or public domain works of a relevant stage, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	NA	Public domain works are not part of these works.	Not triggered
Infrastructure upgrades						
C33			Prior to the commencement of construction of a relevant stage, the Applicant must obtain necessary approvals from Sydney water to upgrade the water and sewer mains to cater for the development.	NA	Not relevant to this Phase.	Not triggered
C34			Deleted by SSD-8865-Mod-5	NA	Not relevant to this Phase.	Not triggered
C35			Deleted by SSD-8865-Mod-5	NA	Not relevant to this Phase.	Not triggered
C36			Deleted by SSD-8865-Mod-5	NA	Not relevant to this Phase.	Not triggered
C37			Deleted by SSD-8865-Mod-5	NA	Not relevant to this Phase.	Not triggered
PART D DURING CONSTRUCTION						
Site Notice						
D1			A site notice(s):	Site visit	The site visit confirmed that the site notice board was compliant with these requirements	Compliant
	(a)		must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;			
	(b)		minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;			
	(c)		the notice is to be durable and weatherproof and is to be displayed throughout the works period;			

	(d)		the approved hours of work, the name of the 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; and			
	(e)		the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.			
Operation of Plant and Equipment						
D2			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.	Hammertech inspection records EWP 24/6/2026	The audit reviewed the site plant induction process, which includes verification of maintenance requirements.	Compliant
Independent Environmental Audit						
D3			Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Site interviews Compliance emails dated 1/7/2026	During the site visit it became apparent that the auditor had not been agreed to in writing by the planning secretary. Independence statements, the audit program and CVS have subsequently been submitted to the department.	Non-compliant
D4			Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifier.	CC1	The Audit Plan was provided to the Certifier but not the Planning Secretary.	Non-compliant
D5			Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is:		Audit frequency was planned in accordance with the current post approval requirements 2026. Construction commenced on the 20 April and the audit commenced with off site document review on the 4 June 2026 and a site visit on the 25 June 2026.	Compliant
	(a)		An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and			
	(b)		A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.		This requirement has been included in the Audit program.	
D6			The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks' notice to the applicant of the date upon which the audit must be commenced.		Noted.	Not triggered
D7			Independent Audits of the development must be carried out in accordance with:	Independent Audit Post Approval requirements Department Planning March 2026	The Audit is being carried out in accordance with the requirements of the Audit Plan, as submitted to the Certifier.	Compliant
	(a)		the Independent Audit Program submitted to the Planning Secretary and the Certifier under condition D4 of this consent; and			
	(b)		the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).		This document has been superseded by the Post Approval requirements (2026). This Audit has been undertaken in accordance with the updated requirements.	
D8			In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:		This is the first Audit for this phase of works.	Not triggered
	(a)		review and respond to each Independent Audit Report prepared under condition D4 of this consent;			
	(b)		submit the response to the Planning Secretary and the Certifier; and		This is the first Audit for this phase of works.	Not triggered
	(c)		make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.			
D9			Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Department within 21 days of the date referenced in the Independent Audit Program, unless otherwise agreed by the Planning Secretary.		This is the first Audit for this phase of works.	Not triggered
D10			Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.		Noted.	Not triggered
Demolition						
D11			Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by Schedule 3 condition C11.	Marcy Projects Pty Ltd Soft Strip Out Methodology Statement And CC 1	This standard is referenced within the methodology prepared by a suitably qualified contractor.	Compliant
Construction Hours						

D12			Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Induction materials - site visit	Gates are locked - site visit noted locked gate. Hours are included in induction materials and pre-start information.	Compliant
	(a)		between 7am and 6pm, Mondays to Fridays inclusive; and		No works.	
	(b)		between 8am and 1pm, Saturdays.		Noted.	
			No work may be carried out on Sundays or public holidays.			
D13			Construction activities may be undertaken outside of the hours in Schedule 3 condition D12 if required:	NA	No works have been undertaken outside of these working hours. These requirements are noted in inductions.	Not triggered
	(a)		by the Police or a public authority for the delivery of vehicles, plant or materials; or			
	(b)		in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or			
	(c)		where the works are inaudible at the nearest sensitive receivers; or			
	(d)		where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.			
D14			Notification of such construction activities as referenced in Schedule 3 condition D13 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	NA	Not relevant.	Not triggered
D15			Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours:	Induction materials - site visit.	No rock breaking is required.	Not triggered
	(a)		9am to 12pm, Monday to Friday;			
	(b)		2pm to 5pm Monday to Friday; and			
	(c)		9am to 12pm, Saturday.			
Implementation of Management Plans						
D16			The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Site visit included in contracts, inductions	Works are being carried out in accordance with the CEMP.	Compliant
D17			The Applicant must implement the measures specified in the approved Traffic Control Plan when undertaking works within the road reserves surrounding the site.	Site visit included in contracts, inductions	Works are being carried out in accordance with the Traffic Control Plan.	Compliant
Construction Traffic						
D18			All construction vehicles (including site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Site visit included in contracts, inductions	All vehicles were contained within site at the time of the site visit, there have been no complaints regarding worker vehicles.	Compliant
Hoarding Requirements						
D19			The following hoarding requirements must be complied with:	Site visit	No graffiti or advertising was noted on the hoarding and none has occurred to date.	Compliant
	(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.			
No Obstruction of Public Way						
D20			The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site visit	There was no evidence that this had occurred.	Compliant
Construction Noise Limits						
D21			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 CNVMSP (Schedule 3 condition C21).	Site visit and interviews, complaints register, email dated 22.5.2026	The works do not include particularly noisy works, hoarding is in place, there have been no complaints. Regular consultation is occurring with the school - the Auditor reviewed consultation regarding concrete pour which included 3D imagery of routes, noting entrances' and timing.	Compliant
D22			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 Schedule 3 condition D12.	Gates locked, included in induction	No evidence of this was noted.	Compliant
D23			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.	Hammertech records	Excavators were fitted with quaker-style reversing alarms, while smaller equipment did not utilise audible reversing beepers.	Compliant
Vibration Criteria						

D24			Vibration caused by construction at any residence or structure outside the site must be limited to:	Site visit	No vibratory works being undertaken and no residential buildings within 30m	Compliant
	(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).			
D25			Vibratory compactors must not be used closer than 30m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in Schedule 3 condition D24.	NA	Not relevant.	Not triggered
D26			The limits in conditions D24 and D25 apply unless otherwise outlined in a CNVMSP (schedule 3 condition C21) approved as part of the CEMP required by Schedule 3 condition C18 of this consent.	NA	Not relevant.	Not triggered
Tree Protection						
D27			For the duration of the construction works:	Site visit	No trees were removed for this Phase of works and there is no expected impact to trees.	Compliant
	(a)		street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;			
	(b)		all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;			
	(c)		all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment report prepared by Moore Trees dated 26 March 2021 and Bushfire Assessment Report prepared by Building Code & Bushfire Hazard Solutions Pty Ltd, dated 26 March 2021;			
	(d)		if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater;			
	(e)		any landscape works within the remnant patch of Cumberland Plain Woodland (CPW) must be undertaken under the supervision of a suitably qualified bush regenerator or ecologist;			
	(f)		a suitably qualified arborist (Diploma in Arboriculture) must establish tree protection fencing in accordance with Australian Standard 4970:2009 Protection of Trees on Development Sites prior to any works commencing on site; and			
	(g)		no encroachment greater than 10% of the tree protection zone is to occur without prior confirmation from the project arborist that this can occur without adverse impacts to trees.			
Air Quality						
D28			The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site visit	Shade cloth on fences.	Compliant
D29			During construction, the Applicant must ensure that:	Site visit	Water carts used as required, no dust complaints, no stockpiling on site, limited excavation, multiple taps and hoses noted during site visit.	
	(a)		exposed surfaces and stockpiles are suppressed by regular watering;			
	(b)		all trucks entering or leaving the site with loads have their loads covered;	Construction Soil and Water Management Plan (Warren Smith Consulting Engineers (WSCE), February 2026)	Requirement for covered loads is included in the SWMP.	
	(c)		trucks associated with the development do not track dirt onto the public road network;	Site visit, stabilised exit point	No evidence of mud tracking despite wet weather at the time of Audit.	
	(d)		public roads used by these trucks are kept clean; and		All weather rail ballast at exit point to minimise mud tracking.	

	(e)		land stabilisation works are carried out progressively on site to minimise exposed surfaces.		Stabilisation has not commenced.	
Erosion and Sediment Control						
D30			All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the ‘Blue Book’.	ESCP and site visit	Sediment fence and covered pits noted on site. The site is currently lower than the exit point, with the outside edge of footpath acting as a bund.	Compliant
Imported Soil						
D31			The Applicant must:	Crplus 3 June 2026 docket	40-70mm ballast supplied by Crplus 3 June 2026 noting compliance with EPA requirements	Compliant
	(a)		ensure that only VENM, ENM, or other material approved in writing by 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.			
Building works						
D32			Construction related works such as brick cutting, mixing mortar and the washing of tools, paint brushes, formwork, concrete trucks and the like must not be performed on the public footway or any other locations which may lead to water pollution.	Site visit	Only washout of concrete lines and chute has occurred and waste material is being binned and recycled.	Compliant
Disposal of Seepage and Stormwater						
D33			Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building 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.	Weekly Inspection 19/6/26	All water is contained on site and no water is being discharged. The SWMP includes a section on minor and major rainfall events.	Compliant
Emergency Management						
D34			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	Induction and site visit Emergency drill 31/3 and 17/6/26	The induction material includes these requirements. Mock emergency drills are being undertaken.	Compliant
Unexpected Finds Protocol – Aboriginal Heritage						
D35			In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EESG and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EESG to develop and implement management strategies for all objects / sites. Works shall only recommence with the written approval of EESG.	Unexpected finds procedure and induction	Unexpected Finds Procedure covers this requirements. This is also included in the induction material.	Compliant
Unexpected Finds Protocol – Historic Heritage						
D36			If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.		There have been no unexpected finds.	Not triggered
Consultation with RAPs						
D37			The Applicant must consult with the relevant RAPs throughout the construction phase for all stages and until all works associated with the development are completed. The ongoing consultation must occur at intervals not exceeding 6 months as recommended by the ACHAR.	Aboriginal Cultural Heritage Management Sub-plan (Kayandel Report, dated 26/4/2026	Consultation with RAPs have occurred as evidenced by the Kayadel report. Mostly commentary was around landscaping and school requirements for library material etc.	Compliant
Waste Storage and Processing						
D38			All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site visit	Waste is stored in bins or ready to be collected in bins.	Compliant

D39			All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Trinitas GP Waste Classification Report 1 May 2026	Excavated material was classified as General Solid Waste (non Putrescible).	Compliant
D40			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 visit	Waste concrete was noted in one location on site in a separate area waiting to harden and placed in bin.	Compliant
D41			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.	Monthly waste report for May - June 2026	The waste report notes that 99% of material was able to be recycled and was recorded as separate waste.	Compliant
D42			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.		No hazardous material has been encountered.	<i>Not triggered</i>
Outdoor Lighting						
D43			The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.		External lighting is yet to be installed but has been designed to this requirement as evidenced by CC2.	<i>Not triggered</i>
Roadworks						
D44			All works within the road reserves are to be completed at no cost to Council or TfNSW (RMS).		No external road works.	<i>Not triggered</i>
PART E PRIOR TO ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION						
Notification of Occupation						
E1			At least one month prior to commencement of operation of each construction phase, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one week before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			<i>Not triggered</i>
Development Contributions						
E2			Prior to the issue of the occupation certificate or commencement of operation of each construction phase, a contribution under Section 7.11 of the EP&A Act in accordance with Liverpool Contributions Plan 2014 must be paid to Council (consultation with Council must be undertaken to calculate the appropriate levy). Monetary contributions may be offset by delivery of any works in kind identified in the Works Schedule in accordance with the provisions of the plan. Prior to payment Council can provide the value of the indexed levy.			<i>Not triggered</i>
Site Audit Report						
E3			Upon completion of remedial works for each construction phase and prior to commencement of operation of that stage, a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor, must be submitted to the Planning Secretary and Certifier for information. The Site Audit Report and Section A Site Audit Statement must verify that the relevant part of the site is suitable for the purpose of an educational establishment.			<i>Not triggered</i>
External Walls and Cladding						
E4			Prior to commencement of operation of each construction phase, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			<i>Not triggered</i>
E5			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.			<i>Not triggered</i>
Post-construction Dilapidation Report						
			Prior to commencement of operation of each construction phase, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:			
	(a)		to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;			

E6	(b)		to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:			Not triggered
		(i)	compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and			
		(ii)	have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.			
	(c)		to be forwarded to Council.			
Protection of Public Infrastructure						
E7			Unless the Applicant and the applicable authority agree otherwise, the Applicant must:			Not triggered
	(a)		repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and			
	(b)		relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.			
	Note:		This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by E2 of this consent.			
Protection of Property						
E8			Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.			Not triggered
Utilities and Services						
E9			Prior to commencement of operation of each construction phase, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.			Not triggered
Roadworks, Access and pedestrian infrastructure						
E10A			Prior to operation of the school with a school population up to 975 students, the following roadworks required by this development consent must be completed to the satisfaction of the Council. The roadworks must include:			Not triggered
	(a)		construction of full width of the road reserve for Eleventh Avenue including 6 bus bays with the required footpaths, shared cyclist / pedestrian paths, signage and line marking; and			
	(b)		construction of all associated vehicular crossings / access points to the site.			
			The Applicant must obtain approval for the works under section 138 of the Roads Act 1993, prior to construction of the above roadworks.			
E10B			Within six months of the date of determination of Mod 5 or prior to any increase in the student population above 1450 students (whichever occurs first), the following roadworks required by this development consent must be completed to the satisfaction of the Council and be operational. The roadworks must include:			Not triggered
	(a)		construction of pedestrian crossings (either Wombat crossing or any other interim crossing as permitted by the warrants across the section of Tenth Avenue fronting the college approved by Council) with associated signage and line marking.			
	(b)		construction of full width of road reserve for Fourth Avenue including 3 bus bays with required footpaths, signage and line marking.			
	(c)		construction off full width of road reserve for Tenth Avenue with required footpaths, signage and line marking.			
			The Applicant must obtain approval for the works under section 138 of the Roads Act 1993, prior to construction of the above roadworks.			
E10C			Within 12 months of the date of determination of Mod 5 or prior to any increase in the student population above 1450 students, (whichever occurs sooner), the following roadworks required by this development consent must be completed to the satisfaction of the Council and be operational. The roadworks must include:			Not triggered
	(a)		construction of two interim intersection treatments at the Fourth Avenue / Tenth Avenue and Fourth Avenue / Eleventh Avenue intersections with required footpaths, signage and line markings.			

			The Applicant must obtain approval for the works under section 138 of the Roads Act 1993, prior to construction of the above roadworks.			
E10D			Notwithstanding the requirements of condition E10C, the interim intersection treatments at the Fourth Avenue / Tenth Avenue and Fourth Avenue / Eleventh Avenue intersections may be subject to construction works from time to time associated with the delivery of the permanent dual lane roundabouts at the intersections required by Schedule 3 Condition E10E.			Not triggered
E10E			Within 30 months of the date of determination of Mod 5, or prior to the issue of an occupation certificate for the main hall, or prior to commencement of the operation of the school with a student population of more than 1870 students (whichever occurs earlier), the following roadworks required by this development consent must be completed to the satisfaction of the Council and be operational. The roadworks must include:			Not triggered
	(a)		two permanent dual lane roundabouts at the intersection of Fourth Avenue / Tenth Avenue and Fourth Avenue / Eleventh Avenues with required footpaths, signage and line markings.			
			The Applicant must obtain approval for the works under section 138 of the Roads Act 1993, prior to construction of the above roadworks.			
E10F			E10F. Notwithstanding the requirements of condition E10E, the Planning Secretary may agree to an occupation certificate being issued in relation to the main hall, before the permanent dual lane roundabouts described in condition E10E are operational, provided written evidence is submitted to the Planning Secretary of Council being satisfied that the relevant works are underway and agreeing occupation of the hall occurring.			Not triggered
E11			The Applicant must install an interim pedestrian crossing on Eleventh Avenue prior to the commencement of operation of construction phase 1. The Applicant must prepare design plans for the crossing prior and obtain the necessary approvals from Council to its installation.			Not triggered
Adjustment of site boundary and dedication of land						
E12			Prior to the commencement of operation of the school with a student population greater than 1870 students, or within 12 months of completion of the two permanent dual lane roundabouts at the intersection of Fourth Avenue / Tenth Avenue and Fourth Avenue / Eleventh Avenues (whichever occurs earlier), the site boundary must be adjusted to exclude the widened sections of the roads (Eleventh, Tenth and Fourth Avenues). The widened sections of the roads must be dedicated to Council at no cost to the Council and subject to Council's approval. Evidence of the land dedication, the boundary adjustments and associated registered documents must be submitted to the satisfaction of the Council and a copy given to the Certifier.			Not triggered
Works as Executed Plans						
E13			Prior to the commencement of operation of each construction phase, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.			Not triggered
Acoustic fence						
E14			The construction of the acoustic fence along the eastern boundary as per the approved plans in Schedule 3 condition A2 must be constructed in accordance with the recommendations outlined in the Noise Impact Assessment prepared by JHA Services and dated 25 September 2024, and completed in the relevant construction phase.			Not triggered
Green Travel Plan						
			Prior to the commencement of operation of construction phase 1, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Certifier to promote the use of active and sustainable transport modes. The plan must:			
	(a)		be prepared by a suitably qualified traffic consultant in consultation with Transport for NSW (TfNSW) and Council;			

E15	(b)		include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP, being consistent with the draft GTP prepared by St Anthony of Padua Catholic School dated October 2019 and including the staff / student mode targets;			Not triggered
	(c)		include specific tools and actions to help achieve the objectives and mode share targets;			
	(d)		include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and			
	(e)		include details regarding the methodology and monitoring / review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.			
E16			Prior to the operation of the school with a student population greater than 1450 students but no greater than 1870 students, an updated Green Travel Plan (GTP) must be prepared to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:			Not triggered
	(a)		be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW;			
	(b)		be generally consistent with the draft the Green Travel Plan prepared by St Anthony of Padua Catholic School dated October 2019 with updated references to staff and student numbers where relevant;			
	(c)		include objectives and mode share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;			
	(d)		include specific mitigation and management tools and actions to help achieve the objectives and mode share targets;			
	(e)		include details to demonstrate how and which bus services would be provided, increased and accommodated to satisfy the additional demand likely to be generated by additional students;			
	(f)		include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;			
	(g)		include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; and			
	(h)		shall be approved by the Planning Secretary prior to the operation of the school with a student population of 1870 students or greater.			
E16A			Prior to the commencement of operation of the school with a student population greater than 1870, the GTP required by Schedule 3 condition E16, must be updated to the Planning Secretary's satisfaction to include the relevant additional student / staff numbers and the corresponding sustainable transport measures. The updated GTP must be prepared in consultation with Council and must be submitted for the Planning Secretary's approval.			Not triggered
Parking Provisions						
E17			Prior to the commencement of operation of the school with a student population of 975, of 1450, of 1870 and of 2402 students or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the satisfaction of the Certifier that demonstrates that:			Not triggered
	(a)		the minimum number of car parking spaces, bicycle parking spaces and drop-off and pick-up spaces for the corresponding student population operation are provided on site as approved in accordance with Schedule 3 condition B8;			
	(b)		all car parking spaces comply with the current version of AS2890.1 and AS2890.6 (for disabled car spaces);			

	(c)		the turning areas and driveway gradients comply with the latest versions of AS2890.1;			
	(d)		the swept path of the longest vehicle accessing the site complies with the latest version of AS2890.2; and			
	(e)		all bicycle parking spaces provided within the site and designed in accordance with the requirements of AS2890.3:2015 Parking facilities, Bicycle Parking.			
Operational Transport and Access Management Plan (OTAMP)						
E18			Prior to the commencement of operation of the school with a school population no greater than 1450 students, the Applicant must prepare an OTAMP for the school in consultation with Council and to the satisfaction of the Certifier, The OTAMP must include (but not be limited to):			Not triggered
	(a)		the measures to safely manage the daily transport task to / from the school;			
	(b)		the recommendations in the draft Traffic and Parking Management Plan prepared by dated October 2019;			
	(c)		the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);			
	(d)		the location and operational management procedures of the pick-up and drop-off parking located within the site, including staff management/traffic controller arrangements;			
	(e)		the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for school drop-off / pick-up, excursions and sporting activities, including staff management/traffic controller arrangements;			
	(f)		staggering of drop-off / pick-up times, with afternoon pick-up times staggered over a one-hour period once student enrolments reach 1000;			
	(g)		delivery and services vehicle and bus access and management arrangements;			
	(h)		management of approved access arrangements;			
	(i)		car parking arrangements and management associated with the proposed use of school facilities by community members;			
	(j)		maintaining bus accessibility and student waiting areas;			
	(k)		safe parent and student behaviour during drop-off and pick-up;			
	(l)		safe pedestrian movements to the school entrances, minimising vehicle-pedestrian conflicts;			
	(m)		responsibilities of various personnel executing the plan; and			
	(n)		measures to monitor, review the performance and make improvements to the plan.			
E18A			Prior to the operation of the school with a student population greater than 1450 students and again prior to the operation of the school with a student population of greater than 1870 students, the Applicant must update the OTAMP for the school in consultation with Council and to the satisfaction of the Planning Secretary in relation to the maximum student numbers as relevant. The updated OTAMP must include (but not be limited to):			Not triggered
	(a)		the measures to safely manage the daily transport task to / from the school;			
	(b)		the recommendations in the draft Traffic and Parking Management Plan prepared by dated October 2019;			
	(c)		the location of all car parking spaces on the school campuses and their allocation (i.e. staff, visitor, accessible, emergency, etc.);			
	(d)		the location and operational management procedures of the pick-up and drop-off parking located within the site, including staff management/traffic controller arrangements;			
	(e)		the location and operational management procedures for the pick-up and drop-off of students by buses and coaches for school drop-off / pick-up, excursions and sporting activities, including staff management/traffic controller arrangements;			
	(f)		staggering of drop-off / pick-up times, with afternoon pick-up times staggered over a one-hour period;			
	(g)		delivery and services vehicle and bus access and management arrangements;			
	(h)		management of approved access arrangements;			

	(i)		car parking arrangements and management associated with the proposed use of school facilities by community members;			
	(j)		maintaining bus accessibility and student waiting areas;			
	(k)		safe parent and student behaviour during drop-off and pick-up;			
	(l)		safe pedestrian movements to the school entrances, minimising vehicle-pedestrian conflicts;			
	(m)		responsibilities of various personnel executing the plan;			
	(n)		measures to monitor, review the performance and make improvements to the plan;			
	(o)		the identification of potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off/pick-up zones and bus parking; and			
	(p)		details of the outcomes of the monitoring and review program.			
Evacuation and Emergency Planning						
E19			Prior to the commencement of operation of phase 1, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014.The plan must be updated prior to the commencement of operation of each subsequent stage taking into consideration the additional buildings and intensification of usage of the site.			Not triggered
E20			Prior to the commencement of operation of phase 1, an Emergency Management Plan must be prepared in consultation with Council and the State Emergency Service for the safe evacuation of students and staff members during a Probably Maximum Flood (PMF) event. The Plan may include a shelter in place strategy if appropriate having regard to the likely duration of impacts during a PMF event. The plan must be updated prior to the commencement of operation of each subsequent stage taking into consideration the additional buildings and intensification of usage of the site.			Not triggered
Operational Management Plan						
E21			Prior to the commencement of operation of construction phase 1, the Applicant must prepare an Operational Management Plan (OMP) for the school. The plan must include (as relevant to the works undertaken in a particular construction phase):			Not triggered
	(a)		measures to ensure all wayfinding signage, security measures (i.e. access control), and landscaping are managed to maintain their effectiveness;			
	(b)		the operating hours of the school, the Out-of-hours care (OOSH) and the childcare centre (after being constructed and operational);			
	(c)		details of the community use of the school facilities and the hours of such use (when such facilities are delivered);			
	(d)		proposed mitigation measures to maintain the security and safety of the school when community use of school facilities occur;			
	(e)		details of use of the café outside of school hours and the associated access control measures;			
	(f)		measures to manage the use and access to recreation areas, including any staggered play times (for using the outdoor playing fields) for the Years and age groups with details of the programme of use;			
	(g)		details of all out-of-hours events and measures to manage these events and mitigate against any potential adverse impacts on the security of the school due to these events;			
	(h)		details of times when the waste collection vehicles would access the site (both AM and PM);			
	(i)		include an Emergency Management Plan per conditions Schedule 3 E19 and E20; and			

	(i)		include measures to manage operational noise impacts, particularly from outdoor playground and recreational areas, to ensure the use of the development does not result in exceedances of the project noise trigger levels in accordance with the report titled Noise and Vibration Impact Assessment report for (SSDA 8865) (Project No. 200489, Revision B dated 31 March 2021) prepared by JHA, as amended by Noise Impact Assessment (SSD-8865) Revision B prepared by JHA and dated 25 September 2024.			
E22			The Operational Management Plan (OMP), must be updated (as relevant) prior to the commencement of operation of each subsequent construction phase and submitted to the Certifier for approval prior to the commencement of operation of each construction phase.			<i>Not triggered</i>
Childcare centre operational plan						
E23			Prior to the commencement of operation of the childcare centre, an operational plan for the use of the childcare centre must be submitted to the Certifier for approval and a copy submitted to the Planning Secretary for information. The operational plan must include:			<i>Not triggered</i>
	(a)		details confirming that the operating hours of the premises would be between 7am and 6pm, Monday to Friday;			
	(b)		a playtime programme with specific reference to management measures during the use of the outdoor play space that would be integrated with the play space of the school (Kindergarten classes); and			
	(c)		access control measures for the childcare centre child and separation from the school use.			
Noise Management Plan for Childcare centre						
E24			Prior to the commencement of use of the childcare centre, a Noise Management Plan and complaints' handling procedures must be prepared for the childcare centre in consultation with a suitably qualified and experienced acoustic consultant. The Noise Management Plan must identify and implement strategies to minimise noise from the premises. The plan is to incorporate methods for promoting noise awareness by staff, a complaint lodgement procedure to ensure that members of the public are able to report noise issues, and a plan for responding to noise complaints in relation to the childcare centre.			<i>Not triggered</i>
Childcare centre compliance						
E25			Prior to the occupation of the childcare centre building, documentary evidence must be provided to the satisfaction of the Certifier demonstrating compliance with the requirements of Schedule 3 condition B9.			<i>Not triggered</i>
Mechanical Ventilation						
E26			Prior to commencement of operation of each construction phase, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:			<i>Not triggered</i>
	(a)		AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and			
	(b)		any dispensation granted by Fire and Rescue NSW.			
Operational Noise – Design of Mechanical Plant and Equipment						
E27			Prior to the commencement of operation of each construction phase, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Noise and Vibration Impact Assessment report for (SSDA 8865) (Project No. 200489, Revision B dated 31 March 2021) prepared by JHA, as amended by Noise Impact Assessment (SSD-8865) Revision B prepared by JHA and dated 25 September 2024, have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.			<i>Not triggered</i>
Road Damage						
E28			Prior to the commencement of operation of each construction phase, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the site as a result of construction works associated with the approved development must be met in full by the Applicant.			<i>Not triggered</i>
Fire Safety Certification						

E29			Prior to commencement of occupation of the buildings in each construction phase, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			Not triggered
Structural Inspection Certificate						
E30			Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings in each construction phase, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:			Not triggered
	(a)		the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and			
	(b)		the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			
Compliance with Food Code						
E31			Prior to the commencement of operation of the canteen / café and childcare centre, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.			Not triggered
Stormwater Quality Management Plan						
E32			Prior to the commencement of operation of each construction phase, a Stormwater Maintenance Plan (SMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the SMP. The SMP must ensure the proposed stormwater quality measures remain effective and contain the following:			Not triggered
	(a)		maintenance schedule of all stormwater quality treatment devices;			
	(b)		record and reporting details;			
	(c)		relevant contact information; and			
	(d)		Work Health and Safety requirements.			
Rainwater Harvesting						
E33			Prior to the commencement of operation of the relevant construction phases where rainwater harvesting works are undertaken, signed works-as-executed Rainwater Re-use Plan must be provided to the Planning Secretary and Certifier.			Not triggered
Warm Water Systems and Cooling Systems						
E34			The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.			Not triggered
Outdoor Lighting						
E35			Prior to the commencement of operation of each construction phase, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:			Not triggered
	(a)		complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and			
	(b)		has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			
Signage						
E36			Prior to the commencement of operation of each construction phase, way-finding signage and signage identifying the location of staff car parking must be installed.			Not triggered

E37			Prior to the commencement of operation of each construction phase, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.			Not triggered
Operational Waste Management Plan						
E38			Prior to the commencement of operation of each construction phase, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:			Not triggered
	(a)		detail the type and quantity of waste to be generated during operation of the development;			
	(b)		describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); and			
	(c)		detail the materials to be reused or recycled, either on or off site.			
Landscaping						
E39			Prior to the commencement of operation of each construction phase, the Applicant must prepare an Operational Landscape Management Plan to the satisfaction of the Certifier. The plan must include details of maintenance and management measures for revegetated and landscaped areas of the site approved by this development consent.			Not triggered
Asset Protection Zones and Water, electricity						
E40			Prior to the commencement of operation of each construction phase, the entire property must be managed as an inner protection area as outlined within Chapter 3, Chapter 6 and Appendix 4 of the Planning for Bush Fire Protection 2019 and the NSW Rural Fire Service Document Standards for asset protection zones (APZ).			Not triggered
E41			The provision of water, gas, and electricity must comply with section 6.8.3 of the Planning for Bush Fire Protection 2019.			Not triggered
Enrolment Management Plan						
E42			Prior to the commencement of operation of construction phase 1, an Enrolment Management Plan is to be developed in consultation with Council. The Enrolment Management Plan must include strategies to improve equity in regard to socio-economic and cultural backgrounds of new enrolling students and to identify a priority enrolment area. The plan must be updated prior to the commencement of operation of the subsequent construction phases of the school as necessary and enrolments are to be managed in accordance with the plan.			Not triggered
Community Sharing Strategy						
E43			Prior to the occupation or use of the playing fields or main hall building by the community (outside school), a community sharing strategy is to be developed in consultation with Council to enable sharing of the facilities with the community.			Not triggered
Construction phase 1 Bond / Bank Guarantee for road upgrades						
E44			Prior to the commencement of operation of construction phase 1, a bond / bank guarantee must be paid to Council as security for the delivery of intersection upgrades to Eleventh Avenue and Fourth Avenue and Tenth Avenue and Fourth Avenue in construction phases 1 and 2. Council is to be contacted for calculation of the required bond / bank guarantee.			Not triggered
School Zones						
E45			Prior to the commencement of operation of the relevant construction phase, all required School Zone signage, speed management signage and associated pavement markings along Fourth Avenue, Tenth Avenue and Eleventh Avenue must be installed, inspected by TfNSW (RMS) and handed over to TfNSW (RMS).			Not triggered
	Note:		Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.			Not triggered
E46			All bus zones and drop-off and pick-up zones must be installed and incorporate signs and pavement markings, where required, in accordance with TfNSW (RMS) approval / authorisation, guidelines and specifications.			Not triggered

E47			The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.			Not triggered
Fence						
E48			All boundary fencing in accordance with this development consent must be provided on the site prior to the commencement of operation each construction phase.			Not triggered
Infrastructure						
E49			Prior to the commencement of operation of each construction phase, the necessary infrastructure including Sydney Water infrastructure upgrades to provide for satisfactory reticulate water supply, sewerage system etc must be completed and necessary approvals obtained.			Not triggered
E50			Deleted by SSD-8865 MOD 1			Not triggered
E51			Deleted by SSD-8865 MOD 1			Not triggered
Waste collection areas						
E52			Prior to the commencement of the operation of the relevant construction phases which include enclose waste collection areas (including the childcare centre and the café), the Applicant must demonstrate to the satisfaction of the Certifier that the garbage room:			Not triggered
	(a)		includes a concrete floor;			
	(b)		floor is graded to an approved sewer connection with a sump and galvanised grate cover or basket;			
	(c)		includes a hose for washing; and			
	(d)		is vented to the external air by natural or artificial means.			
Prior to Operation of School – Staged Student Population Numbers						
E53			Prior to operation of the school with a student population exceeding 975 students, but not exceeding 1450 students, the following requirements must be met by the Applicant:			Not triggered
	(a)		the Green Travel Plan (GTP) required by Schedule 3 condition E15 has been prepared and implemented;			
	(b)		the Operational Traffic and Access Management Plan (OTAMP) required by Schedule 3 condition E18 has been prepared and implemented;			
	(c)		the bus services (including government bus services and / or school bus services) as described and committed to in the Response to DPE (Mod 5) prepared by Urbis dated 6 December 2023 are in place and operational;			
	(d)		a minimum of 14,500sqm of play space in the form of sporting fields, play courts and other outdoor spaces as approved as part of this development consent (as modified) have been completed and are operational;			
	(e)		a minimum of 171 parking spaces are provided on site and are operational;			
	(f)		a minimum of 100 student drop-off/pick-up spaces are provided on site and are operational;			
	(g)		a minimum of 90 bicycle spaces; and			
	(h)		evidence of these requirements having been met must be provided to the Certifier.			
E54			Prior to operation of the school with a student population exceeding 1450 students, but not exceeding 1870 students, the following requirements must be met by the Applicant:			Not triggered
	(a)		the Green Travel Plan (GTP) required by Schedule 3 condition E16 has been prepared and implemented;			
	(b)		the Operational Traffic and Access Management Plan (OTAMP) required by Schedule 3 condition E18A has been prepared and implemented;			
	(c)		the bus services (including government bus services and / or school bus services) as described and committed to in the Response to DPE (Mod 5) prepared by Urbis dated 6 December 2023 are in place and operational;			
	(d)		a minimum of 18,700sqm of play space in the form of sporting fields, play courts and other outdoor spaces as approved as part of this development consent (as modified) have been completed and are operational;			
	(e)		a minimum of 171 parking spaces are provided on site and are operational;			

	(f)		a minimum of 125 student drop-off/pick-up spaces are provided on site and are operational;			
	(g)		a minimum of 90 bicycle spaces;			
	(h)		the interim intersection works at Tenth Avenue/ Fourth Avenue and Eleventh Avenue/ Fourth Avenue intersections have been completed to Council's satisfaction and are operational; and			
	(i)		evidence of these requirements having been met must be provided to the Certifier.			
E55			Prior to operation of the school with a student population exceeding 1870 students, but not exceeding 2402, the following requirements must be met by the Applicant:			Not triggered
	(a)		the Green Travel Plan (GTP) required by Schedule 3 condition E16A has been updated and is being implemented.			
	(b)		the Operational Traffic and Access Management Plan (OTAMP) required by Schedule 3 condition E18A has been updated and is being implemented.			
	(c)		a minimum of 326 parking spaces are provided on site and are operational;			
	(d)		a minimum of 125 student drop-off/pick-up spaces are provided on site and are operational;			
	(e)		a minimum of 180 bicycle spaces;			
	(f)		the permanent dual lane roundabouts at Tenth Avenue/ Fourth Avenue and Eleventh Avenue/ Fourth Avenue intersections have been completed to Council's satisfaction and are operational; and			
	(g)		evidence of these requirements having been met must be provided to the Certifier.			
E56			Any documents required to be provided to the Certifier to meet the conditions of consent, must be made available to the Planning Secretary within 3 working days of a request being made.			Not triggered
PART F POST OCCUPATION						
Hours of Operation						
F1			The following maximum hours of operation apply to the development:			Not triggered
	(a)		Childcare centre: 7am to 6pm Monday to Friday only;			
	(b)		OOSH: 7am to 6pm Monday to Friday only;			
	(c)		General school activities including after-hours sport, special interest activities, school related gatherings and use of the café in association with these uses: 7am to 9pm daily;			
	(d)		Community use of school facilities: 7am to 9pm daily;			
	(e)		Occasional use of the main hall building to 10pm: up to 12 days per year.			
Out of Hours Event Management Plan						
F2			Prior to the commencement of the first out of hours events that involve operations past 9.00 pm for any group or use after 6.00 pm by 100 or more people (whether school or community use), the Applicant must prepare an Out of Hours Event Management Plan, in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:			Not triggered
	(a)		the number of attendees, time and duration;			
	(b)		arrival and departure times and modes of transport;			
	(c)		where relevant, a schedule of all annual events;			
	(d)		measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);			
	(e)		measures to minimise localised traffic and parking impacts; and			
	(f)		measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			
F3			The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.			Not triggered
Operation of Plant and Equipment						
F4			All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			Not triggered
Operation of the café						

F5			The operation of the café should generally be in conjunction with to the use of the site as a school / childcare centre and the community uses proposed within the school. The use of the café must be managed in accordance with the OMP for the school.			Not triggered
Warm Water Systems and Cooling Systems						
F6			The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.			Not triggered
Community Communication Strategy						
F7			The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.			Not triggered
Operational Transport and Access Management Plan (OTAMP)						
F8			The OTAMP(s) approved under Schedule 3 conditions E18 and E18A (as relevant) (as revised from time to time) must be implemented by the Applicant for the life of the development.			Not triggered
Operational Noise Limits						
F9			The Applicant must ensure that noise generated by o the development do not exceed the Site-specific noise criteria as established in Noise and Vibration Impact Assessment report for (SSDA 8865) (Project No. 200489, Revision B dated 31 March 2021) prepared by JHA, as amended by Noise Impact Assessment (SSD-8865) Revision B prepared by JHA and dated 25 September 2024.			Not triggered
F10			The Applicant must undertake short term noise monitoring in accordance with the EPA Noise Policy for Industry within three months of commencement of the first out of school hours event within the main hall building, the outdoor play fields and the childcare centre. The short term attended noise monitoring must occur for a period of three months to verify that:			Not triggered
	(a)		operational noise levels from plant and machinery installed in this building do not exceed the recommended noise levels for mechanical plant identified in the Noise and Vibration Impact Assessment report for (SSDA 8865) (Project No. 200489, Revision B dated 31 March 2021) prepared by JHA, as amended by Noise Impact Assessment (SSD-8865) Revision B prepared by JHA and dated 25 September 2024;			
	(b)		operational noise levels from the use of the main hall building, including evening and night time uses (as defined by the Noise Policy for Industry) and the use of the play fields (including evening use and weekend use) do not exceed the recommended Noise and Vibration Impact Assessment report for (SSDA 8865) (Project No. 200489, Revision B dated 31 March 2021) prepared by JHA, as amended by Noise Impact Assessment (SSD-8865) Revision B prepared by JHA and dated 25 September 2024; and			
	(c)		operational noise levels from the childcare centre do not exceed the recommended Site-specific noise criteria at the sensitive noise receivers identified in the Noise and Vibration Impact Assessment report for (SSDA 8865) (Project No. 200489, Revision B dated 31 March 2021) prepared by JHA, as amended by Noise Impact Assessment (SSD-8865) Revision B prepared by JHA and dated 25 September 2024.			
F11			The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary at the end of the three months.			Not triggered

F12			Should the noise monitoring program identify any exceedance of the recommended noise levels in the Noise and Vibration Impact Assessment report for (SSDA 8865) (Project No. 200489, Revision B dated 31 March 2021) prepared by JHA, as amended by Noise Impact Assessment (SSD-8865) Revision B prepared by JHA and dated 25 September 2024, the Applicant must implement appropriate noise attenuation measures, so that operational noise levels do not exceed the recommended noise levels or provide alternate attenuation measures at the affected noise sensitive receivers.			Not triggered
Unobstructed Driveways and Parking Areas						
F13			All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			Not triggered
Green Travel Plan						
F14			The GTP required by Schedule 3 condition E15, E16 and E16A (as relevant) of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.			Not triggered
Ecologically Sustainable Development						
F15			Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5-star Green Star Design & As Built rating. Evidence of the certification must be provided to the Certifier and the Planning Secretary unless an alternative certification process has been agreed to by the Planning Secretary under Schedule 3 condition C12, where evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.			Not triggered
Outdoor Lighting						
F16			Notwithstanding Schedule 3 condition E35, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			Not triggered
Landscaping						
F17			The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by Schedule 3 condition E39 for the duration of occupation of the development.			Not triggered
Rainwater Harvesting						
F18			The Applicant must implement the rainwater re-use plan required by condition Schedule 3 condition B6(j) for the duration of the development.			Not triggered
Asset Protection Zones						
F19			The APZs required by Schedule 3 condition E40 shall be maintained for the duration of occupation of the development.			Not triggered
Community Sharing Strategy						
F20			Use of the playing fields or main hall building is to include community use of the facilities in accordance with the community sharing strategy developed under Schedule 3 condition E43.			Not triggered
Post approval traffic monitoring						
F21			Within 6 months of implementation of the OTAMP required by Schedule 3 conditions E18 and E18A, a suitably qualified independent traffic consultant must undertake an audit of the functioning of the drop-off/pick-up zones and bus zones. The audit must:			Not triggered
	(a)		include traffic counts at the drop-off/pick-up zones during the AM and PM school peak periods for a minimum of two consecutive school days during school term;			
	(b)		be undertaken on school days that are generally representative of all student years being in attendance at school;			
	(c)		demonstrate that the proposed drop-off/pick-up zones:			
		i)	are adequate to cater for the school traffic;			

		ii)	do not result in queuing across the surrounding roads;			
		iii)	do not unreasonably impede the movement of passing vehicles including emergency vehicles on the surrounding roads;			
	(d)		include surveys to demonstrate that the proposed bus services are operational and be undertaken again 6 months after the student numbers exceed 1450 and again when they exceed 1870.			
F22			Within 6 months of undertaking each of the audit required by Schedule 3 condition F21, the Applicant must submit to the Planning Secretary the results of each of the audits, to verify the achievement of the Green Travel Plan (GTP) outcomes as required under Schedule 3 conditions E15 and E16, as well as provide details of any mitigations / management measures that have been implemented,			Not triggered
F23			Within 12 months of operation of the school with a student population of 1870 students or greater, and then for the following two consecutive years at 12 month intervals (starting from the first year of the audit), the Applicant must provide to the satisfaction of the Planning Secretary, evidence that the:			Not triggered
	(a)		Green Travel Plan required by Schedule 3 condition E16A has been implemented and that the proposed yearly targets of mode share have been achieved: or			
	(b)		that an overall reduction in the car usage to the school campus has been achieved; and			
	(c)		that an alternative mode share targets have been agreed to by the Planning Secretary and necessary amendments to the Green Travel Plan have been implemented.			
ADVISORY NOTES						
General						
AN1			All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.			Not triggered
Long Service Levy						
AN2			For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.			Not triggered
Legal Notices						
AN3			Any advice or notice to the consent authority must be served on the Planning Secretary.			Not triggered
Access for People with Disabilities						
AN4			The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.			Not triggered
AN5			Water, electricity and gas are to comply with sections 6.8.3 of Planning for Bush Fire Protection 2019.			Not triggered
Utilities and Services						
AN6			Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.			Not triggered
AN7			Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.			Not triggered
Road Design and Traffic Facilities						
AN8			All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.			Not triggered
Road Occupancy Licence						

AN9			A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.			Not triggered
SafeWork Requirements						
AN10			To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel,			Not triggered
Hoarding Requirements						
AN11			The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.			Not triggered
Handling of Asbestos						
AN12			The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.			Not triggered
Speed limit authorisation						
AN13			At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW (RMS) and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:			Not triggered
	(a)		a copy of the Conditions of Consent;			
	(b)		the proposed school commencement/opening date;			
	(c)		two sets of detailed design plans showing the following:			
		(i)	accurate Site boundaries;			
		(ii)	details of all road reserves, adjacent to the Site boundaries;			
		(iii)	all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use;			
		(iv)	all existing and proposed pedestrian crossing facilities on the adjacent road network;			
		(v)	all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and			
		(vi)	all existing and proposed street furniture and street trees.			
Fire Safety Certificate						
AN14			The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council’s Fire Safety Statement.			Not triggered

Appendix E Meeting Register

Name	Position
Justin Mosca	Contract Administrator
Luke Zammit	Senior Project Manager
Robert Blazeric	Site Manager
Natascha Arens	Lead auditor

Appendix F Audit consultation

F.1 NSW Department of Planning, Housing and Infrastructure

Alyce Gill

From: Brigitte Healey <brigitte.healey@dphi.nsw.gov.au>
Sent: Monday, 6 July 2026 11:49 AM
To: Natascha Arens
Cc: Nicola Smith; Alyce Gill
Subject: RE: SSD – 8865 Mod 6 early learning centre - St Anthony of Padua Catholic School,

Hi Natascha,

I have been advised by my colleagues that the CEMP and subplans for the early learning centre were submitted to the Department on 1 July 2026 after the commencement of construction.

The commencement of construction notification for the early learning centre, which has now been submitted to the Department, states construction was planned to commence on 20 April 2026. Can you please confirm the date construction commenced in the IEA Report.

Can you please also provide the following information related to Schedule 3, Condition C18 of the Consent in the IEA Report:

1. The date the CEMP and subplans for the early learning centre were prepared.
2. Did the Certifier approve the CEMP and subplans for the early learning centre. If yes, the date the Certifier approved the CEMP and subplans for the early learning centre.
3. Were the CEMP and subplans for the early learning centre implemented from commencement of construction to the end of the audit period.
4. What entity was responsible for preparing the CEMP and subplans for the early learning centre.
5. What entity was responsible for submitting the CEMP and subplans for the early learning centre to the Department.
6. What entity was responsible for submitting the CEMP and subplans for the early learning centre to the Certifier for approval.
7. The reasons the CEMP and subplans for the early learning centre were not submitted to the Department prior to the commencement of construction.

Feel free to call me on the number below to discuss.

Kind regards,

Brigitte Healey *she/her*
Senior Compliance Officer
Metro – Housing, Infrastructure & Social
Department of Planning, Housing and Infrastructure

T 02 8229 2936 **E** brigitte.healey@dphi.nsw.gov.au

Locked Bag 5022 PARRAMATTA NSW 2124

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



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

Please consider the environment before printing this email.

From: Brigitte Healey
Sent: Friday, 3 July 2026 2:54 PM
To: 'Natascha Arens' <Natascha.Arens@fyfe.com.au>
Cc: Nicola Smith <Nicola.Smith@fyfe.com.au>; Alyce Gill <Alyce.Gill@fyfe.com.au>
Subject: RE: SSD – 8865 Mod 6 early learning centre - St Anthony of Padua Catholic School,

Hi Natascha,

Thank you for your response and for the opportunity to provide input into the Construction Independent Environmental Audit (**IEA**) of the Mod 6 Early learning centre (Phase 3b) for the St Anthony of Padua Catholic School Redevelopment approved under SSD-8865 as modified (**Consent**).

The NSW Department of Planning, Housing and Infrastructure (**Department**) does not require any additional matters to be included within the scope of the IEA that are not already captured by the Consent and the Independent Audit Post Approval Requirements.

The Department recommends that you consult local council.

Please ensure that the IEA Report includes a site map which clearly identifies each phase of the development, areas where works have not yet commenced, areas under construction, and completed/operational areas.

If you have any questions, please contact me on the details below.

Kind regards,

Brigitte Healey *she/her*
Senior Compliance Officer
Metro – Housing, Infrastructure & Social
Department of Planning, Housing and Infrastructure

T 02 8229 2936 E brigitte.healey@dphi.nsw.gov.au

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Please consider the environment before printing this email.

From: Natascha Arens <Natascha.Arens@fyfe.com.au>
Sent: Tuesday, 30 June 2026 11:31 AM
To: Brigitte Healey <brigitte.healey@dphi.nsw.gov.au>
Cc: Nicola Smith <Nicola.Smith@fyfe.com.au>; Alyce Gill <Alyce.Gill@fyfe.com.au>
Subject: RE: SSD – 8865 Mod 6 early learning centre - St Anthony of Padua Catholic School,

Hi Brigitte

Apologies for the delayed response
The works currently underway are Phase 3B

Kind regards
Natascha

Natascha Arens
Principal - Environmental Management | NSW

m: +61 418 432 500 p: +61 2 9800 4002
e. Natascha.Arens@fyfe.com.au
a. Suite 9.01, Level 9, 28 Foveaux Street, Surry Hills, NSW 2010
w. nghconsulting.com.au | [Our commitment to reconciliation](#)



From: Brigitte Healey <brigitte.healey@dphi.nsw.gov.au>
Sent: Thursday, 25 June 2026 7:59 AM
To: Natascha Arens <Natascha.Arens@fyfe.com.au>
Cc: Nicola Smith <nicola.smith@fyfe.com.au>; Alyce Gill <Alyce.Gill@fyfe.com.au>
Subject: RE: SSD – 8865 Mod 6 early learning centre - St Anthony of Padua Catholic School,

Hi Natascha,

Is the mod 6 early learning centre separate to the construction phases detailed below?

Table 2 | Approved Stage 1 construction phases

Stage 1 construction phases	Description	Approved Student Population (Not exceeding)
Phase 1	- Year 1-4 Building. - carpark 5. - internal access road (east). - road widening, pedestrian works and interim traffic control design at Eleventh Avenue, Fourth Avenue and Tenth Avenue	975
Phase 1A	- carpark 2. - remaining carpark 5. - OSD tanks.	
Phase 2	Eleventh Avenue, Fourth Avenue and Tenth Avenue roadworks including roundabouts.	1300
Phase 3	- oval with soccer fields. - carpark 3. - carpark 4. - maintenance shed. - landscape works.	2405 (including the Early Learning Centre)
Phase 3A	Piazza.	
Phase 3B	extension of the ELC Building	
Phase 4	Main hall	



Figure 3| Approved Stage 1 phasing diagram (Source: Applicant's Modification Report 2023)

Kind regards,

Brigitte Healey *she/her*
 Senior Compliance Officer
 Metro – Housing, Infrastructure & Social
 Department of Planning, Housing and Infrastructure

T 02 8229 2936 E brigitte.healey@dphi.nsw.gov.au

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Please consider the environment before printing this email.

From: Natascha Arens <Natascha.Arens@fyfe.com.au>
Sent: Wednesday, 24 June 2026 6:22 PM
To: Brigitte Healey <brigitte.healey@dphi.nsw.gov.au>
Cc: Nicola Smith <nicola.smith@fyfe.com.au>; Alyce Gill <Alyce.Gill@fyfe.com.au>
Subject: Re: SSD – 8865 Mod 6 early learning centre - St Anthony of Padua Catholic School,

Hi Brigitte

It's mod 6 early learning centre

Kind regards Natascha

Natascha Arens

Principal - Environmental Management | NSW

m: +61 418 432 500 p: +61 2 9800 4002
e. Natascha.Arens@fyfe.com.au
a. Suite 9.01, Level 9, 28 Foveaux Street, Surry Hills, NSW 2010
w. nghconsulting.com.au | [Our commitment to reconciliation](#)



From: Brigitte Healey <brigitte.healey@dphi.nsw.gov.au>
Sent: Wednesday, 24 June 2026 17:29:28
To: Natascha Arens <natascha.aren@fyfe.com.au>
Cc: Nicola Smith <nicola.smith@fyfe.com.au>; Alyce Gill <Alyce.Gill@fyfe.com.au>
Subject: RE: SSD – 8865 Mod 6 early learning centre - St Anthony of Padua Catholic School,

Good afternoon Natascha,

Can you please confirm which phase of the development the upcoming audit relates to? We have not received a notification of commencement of construction works.

Kind regards,

Brigitte Healey *she/her*
Senior Compliance Officer
Metro – Housing, Infrastructure & Social
Department of Planning, Housing and Infrastructure
T 02 8229 2936 E brigitte.healey@dphi.nsw.gov.au

Locked Bag 5022 PARRAMATTA NSW 2124

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Please consider the environment before printing this email.

From: Natascha Arens <Natascha.Arens@fyfe.com.au>
Sent: Tuesday, 23 June 2026 12:39 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Nicola Smith <Nicola.Smith@fyfe.com.au>; Alyce Gill <Alyce.Gill@fyfe.com.au>
Subject: SSD – 8865 Mod 6 early learning centre - St Anthony of Padua Catholic School,

Good afternoon,

I am the independent lead auditor for the first construction independent environmental audit of SSD – 8865 Mod 6 Early learning centre - St Anthony of Padua Catholic School, with the site component scheduled later this month.

The scope of this audit will broadly include:

- Conditions of Consent applicable to the pre-construction and construction phases of the project
- All post approval documents required by the conditions of consent (e.g. implementation of environmental management plans and sub plans)
- All environmental licences and approvals applicable to the development
- An assessment of the environmental performance of the development.

As required by the Independent Audit Post Approvals Requirements (2026), I am undertaking consultation with relevant stakeholders including with Liverpool City Council. Are there any particular matters that the Department would like addressed as part of this construction independent audit?

Kind regards

Natascha Arens
Principal Consultant

m: +61 418 432 500 p: +61 2 9800 4002

e. natascha.a@nghconsulting.com.au

a. Suite 9.01, Level 9, 28 Foveaux Street, Surry Hills, NSW 2010

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Independent Environmental Audit Report

St. Anthony of Padua Catholic School, Austral SSD 8865 – Mod 6 Early Learning Centre

F.2 Liverpool City Council

SSD – 8865 Mod 6 early learning centre - St Anthony of Padua Catholic School,

 Natascha Arens
To: TCC@liverpool.nsw.gov.au
Cc: Nicola Smith, Alyce Gill

Good afternoon,

I am the independent lead auditor for the first construction independent environmental audit of SSD – 8865 Mod 6 Early learning centre - St Anthony of Padua Catholic School, with the site component scheduled later this month.

The scope of this audit will broadly include:

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- All post approval documents required by the conditions of consent (e.g. implementation of environmental management plans and sub plans)
- All environmental licences and approvals applicable to the development
- An assessment of the environmental performance of the development.

As required by the Independent Audit Post Approvals Requirements (2026), I am undertaking consultation with relevant stakeholders. Are there any particular matters that the Council would like me to focus on in relation to the conditions of consent for this construction independent audit?

I would appreciate your earliest response to this request.

Kind regards
Natascha

Natascha Arens
Principal - Environmental Management | NSW
m: +61 418 432 500 p: +61 2 9800 4002
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a: Suite 5.01, Level 5, 25 Foreaux Street, Surry Hills, NSW 2010
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Appendix G Site inspection photographs



Photo 1 – Showing ballast to prevent mud tracking



Photo 2 – Skip bins, storage and construction parking area



Photo 3 – fencing and sediment fence



Photo 4 – rear section of slab and hoarding between operational school and ELC

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