

William Clarke College Stage 1 Development

Assessment of Environmental System Compliance in accordance with SSD-35715221 Development Consent

| | |
|-------------------------|---|
| Audit Reference: | WCC-03 |
| Audit Organisation: | Rohrig (Contractor) Ozzbuild (Contractor) Mostyn Copper (Project Manager) William Clarke College (Proponent) |
| Auditors: | Sanan Qasim, BV (Lead Auditor) |
| Date of Audit: | 3 February 2026 |
| Draft Report Submitted: | 23 February 2026 |
| Final Report Submitted: | 3 March 2026 |



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This report has been prepared and reviewed in accordance with our quality control system.

This report has been prepared by:

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Date: 17 February 2026

Reviewed by:

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Date: 23 February 2026

Finalised and issued by:

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Date: 3 March 2026

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1. Executive Summary

William Clarke College (Proponent) and MostynCopper Group (Project Manager) are delivering the redevelopment of the William Clarke College project located in Kellyville which involves construction of the four (4) storey Bryson Building, relocation of waste and recycling compound, modified and new vehicle areas & carparking and landscaping.

This Independent Environmental Audit was completed to review compliance and assess the environmental controls established and implemented by Rohrig Constructions (Rohrig) and Ozzbuild to meet the conditions of the Consolidated Consents SSD-35715221 for the William Clarke College project. The audit was conducted by Bureau Veritas Buildings & Infrastructure on 3 February 2026 in accordance with the *Independent Audit Post Approval Requirements* (IAPAR 2020).

In accordance with the IAPAR 2020, the audit period is defined as: 7 August 2025 to 3 February 2026.

Bryson Building

The Bryson Building works are being constructed by Rohrig (Contractor) with construction completion expected in April 2026. The independent audit covered the applicable conditions of SSD-35715221 Parts A, B, C, D and Advisory Notes for the current works. The current works on site include internal fit-out activities and defects rectification, with commissioning underway. Approximately 95% of the façade has been completed, with around 95% of the stormwater works connected, and a retention tank now installed.

Rohrig demonstrated good controls during the audit period to address environmental impacts. The following key strengths were noted:

- ▶ Site well secured with access restricted to authorised personnel.
- ▶ Rumble grid in place with a water hose positioned along the driveway for dust suppression.
- ▶ Good standard of housekeeping observed throughout the site.
- ▶ Consistently effective communication between William Clarke College, Rohrig, and MostynCopper.

Two (2) observations were identified during the site inspection:

- ▶ **RC-OBS-01:** Controls around the pit drain required maintenance. This was promptly rectified, and new controls have been installed.
- ▶ **RC-OBS-02:** The sediment fence along the downslope edge of the spoil stockpile appears damaged and ineffective, with sections lying flat on the ground. This was promptly rectified and new sediment fence installed along the stockpile.

Refer to [Section 6.4.1](#) for further details with photos included under [Appendix H](#).

The independent environmental audit assessed a total of 128 conditions, comprising of a review of documents and records, interviews of key personnel and a site inspection. There was one (1) non-compliance and one (1) opportunity for improvement identified during this audit summarised as follows:

| Audit Rating and Ref | Condition of Consent | Audit Finding Details | Recommendations & Close-Out |
|--------------------------------|--|---|---|
| <p>WCC-03_RC-NC-01</p> | <p>D9: Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).</p> | <p>CEMP Sections 4.7.3 requires the Project Manager to complete the Project Manager’s Inspection Checklist on a monthly basis. The last completed Manager Monthly Inspection was recorded in October 2025, and no monthly manager inspections have been completed since the previous manager left the role.</p> | <p>It is recommended to reinstate the monthly environmental inspection process to maintain compliance with CEMP requirements and ensure effective ongoing environmental management.</p> <p>Following the audit, manager inspections have been reinstated. Leadership Site Visit ISP-81248, dated 6 February 2026, was provided as evidence. This non-compliance is now considered closed.</p> |
| <p>WCC-03_RC-OFI-01</p> | <p>D2: Operation of Plant and Equipment All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.</p> | <p>The HammerTech records for scissor lift model GS4390RT indicated that the last service was completed on 4 December 2025, with the next service listed as due on 4 January 2026. However, scissor lifts require servicing every 90 days from the previous service date.</p> | <p>It is recommended that the HammerTech records be reviewed and updated to ensure all plant and equipment service dates are accurate and current.</p> <p>Following the audit, updated HammerTech records for the scissor lift were provided, confirming that the service information has been corrected to reflect the accurate service due date. This improvement opportunity is now considered closed.</p> |

Refer to [Section 6.8.1](#) and [Appendix E](#) for further detail and status of these findings.

New Waste Compound & Primary School Carpark

The new waste compound & primary school carpark works are being constructed by Ozzbuild. The independent audit covered the applicable conditions of SSD-35715221 Parts A, B, C, D and Advisory Notes for the current works. Construction of the new waste compound has not yet commenced. Primary carpark works have recently commenced, involving demolition of the existing kerb, gutter, and bitumen surfaces, as well as excavation works.

Ozzbuild demonstrated good controls during the audit period to address environmental impacts. The following key strengths were noted:

- ▶ Site well secured with ATF installed along the site boundary.
- ▶ Site was managed well, with Bingo skip bins available for waste disposal.



- ▶ No complaints received.

Two (2) observations were identified during the site inspection

- ▶ **OZZ-OBS-01:** A tree protection fence has been installed; however, Tree Protection Zone (TPZ) signage is not displayed. This was promptly addressed, and TPZ signage has been installed on TPZ fence.
- ▶ **OZZ-OBS-02:** Sediment controls have been installed across the site; however, some of the low-point sump areas are missing sediment controls. This was promptly addressed, and sediment fence has been installed at low point sump areas.

Refer to [Section 6.4.2](#) for further details with photos included under [Appendix H](#).

The independent environmental audit assessed a total of 128 conditions, comprising of a review of documents and records, interviews of key personnel and a site inspection. One (1) non-compliance and five (5) opportunities for improvement were identified during this audit, summarised as follows:

| Audit Rating and Ref | Condition of Consent | Audit Finding Details | Recommendations & Close-Out |
|-------------------------|--|---|---|
| WCC-03_OZZ-NC-01 | C15: The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary. | Email evidence indicates that the CEMP was submitted to the Certifier on 30 January 2026, while construction of the primary car park commenced on 27 January 2026. As construction began prior to CEMP approval, this constitutes a non-compliance with Condition C15. Additionally, no evidence was provided to confirm that the CEMP was submitted to DPHI. | It is recommended that future construction activities do not commence until the CEMP has been formally approved by the Certifier and submitted to DPHI in accordance with Condition C15. Following the audit, an email from the Certifier dated 4 February 2026, was provided, confirming the approval of CEMP version 003 dated 29 January 2026. However, no evidence of submission to DPHI was provided. |



| Audit Rating and Ref | Condition of Consent | Audit Finding Details | Recommendations & Close-Out |
|---------------------------------|--|---|---|
| <p>WCC-03_OZZ-OFI-01</p> | <p>A27: Compliance The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p> | <p>The current site induction does not address key environmental controls, including the management of dust, noise and vibration, waste, chemicals and spills, tree protection, and unexpected finds.</p> | <p>It is recommended that the site induction presentation be updated to include these environmental management measures so that all personnel understand their responsibilities in maintaining compliance with environmental controls.</p> <p>Following the audit, an updated site induction snapshot was provided, confirming the inclusion of key environmental controls with reference to the CEMP for further details. This improvement opportunity is now considered closed.</p> |
| <p>WCC-03_OZZ-OFI-02</p> | <p>C16: The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network</p> | <p>The CTMP does not include a document control page.</p> | <p>It is recommended to include a document control page in the CTMP to ensure effective version control and clear tracking of updates & approvals.</p> <p>Following the audit, CTMP was provided, confirming the inclusion of the Document Review section with Revision 1, dated 15 December 2025. This improvement opportunity is now considered closed.</p> |



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| Audit Rating and Ref | Condition of Consent | Audit Finding Details | Recommendations & Close-Out |
|---------------------------------|--|--|--|
| <p>WCC-03_OZZ-OFI-03</p> | <p>C19: Prior to the commencement of any construction a Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers.</p> | <p>The Driver Code of Conduct is issued as a standalone document and does not contain a date and version number.</p> | <p>It is recommended that the Driver Code of Conduct be updated to include a date, version number, and document control information to ensure document tracking and control. It is also suggested that the Driver Code of Conduct be incorporated into the CTMP to ensure all traffic-related requirements are captured within a single, controlled document.</p> <p>Following the audit, an updated Driver Code of Conduct Rev. 2, dated 11 February 2026, was provided, confirming the inclusion of the document review section, and it has now been incorporated into the CTMP under Appendix D. This improvement opportunity is now considered closed.</p> |
| <p>WCC-03_OZZ-OFI-04</p> | <p>C24: Flood Management Prior to the commencement of any construction, the Applicant must prepare and implement for the duration of construction.</p> | <p>A Flood Management Procedure has been developed; however, it does not include a date or version number.</p> | <p>It is recommended to update the Flood Management Procedure to include a document control to ensure document tracking and control.</p> <p>Following the audit, an updated Flood Management Procedure Rev. 2, dated 11 February 2026, was provided confirming the inclusion of document review table. This improvement opportunity is now considered closed.</p> |



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| Audit Rating and Ref | Condition of Consent | Audit Finding Details | Recommendations & Close-Out |
|--------------------------|--|---|---|
| WCC-03_OZZ-OFI-05 | D9: Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans). | Construction of the primary car park commenced on 27 January 2026, and weekly environmental inspections have not yet begun. | It is recommended to implement the required weekly environmental inspection schedule and ensure inspections are consistently completed in accordance with the CEMP. |

Refer to [Section 6.8.2](#) and [Appendix F](#) for further detail and status of these findings.

2. Introduction

2.1 Background

Stage 1 works involve the construction of the new classroom building, the Bryson Building in the College campus heart, the reconfiguration of the Wrights Road carpark, the relocation of the waste and recycling compound and ancillary landscaping works. The Bryson Building involves the construction of a state-of-the-art, four-story multi-use teaching and learning facility. Located at the heart of the campus, this building will include new and expanded Primary and Secondary libraries, a new home for Stage 3 students, numerous learning areas, a large multi-purpose hall, staff common areas and faculty spaces, canteen, café, amenities and a large covered outdoor learning area.

The Stage 1 development is being delivered by William Clarke College as the Proponent, with MostynCopper Group (MostynCopper) engaged as the Project Manager. Rohrig has been appointed as the contractor for construction of the Bryson Building, while Ozzbuild is delivering the New Waste Compound & Primary Carpark works. All works are being undertaken in accordance with Development Consent SSD-35715521, approved on 20 October 2023. The most recent modification (MOD-2) was approved on 11 July 2025.

The Proponent has engaged Bureau Veritas Buildings & Infrastructure (BVBI) to undertake the independent environmental audit on 3 February 2026. The audit was conducted in compliance with Schedule 3, Condition D35 of the Development Consent SSD-35715221, which states that:

Condition D35: Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.

2.2 Project Details

| | |
|---------------------------|---|
| | |
| Project Name | William Clarke College |
| Project Application No.: | SSD-35715221 |
| Project Address: | William Clarke College, Morris Grove Road, Kellyville NSW |
| Project Phase: | Construction of Bryson Building is currently ongoing in accordance with Construction Certificate 3, which comprises of works proceeding from CC2, which includes the installation of the building façade, internal fitout and finishes associated with the building. Construction of primary carpark has started with Construction Certificate 7. End of trip facilities works are being undertaken by WCC in accordance with Construction Certificate 5. |
| Project Activity Summary: | <p>The following is a summary of the works that were in progress at the time of audit:</p> <ul style="list-style-type: none"> ▶ Bryson Building construction in progress, include internal fit-out activities and defects rectification, with commissioning underway. Approximately 95% of the façade has been completed. Around 95% of the stormwater works have been connected, and one retention tank has been installed. ▶ End of trip facilities works in progress. ▶ Construction of new waste compound has not yet commenced. |

- ▶ Construction of primary carpark has recently commenced, involving demolition of the existing kerb, gutter, and bitumen surfaces, as well as excavation works.

2.3 Audit Team

Details of BVBI independent environmental auditing team as approved by the Department of Planning, Housing and Infrastructure (DPHI) for this audit are as follows:

| Name | Company | Position | Certification |
|---------------|---------|--------------------------------------|--|
| Sanan Qasim | BVBI | Lead Environmental Auditor | Exemplar Global Lead Environmental Auditor – Certificate No. C467153 |
| Barbara Pater | BVBI | Alternate Lead Environmental Auditor | Exemplar Global Lead Environmental Auditor – Certificate No. C424613 |

The auditor approval letter from DPHI for this audit is attached as [Appendix C](#) with the Independent Audit declaration form included as [Appendix D](#).

3. Audit Objectives and Scope

3.1 Audit Objectives

The objective of this audit was to undertake the environmental review of the project in compliance with Development Consent Schedule 3, SSD-35715221 Condition D35, in accordance with the requirements for the independent audit methodology and independent audit report as per the *Independent Audit Post Approval Requirements* (IAPAR 2020).

3.2 Audit Scope

The scope of this audit comprised a review of the Project compliance with Schedule 3 SSD-35715221 conditions Parts A, B, C, D, Advisory Notes, and Incident & Reporting Requirements, including the following:

- ▶ Review of implementation of management plans, including:
 - Construction Environmental Management Plan
 - Construction Traffic and Pedestrian Management Plan
 - Construction Noise and Vibration Management Plan
 - Construction Soil and Water Management Plan
 - Emergency Management Plan
 - Communication Consultation Strategy
- ▶ Site inspection conducted on the 3 February 2026
- ▶ Review of the environmental performance on the project
- ▶ Review of environmental records
- ▶ Interviews with site personnel

- ▶ Consultation with stakeholders.

3.3 Audit Period

This was the third independent environmental audit of the project carried out by BVBI, covering the review of environmental documentation and records from 7 August 2025 to 3 February 2026, which is defined as audit period.

It is noted that this report is based on the result of sampling and supplied documentation and records, as well as activities sighted on the date of the audit, 3 February 2026.

4. Audit Methodology

4.1 Approval of Auditors

Letter from the Planning Secretary agreeing to the auditors is included under [Appendix C](#).

4.2 Audit Scope Development

BVBI developed the audit scope and a checklist based on the Project Requirements set out in the Development Consent SSD-35715221, Schedule 3 – refer to [Appendix E \(Bryson Building\)](#) and [Appendix F \(New Waste Compound & Primary Carpark\)](#) of this report. Consultation with project stakeholders was also undertaken as part of the scope development as per [Section 4.6](#).

4.3 Audit Process

4.3.1 Opening Meeting

An opening meeting was held with personnel from WCC, Rohrig, Ozzbuild and MostynCopper as per the Audit Attendance Sheet ([Appendix B](#)) on 3 February 2026 at 9:30am.

Key items were discussed as follows:

- ▶ Confirmation of the purpose and scope of the audit
- ▶ Overview of the Project and status of the works
- ▶ Occurrence of environmental incidents and non-compliances, if applicable
- ▶ Overview of the audit process in accordance with the Schedule 3 Consent Conditions and the *Independent Audit Post Approval Requirements (IAPAR 2020)*.

4.3.2 Conduct of Audit

Audit activities included the following:

- ▶ Review of the project documentation (CEMP and its Sub-Plans) to verify compliance with the SSD-35715221 Schedule 3 conditions
- ▶ Conduct of a site walk led by Rohrig to review implementation of mitigation measures and environmental controls for Bryson Building works.
- ▶ Conduct of a site walk led by Ozzbuild to review implementation of mitigation measures and environmental controls for waste compound and primary carpark works.
- ▶ Conduct of the audit based on the checklist with the Conditions of Consent, interviews with personnel and review of records provided as evidence of compliance, and

- ▶ Discussion of any identified findings and actions noted during the site inspection.

4.3.3 Closing Meeting

The closing meeting was held on 3 February 2026 at 3:45pm with representatives of Rohrig, Ozzbuild, MostynCopper, and BVBI. General feedback and the audit findings were discussed during the closing meeting.

The BVBI lead auditor acknowledged the efforts made in preparing for the audit, cooperation, and openness of all personnel during the conduct of this audit.

4.4 Interviewed Persons

Name and position of persons interviewed:

| Name | Organisation | Position |
|----------------------|--------------|-----------------------------------|
| Mark Alexander | WCC | Property & Infrastructure Manager |
| Gabriel Reyes | MostynCopper | Senior Project Manager |
| Erica Choo | MostynCopper | Project Manager |
| Ryan Carroll | MostynCopper | Project Director |
| Andries Van Der Walt | Rohrig | Site Manager |
| Joshua Gosling | Rohrig | Contracts Administrator |
| Ryan Ward | Ozzbuild | Director |
| Thomas Gordon | Ozzbuild | Project Manager |

Table 1- Personnel Interviewed

4.5 Site Inspection

A site inspection was carried out on 3 February 2026 at 9:45am with representatives of WCC, Rohrig, MostynCopper, Ozzbuild and BVBI. Refer to details of the inspection in [Section 6.4](#) of this report and site photos included under [Appendix H](#).

4.6 Consultation

Consultation with the Department of Planning, Housing and Infrastructure (DPHI) was sent in advance of the audit to request feedback on the project as per IAPAR 2020 Section 3.2.

As per email correspondence dated 28 July 2025, DPHI does not require any additional issues for inclusion within the scope of the audit that are not already captured by the Consent and Independent Audit Post Approval Requirements (2020). DPHI has requested to consult with the local council.

4.6.1 BVBI Response

BVBI have addressed DPHI's comments as follows:

| Request | Response |
|-------------------------------|---|
| ▶ Consult with local council. | On 20 January 2026, an email was sent to The Hills Shire Council seeking feedback on the audit scope. No response from Council has been received. |

Refer to [Appendix G](#) for a copy of the consultation.

4.7 Audit Compliance Status Descriptors

The following audit criteria were used for the rating of audit findings.

| Rating | Description |
|---------------|--|
| Compliant | The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit. |
| Non-Compliant | The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit. |
| Not Triggered | A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant. |

Table 2 - Audit Criteria

In addition to the above descriptors, there was the option to raise Opportunities of Improvement (OFI) during this audit.

5. Document Review

Bryson Building

- Construction Environmental Management Plan (CEMP) Rev. 7, 27 January 2026
- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Rev 5, 27 January 2026
- Construction Noise and Vibration Management Plan (CNVMP) Revision 3, 27 January 2026
- Construction Soil and Water Management Plan (CSWMP) Revision 4, 27 January 2026
- Emergency Management Plan version 3, 27 January 2026
- Construction Flood Emergency Management Plan (CFEMP) revision 4, 27 January 2026
- Rohrig's Driver Code of Conduct
- Construction Certificate No. 23/0296/04 (CC4), 16 December 2025
- Construction Certificate No. 23/0296/05 (CC5), 18 December 2025
- Structural Engineering Design Certificate (CC4) by Birzulis Associates, 1 May 2025
- Work order with CRE8 Carpentry, 11 December 2025
- Non-compliance notification, 25 August 2025
- Post approval receipt SSD-35715221-PA-25, 25 August 2025
- Post approval receipt SSD-35715221-PA-27, 3 October 2025
- CEMP review notification email to Certifier, 3 October 2025
- CEMP submission email to Certifier, 27 January 2026
- Email to Certifier for CC5, 15 December 2025
- Email from Certifier for CC5, 18 December 2025
- Community Communication Strategy revision 5, 27 January 2026
- Boom Lift Maintenance log, 6 December 2025
- Plant Risk Assessment, 16 January 2025
- Scissor Lift Maintenance Log, 16 December 2025
- Service Report, 4 December 2025
- Weekly environmental inspection, 19 August 2025
- Weekly environmental inspection, 21 October 2025
- Weekly environmental inspection, 25 November 2025
- Weekly environmental inspection, 3 February 2026
- Weekly Safety and Environmental Inspection (ISP-79201), 2 February 2026
- Monthly Manager's Safety and Environmental Inspection (ISP-56497), 27 October 2025
- Emergency Drill MEET-133981, 15 January 2026
- Arborist inspection report dated 20 January 2026
- CR Plus docket no. 5253465, 2 December 2025
- CR Plus docket no. 5253568, 3 December 2025
- Emergency Management Plan rev 3, 27 January 2026
- Asbestos in soil clearance report by Trinitas Group, 23 January 2026
- DPHI auditor's approval letter, 22 January 2026
- Post approval receipt SSD-35715221-PA-26, 29 August 2025
- IEA report submission email to Certifier, 29 August 2025
- WCC Complaints Register
- WCC Site Induction



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New Waste Compound & Primary School Carpark

- Construction Environmental Management Plan version 0003 by Neo Consulting, 29 January 2026
- Construction Traffic Management Plan by Sydney Traffic Pty Ltd, 15 December 2025
- Ozzbuild's Driver Code of Conduct
- Ozzbuild's Flood Management Procedure
- Construction Certificate No. 23/0296/06, 16 December 2025
- Construction Certificate No. 23/0296/07, 9 January 2026
- Waste Collection drawing no. A0220, issue C, 24 October 2025
- Waste Collection drawing no. A0212, issue D, 24 October 2025
- Statement regarding bin carting route from WCC, 9 December 2025
- Statement from ptc., 19 November 2025
- Engineering detailed Design approval, 19 December 2025
- Architectural Design Certificate by PMDL Architecture + Design Pty Ltd, 16 December 2025
- Notification of commencement of works to DPHI ref SSD-35715221-PA-31, 17 December 2025
- Civil & Structural Engineering Design Certificate by Birzulis, 26 November 2025
- Pre-Construction Geotagged Condition Survey by Ausdilaps, 28 November 2025
- Survey submission email to Council, 10 December 2025
- Survey submission email to Certifier, 19 January 2026
- Pre-Construction Dilapidation Report for 28 Cormack Circuit, 8 December 2025
- Alternative Sustainability Verification Framework Revision 0 prepared by erbas, 9 April 2025
- Email for site auditor engagement, 29 January 2026
- Site Evacuation Plan 'Civil Works Plan - Carpark' drawing no. C.0200, issue D, 12 November 2025
- Construction Certificate Access Report by Vista Access Architects, Issue B, 18 December 2025
- Dial before you dig in (DBYD), job no. 52252805, 2 February 2026

6. Audit Findings

6.1 Assessment of Compliance

6.1.1 Assessment of Compliance – Bryson Building (Rohrig Constructions)

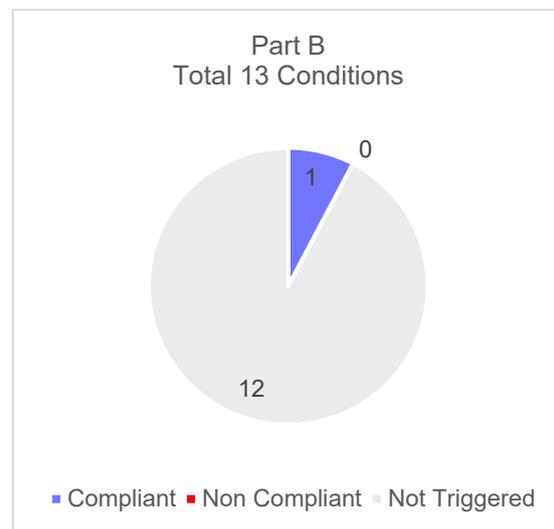
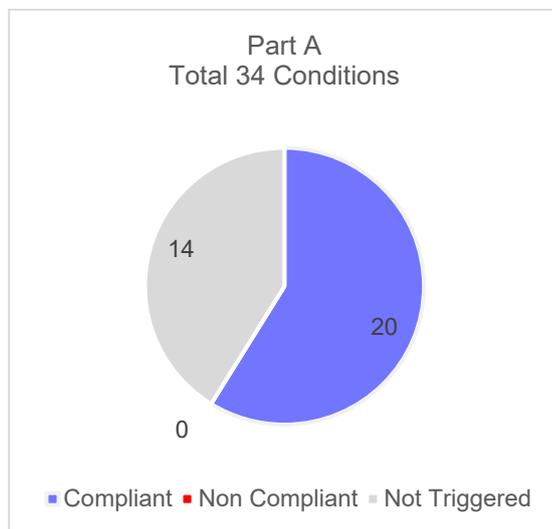
This audit was completed to assess the implementation of the Construction Environmental Management Plan and Sub-Plans, as well as environmental controls established by Rohrig for the William Clarke College (new Bryson Building), against Development Consent SSD-35715221, Schedule 3 (128 conditions).

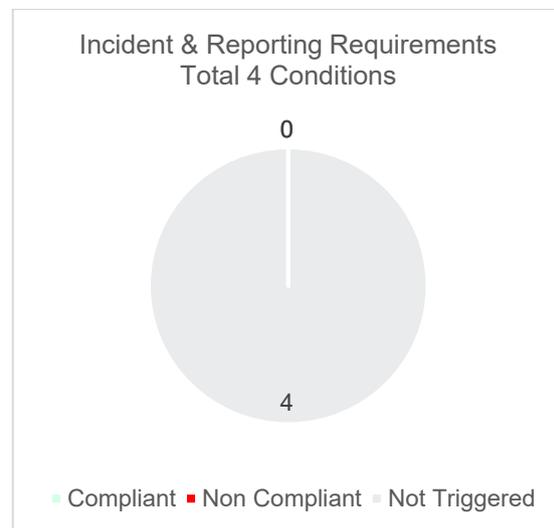
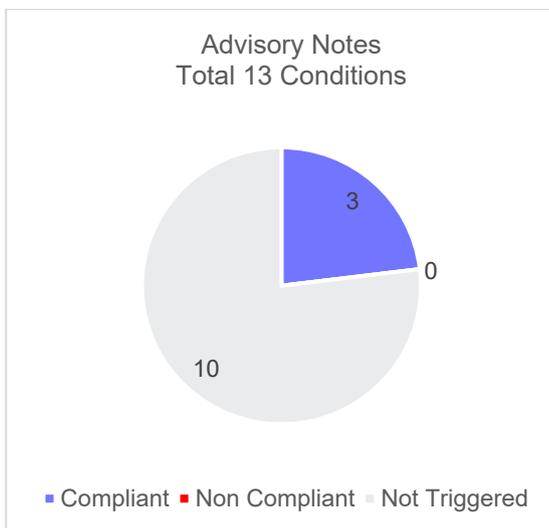
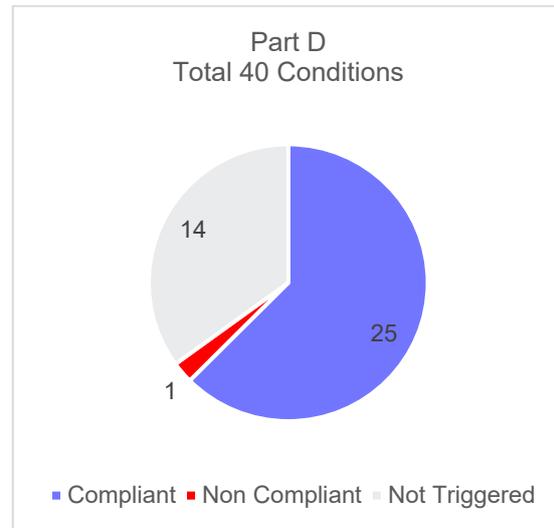
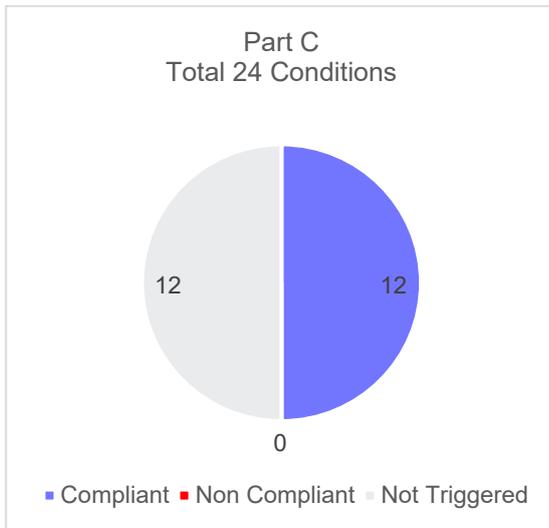
The following table summarises the audit findings by rating category:

| Findings Rating | Findings |
|-----------------|------------|
| Compliant | 61 |
| Non-Compliant | 1 |
| Not Triggered | 66 |
| Total | 128 |

Table 3- Summary of Findings

The comparison of audit requirements against the compliance ratings is as follows:





6.1.2 Assessment of Compliance – Waste Compound & Primary Carpark (Ozzbuild)

This audit was completed to assess the implementation of the Construction Environmental Management Plan and Sub-Plans, as well as environmental controls established by Ozzbuild for the William Clarke College (New Waste Compound & Primary Carpark), against Development Consent SSD-35715221, Schedule 3 (128 conditions).

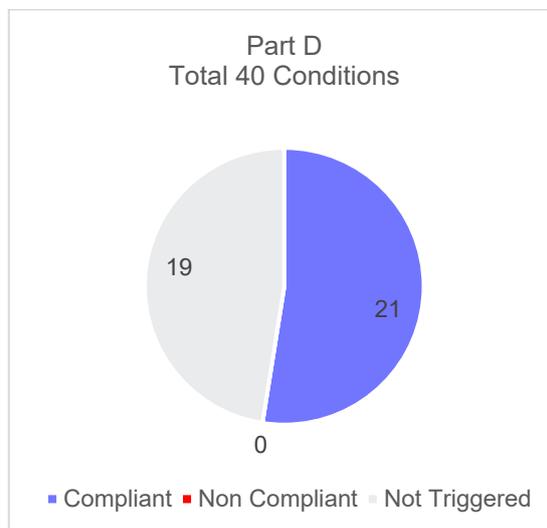
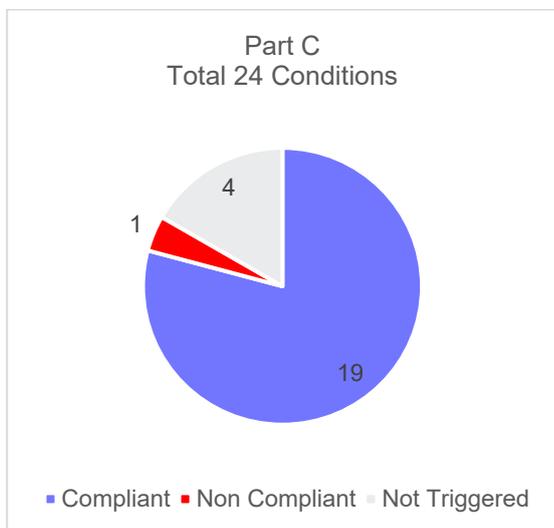
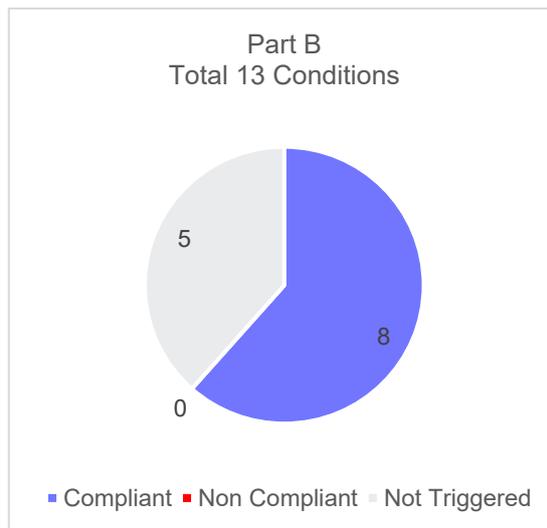
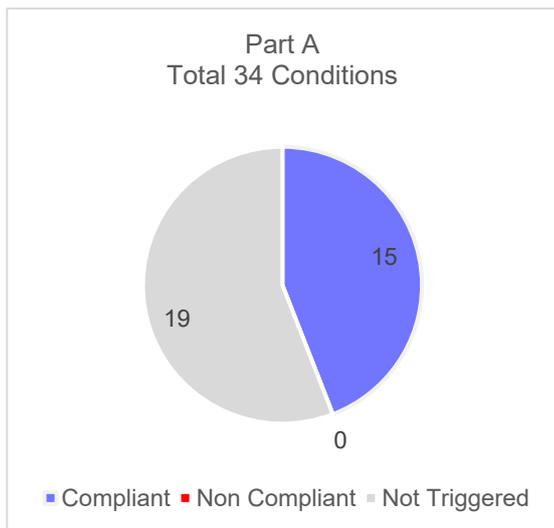
The following table summarises the audit findings by rating category:

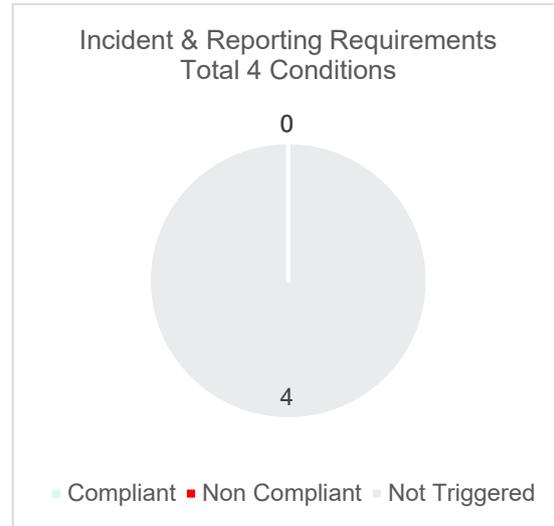
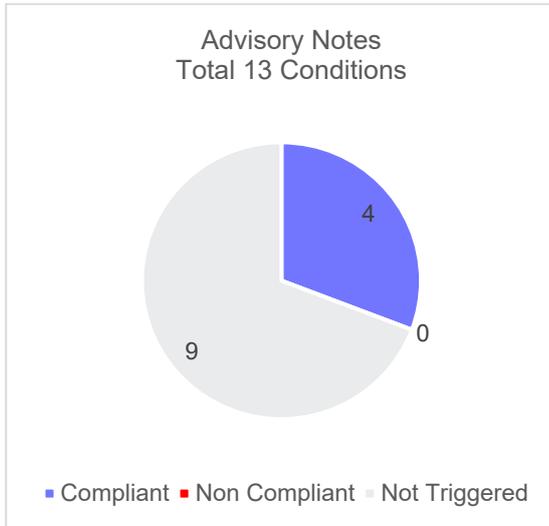
| Findings Rating | Findings |
|-----------------|----------|
| Compliant | 67 |
| Non-Compliant | 1 |
| Not Triggered | 60 |

| Findings Rating | Findings |
|-----------------|------------|
| Total | 128 |

Table 3- Summary of Findings

The comparison of audit requirements against the compliance ratings is as follows:





6.2 Notices, Incidents and Complaints

6.2.1 Notices and Incidents

Rohrig, Ozzbuild and MostynCopper confirmed that no agency notices, orders, penalty notices or prosecutions were issued, and no reportable environmental incidents were recorded during the audit period.

6.2.2 Complaints

A Complaints Register is in place where complaint details are recorded. The complaints register is available on the project website and was noted to be updated monthly. No complaints were received during this audit period.

6.2.3 Non-Compliances

No self-reported non-compliances occurred during the audit period. Non-compliances identified during this audit are as follows:

Bryson Building (Rohrig Constructions)

| Finding No. | Finding Type | Condition of Consent | Audit Finding Details & Recommendation |
|------------------------|----------------|--|---|
| WCC-03_RC-NC-01 | Non-Compliance | D9: Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans). | CEMP Section 4.7.3 requires the Project Manager to complete the Project Manager's Inspection Checklist on a monthly basis. The last completed Manager Monthly Inspection was recorded in October 2025, and no monthly manager inspections have been completed since the previous manager left the role. It is recommended to reinstate the monthly environmental inspection process to maintain compliance with CEMP requirements and ensure effective ongoing environmental management. |

New Waste Compound & Primary Carpark (Ozzbuild)

| Finding No. | Finding Type | Condition of Consent | Audit Finding Details & Recommendation |
|-------------------------|----------------|--|---|
| WCC-03_OZZ-NC-01 | Non-Compliance | C15: The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary. | Email evidence indicated that the CEMP was submitted to the Certifier on 30 January 2026, while construction of the primary car park commenced on 27 January 2026. As construction began prior to CEMP approval, this constitutes a non-compliance with Condition C15. Additionally, no evidence was provided to confirm that CEMP was submitted to DPHI. It is recommended that future construction activities do not commence until the CEMP has been formally approved by the Certifier and submitted to DPHI in accordance with Condition C15. |

6.3 Previous Audit Findings

6.3.1 Bryson Building (Rohrig Constructions)

Previous audit findings were reviewed and verified to be adequately addressed and closed out, as follows:

| Finding No. | Condition of Consent | Audit Finding Details | Close Out |
|----------------------|--|--|--|
| WCC-02_NC-01 | <p>A33: Revision of Strategies, Plans and Programs Within three months of: (b) the submission of an Independent Audit under Schedule 3 condition D36; the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p> | <p>The DPHI and the Certifier were not notified for the review of the CEMP and associated Sub-Plans following the submission of the independent audit report, triggering a non-compliance against condition A33(b).</p> <p>It is recommended that, in accordance with Condition A33, both DPHI and the Certifier be notified for the future review of the CEMP and Sub-Plans.</p> | <p>Sighted notification of CEMP review to DPHI ref. SSD-35715221-PA-27, dated 3 October 2025 within 3-months of submission of audit report (25 August 2025)</p> <p>Sighted email notification to Certifier for the CEMP review, dated 3 October 2025.</p> <p>This non-compliance is now considered closed.</p> |
| WCC-02_NC-02 | <p>D9: Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).</p> | <p>A complaint was received on 7 February 2025 regarding construction vehicle movements during after-school pickup, which was found to be in breach of the Construction Environmental Management Plan (CEMP), resulting in a non-compliance.</p> <p>It is recommended to notify workers and subcontractors and implement measures to restrict construction vehicle movements during school drop-off and pick-up times.</p> | <p>Following the complaint, the contractor responded promptly by conducting a toolbox talk and immediately notifying all subcontractors.</p> <p>As corrective actions were implemented, this non-compliance is now addressed and considered closed.</p> |
| WCC-02_OFI-01 | <p>C13: Environmental Management Plan Requirements Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> | <p>The document control page within the CEMP and its associated sub-plans are currently inconsistent in terms of versioning details. This inconsistency can lead to confusion around version control and document traceability.</p> <p>It is recommended to review the document control page and ensure consistency across the CEMP and its associated sub-plans.</p> | <p>Following the previous audit, evidence was provided on 19 August 2025 confirming that the document control page of the CEMP and its Sub-Plans has been updated to ensure consistency across all plans.</p> <p>This improvement opportunity is now addressed and considered closed.</p> |

| Finding No. | Condition of Consent | Audit Finding Details | Close Out |
|----------------------|--|--|---|
| WCC-02_OFI-02 | D9: Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans). | The current Environmental Weekly Inspection form used for the WCC Bryson Building does not include a dedicated section for recording site-specific environmental observations. It is recommended that the Environmental Weekly Inspection form be updated to include a section for documenting observations to ensure that environmental issues are consistently recorded, tracked and addressed. | Following the audit, an updated Environmental Weekly Inspection Form was provided on 19 August 2025 confirming that the observation column is included in the form. This improvement opportunity is now addressed and considered closed. |
| WCC-02_OFI-03 | D9: Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans). | It was noted that some observation close-out photos were not uploaded to the HammerTech system. It is recommended that all observation close-out photos are consistently uploaded to the HammerTech to ensure traceability and verification of completed actions. | Sighted observations dashboard on HammerTech. No environmental observations were identified during this audit period. All safety observations were noted to have been appropriately closed out, with relevant closeout photos included. This improvement opportunity is now addressed and considered closed. |

6.3.2 New Waste Compound & Primary Carpark (Ozzbuild)

This is the first independent environmental audit for New Waste Compound & Primary Carpark; therefore, there are no previous audit findings.

6.4 Audit Site Inspection

6.4.1 Bryson Building (Rohrig Constructions)

A site inspection was conducted of the construction areas with representatives of WCC, Rohrig, MostynCopper and BVBI to review the effectiveness of environmental mitigation measures implemented.

Environmental controls included:

- ▶ Signage in place at site access and contains project details and contact information.
- ▶ Construction vehicles contained within the site boundary.
- ▶ ATF installed around the entire site premises.
- ▶ Rumble grid in place with area stabilised. No mud tracking observed.
- ▶ Erosion and sediment controls appeared well maintained.
- ▶ Waste bins available throughout the site.

- ▶ Fully stocked spill kits available on site.
- ▶ Plant and equipment in use with checks and maintenance records in place.
- ▶ Hazardous materials stored appropriately.
- ▶ Water hoses and sprinklers on site for dust suppression.
- ▶ No evidence of dust was observed at the time of the inspection.
- ▶ Tree protection zone continued to be in place.
- ▶ Workers onsite wearing adequate PPE.

Two (2) observations were identified during the site inspection.

- ▶ **RC-OBS-01:** Controls around the pit drain required maintenance. This was promptly rectified, and new controls have been installed.
- ▶ **RC-OBS-02:** The sediment fence along the downslope edge of the spoil stockpile appears damaged and ineffective, with sections lying flat on the ground. This was promptly rectified and new sediment fence installed along the stockpile.

Photos of the site inspection, including close out, are included in [Appendix H](#).

6.4.2 New Waste Compound & Primary Carpark (Ozzbuild)

A site inspection was conducted of the construction areas with representatives of WCC, Ozzbuild, MostynCopper and BVBI to review the effectiveness of environmental mitigation measures implemented.

Environmental controls included:

- ▶ Signage installed at site access and contained project details and contact information.
- ▶ ATF installed at the site perimeter with secured access.
- ▶ No graffiti or advertising observed.
- ▶ Tree protection zone established.
- ▶ No mud tracking or dust observed.
- ▶ Pedestrian pathway kept clean and clear.
- ▶ Bingo skip bins available on site.
- ▶ Pit drain protection in place throughout the site.
- ▶ Sediment controls installed at low point sump areas.

Two (2) observations were identified during the site inspection

- ▶ **OZZ-OBS-01:** A tree protection fence has been installed; however, Tree Protection Zone (TPZ) signage is not displayed. This was promptly addressed, and TPZ signage has been installed on TPZ fence.
- ▶ **OZZ-OBS-02:** Sediment controls have been installed across the site; however, some of the low-point sump areas are missing sediment controls. This was promptly addressed, and sediment fence has been installed at low point sump areas.

Photos of the site inspection, including close out, are included in [Appendix H](#).

6.5 Suitability of Plans and the Environmental Management System

6.5.1 Bryson Building (Rohrig Constructions)

The Construction Environmental Management Plan and Sub-Plans as developed by Rohrig and subject matter experts were approved by Certifying Authority in compliance with the requirements of the Development Consent SSD-35715221 as verified during the initial audit. The plans generally address the impacts and mitigation measures noted in the Environmental Impact Assessment developed for the project. Compliance of the Plans against Consent Conditions SSD-35715221 was verified during the audit as follows:

Construction Environmental Management Plan (CEMP)

The Construction Environmental Management Plan Rev. 7 dated 27 January 2026 was reviewed and confirmed with no changes. The CEMP includes the project information, environmental management compliance, hours of construction work, objectives and targets, risk management, emergency / incident management, communication and consultation, induction and visitor management, subcontractor management, monitoring, and reporting requirements. These aspects were verified during the site inspection and review of SSD-35715221 conditions with one non-compliance identified regarding the monthly manager site inspection (refer to [WCC-03_RC-NC-01](#)).

Construction Traffic and Pedestrian Management Sub-Plan (CTPSMP)

The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Rev. 5, dated 27 January 2026 under Appendix B of the CEMP was reviewed and confirmed with no changes. The CTPMSP analysis encompasses factors such as construction vehicle routes, types and volume of vehicles, construction program, emergency vehicle access, traffic and pedestrian management, public transport, and the safety of pedestrians and cyclists during construction. Additionally, the plan outlines measures for pedestrian and traffic management. The controls outlined in CTPMSP were verified during the site inspection and a review of SSD-35715221 conditions Part D – During Construction.

Construction Noise and Vibration Management Plan (CNVMP)

The CNVMP Revision 3 dated 27 January 2026, under Appendix A of the CEMP, addresses the consent conditions, regulatory compliance, hours of work, construction noise and vibration criteria, community consultation; contains analysis of noise and vibration in relation to the project, risk assessment and a comprehensive description of mitigation measures to be implemented onsite. The CNVMP was reviewed on 27 January 2026 with no changes. The implementation of controls was verified during the review of SSD-35715221 conditions Part D – During Construction.

Construction Soil and Water Management Plan (CSWMP)

The CSWMP Revision 4 dated 27 January 2026, under Appendix C of CEMP, addresses the consent conditions, implementation of the erosion and sedimentation controls onsite, flood measures, risk assessment and a comprehensive description of mitigation measures to be implemented onsite. The implementation of controls was verified during the review of SSD-35715221 conditions Part D – During Construction, and improvement opportunities regarding sediment controls were identified during the site inspection. Refer to [Section 6.4.1](#) and [Appendix H](#) for details.

Summary

Implementation of the Construction Environmental Management Plan and Sub-Plans were verified during the review of records and as demonstrated during the site inspection with non-compliance and improvement opportunity identified – refer to [Section 6.8](#) – Audit Findings and [Appendix E](#) – Audit Checklist. Based on the outcome of the audit, the current plans and system were deemed suitable for the William Clarke College (new Bryson Building) project.

6.5.2 New Waste Compound & Primary Carpark (Ozzbuild)

Neo Consulting prepared the Construction Environmental Management Plan (CEMP) in accordance with the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (2020) as reviewed during the audit.

The required Sub-Plans have been developed and incorporated into the CEMP in accordance with the SSD-35715221 conditions, addressing the management of the project's significant environmental impacts. These Sub-Plans include the Noise and Vibration Control Plan and the Site Soil and Water Management Plan. The Construction Traffic Management Plan has also been prepared by Sydney Traffic, outlining the project's traffic management requirements.

Implementation of the CEMP and Sub-Plans were verified during the review of records and as demonstrated during the site inspection.

Summary

Based on the outcome of the audit, the CEMP and Sub-Plans were found to be suitable for the scope of SSD-35715221 works being undertaken for the Primary Carpark. The outcome of the audit identified improvement opportunities – refer to [Section 6.8](#) – Audit Findings and [Appendix F](#) – Audit Checklist, and site observations as per [Section 6.4.2](#).

6.6 Actual vs Predicated Impacts

The project mitigation measures as set out in the Environmental Impact Statement (EIS) and Response to Submissions were reviewed against the actual impacts for both the Bryson Building and Primary Carpark as follows:

6.6.1 Aboriginal Cultural Heritage

No Aboriginal heritage artefacts or items have been found to date. Procedures were verified to be in place for all unexpected finds and communicated during the project induction.

6.6.2 Air Quality

No dust generating activities were occurring during the site inspection; water points were available throughout the site for dust suppression where required. Weekly inspections of the site monitor for dust.

6.6.3 Sustainability

Alternative Sustainability Verification Framework Revision 0, dated 9 April 2025, has been developed, implemented, and formally approved by the Department as an alternative to Green Star certification.

6.6.4 Tree Protection

Tree Protection Zones (TPZ) continue to be in place. The appointed Arborist for the project was present during minor excavation works to access the TPZ during this audit period as evidenced. No building materials were observed leaning against the TPZ during the site inspection. One improvement opportunity was identified regarding the lack of TPZ signage on the TPZ fence in the primary carpark area (refer to [OZZ-OBS-01](#)).

6.6.5 Contamination

The demolition of the existing structure has been completed prior to construction of this project. The Detailed Site Investigation report prepared by EI Australia, dated 19 September 2022, did not identify any contamination on site. Ian Swane and Associates are still engaged as Site Auditor as confirmed by MostynCopper.

6.6.6 Noise

SiteHive monitoring was only required during the structural construction phase, as outlined in Section 6.1 of the Noise and Vibration Impact Assessment. Monitoring and reporting ceased in June 2025. Standard construction hours are currently being adhered to and no Out-of-Hours Work have been required to date. No noise complaints have been received during this audit period.

6.6.7 Erosion and Sediment

Erosion and sediment control plan continued to be implemented onsite including sediment fencing, sandbags, coir logs, and protection of pit rains. No mud tracking was observed on public roads during the site inspection. Observations were identified regarding sediment controls. Refer to [Section 6.4 – Audit Site Inspection and Appendix H – Site Inspection Photos](#) for more details.

6.6.8 Community Engagement

Community Communication Strategy continues to be implemented and a Complaints Register is in place. The project website is updated on a regular basis to ensure that the most recent management plans and project documentation are publicly available. No complaints have been received during the audit period.

6.6.9 Water Quality and Quantity

Drains and MUSIC Models, Stormwater Catchment Plans and Stormwater Management System have been prepared and endorsed by the Council. A Section 138 approval was issued by Hills Shire Council for the removal of a redundant driveway, reconstruction of an existing driveway and a stormwater extension to an existing kerb inlet pit.

6.6.10 Waste

Waste is being managed by 'Purple Cow' for the Bryson Building works. The waste management report, prepared by Purple Cow, covers the period from November 2024 to January 2026 and details the quantities of each waste type along with their respective recycling percentages.

Bingo has been engaged by Ozzbuild as the waste contractor for the New Waste Compound & Primary Carpark. Works have recently commenced. Bingo will provide a waste report on a monthly basis.

6.6.11 Road and Pedestrian Safety

The Construction Traffic Management Plan has been prepared and implemented for the New Waste Compound & Primary Carpark. Additionally, the Driver Code of Conduct has been developed and put into effect. The Construction Traffic and Pedestrian Management Sub-Plan continued to be in place for Bryson Building. All construction vehicles are contained within the site. Construction vehicle movements are not permitted during peak school drop-off and pick-up times. Construction parking was observed to be available on site with no permits or work zones required.

6.6.12 Flood Evacuation

WSP developed the Construction Flood Emergency Management Plan for Bryson Building. The plan includes evacuation and refugee protocols.

Ozzbuild developed the Flood Evacuation Procedure for the New Waste Compound & Primary Carpark. The procedure includes evacuation and refuge protocols.

6.7 Key Strengths

6.7.1 Bryson Building (Rohrig Constructions)

The outcome of the audit verified that Rohrig demonstrated good controls to address environmental impacts. The following key strengths were noted:

- ▶ Site well secured with access restricted to authorised personnel.
- ▶ Rumble grid in place with a water hose positioned along the driveway for dust suppression.
- ▶ Good standard of housekeeping observed throughout the site.
- ▶ Consistently effective communication has been maintained between William Clarke College, Rohrig, and MostynCopper.

6.7.2 New Waste Compound & Primary Carpark (Ozzbuild)

The outcome of the audit verified that Ozzbuild demonstrated good controls to address environmental impacts. The following key strengths were noted:

- ▶ Site well secured with ATF installed along the site boundary.
- ▶ Site was managed well, with Bingo skip bins available for waste disposal.
- ▶ No complaints received.

6.8 Audit Findings and Recommendations

6.8.1 Bryson Building (Rohrig Constructions)

Implementation of Rohrig's Construction Environmental Management Plan and Sub-Plans was verified to be generally in compliance with Development Consent SSD-35715221. Refer to the attached [Appendix E](#) for full details of the completed audit checklist.

One (1) non-compliance and one (1) opportunity for improvement was identified during this audit summarised as follows:

| Audit Rating and Ref | Condition of Consent | Audit Finding Details | Recommendations & Close-Out |
|--------------------------------|--|--|---|
| <p>WCC-03_RC-NC-01</p> | <p>D9: Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).</p> | <p>CEMP Section 4.7.3 requires the Project Manager to complete the Project Manager’s Inspection Checklist on a monthly basis. The last completed Manager Monthly Inspection was recorded in October 2025, and no monthly manager inspections have been completed since the previous manager left the role.</p> | <p>It is recommended to reinstate the monthly environmental inspection process to maintain compliance with CEMP requirements and ensure effective ongoing environmental management.</p> <p>Following the audit, manager inspections have been reinstated. Leadership Site Visit ISP-81248, dated 6 February 2026, was provided as evidence. This non-compliance is now considered closed.</p> |
| <p>WCC-03_RC-OFI-01</p> | <p>D2: Operation of Plant and Equipment All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.</p> | <p>The HammerTech records for scissor lift model GS4390RT indicated that the last service was completed on 4 December 2025, with the next service listed as due on 4 January 2025. However, scissor lifts require servicing every 90 days from the previous service date.</p> | <p>It is recommended that the HammerTech records be reviewed and updated to ensure all plant and equipment service dates are accurate and current.</p> <p>Following the audit, updated HammerTech records for the scissor lift were provided, confirming that the service information has been corrected to reflect the accurate service due date. This improvement opportunity is now considered closed.</p> |

6.8.2 New Waste Compound & Primary Carpark (Ozzbuild)

Implementation of Ozzbuild’s Construction Environmental Management Plan and Sub-Plans was verified to be generally in compliance with Development Consent SSD-35715221. Refer to the attached [Appendix F](#) for full details of the completed audit checklist.

One (1) non-compliance and five (5) opportunity for improvements were identified during this audit summarised as follows:

| Audit Rating and Ref | Condition of Consent | Audit Finding Details | Recommendations and Close-Out |
|---------------------------------|--|--|---|
| <p>WCC-03_OZZ-NC-01</p> | <p>C15: The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.</p> | <p>Email evidence indicated that the CEMP was submitted to the Certifier on 30 January 2026, while construction of the primary car park commenced on 27 January 2026. As construction began prior to CEMP approval, this constitutes a non-compliance with Condition C15. Additionally, no evidence was provided to confirm that CEMP was submitted to DPHI.</p> | <p>It is recommended that future construction activities do not commence until the CEMP has been formally approved by the Certifier and submitted to DPHI in accordance with Condition C15.</p> <p>Following the audit, an email from the Certifier dated 4 February 2026, was provided, confirming the approval of CEMP version 003 dated 29 January 2026. However, no evidence of submission to DPHI was provided.</p> |
| <p>WCC-03_OZZ-OFI-01</p> | <p>A27: Compliance The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p> | <p>The current site induction does not address key environmental controls, including the management of dust, noise and vibration, waste, chemicals and spills, tree protection, and unexpected finds.</p> | <p>It is recommended that the site induction presentation be updated to include these environmental management measures so that all personnel understand their responsibilities in maintaining compliance with environmental controls.</p> <p>Following the audit, an updated site induction snapshot was provided, confirming the inclusion of key environmental controls with reference to the CEMP for further details. This improvement opportunity is now considered closed.</p> |

| Audit Rating and Ref | Condition of Consent | Audit Finding Details | Recommendations and Close-Out |
|---------------------------------|---|--|---|
| <p>WCC-03_OZZ-OFI-02</p> | <p>C16: The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network</p> | <p>The CTMP does not include a document control page.</p> | <p>It is recommended to include a document control page in the CTMP to ensure effective version control and clear tracking of updates & approvals.</p> <p>Following the audit, CTMP was provided, confirming the inclusion of the Document Review section with Revision 1, dated 15 December 2025. This improvement opportunity is now considered closed.</p> |
| <p>WCC-03_OZZ-OFI-03</p> | <p>C19: Prior to the commencement of any construction a Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers.</p> | <p>The Driver Code of Conduct is issued as a standalone document and does not contain a date and version number.</p> | <p>It is recommended that the Driver Code of Conduct be updated to include a date, version number, and document control information to ensure document tracking and control. It is also suggested that the Driver Code of Conduct be incorporated into the CTMP to ensure all traffic-related requirements are captured within a single, controlled document.</p> <p>Following the audit, an updated Driver Code of Conduct Rev. 2, dated 11 February 2026, was provided, confirming the inclusion of the document review section, and it has now been incorporated into the CTMP under Appendix D.</p> <p>This improvement opportunity is now considered closed.</p> |



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| Audit Rating and Ref | Condition of Consent | Audit Finding Details | Recommendations and Close-Out |
|---------------------------------|--|--|---|
| <p>WCC-03_OZZ-OFI-04</p> | <p>C24: Flood Management Prior to the commencement of any construction, the Applicant must prepare and implement for the duration of construction.</p> | <p>A Flood Management Procedure has been developed; however, it does not include a date or version number.</p> | <p>It is recommended to update the Flood Management Procedure to include a document control to ensure document tracking and control.</p> <p>Following the audit, an updated Flood Management Procedure Rev. 2, dated 11 February 2026, was provided confirming the inclusion of document review table. This improvement opportunity is now considered closed.</p> |
| <p>WCC-03_OZZ-OFI-05</p> | <p>D9: Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).</p> | <p>Construction of the primary car park commenced on 27 January 2026, and weekly environmental inspections have not yet begun.</p> | <p>It is recommended to implement the required weekly environmental inspection schedule and ensure inspections are consistently completed in accordance with the CEMP.</p> |

Appendix A - Audit Agenda

Audit Agenda – William Clarke College (new Bryson Building)

| | | |
|------------------------|---|---------------------------------|
| Project | Independent Environmental Audit - William Clarke College (SSD-35715221) | |
| Proponent | William Branwhite Clarke College (WCC) | |
| Project Manager | MostynCopper (MC) | |
| Contractor | Rohrig Constructions; Ozzbuild | |
| Location | William Clarke College, Kellyville | |
| Date and Time | 3 February 2026 | 9:30 AM – 4:30 PM |
| | 4 February 2026 | 2:00 PM – 4:30 PM (Contingency) |
| Auditing Team | Sanan Qasim (Lead auditor) Barbara Pater (Alternate Lead auditor) | |
| Site contact | Gabriel Reyes, Senior Project Manager, MostynCopper, 0514 398 534 | |
| Audit criteria | In accordance with Consent Conditions SSD-35715221 and the <i>Independent Audit Post Approval Requirements (IAPAR 2020)</i> | |
| Audit scope | Within 26-weeks of previous construction audit. | |

Agenda

| Item | Time |
|--|---------------------|
| Opening Meeting <ul style="list-style-type: none"> Confirm scope of the audit, outline the audit process, methodology, timing, access, and resources required. | 9:30 AM – 9:45 AM |
| Site Walk <ul style="list-style-type: none"> Sight current site activities and provide focus for the review of environmental aspects, impacts and controls. | 9:45 AM – 10:45 AM |
| Coffee/tea break | 10:45 AM – 11:00 AM |
| Review of Consent Conditions SSD-35715221 Schedule 3 (Conditions of Consent for Stage 1 Works): | |

| Item | Time |
|---|----------------------------------|
| ▶ Part A – Administrative Conditions (34 conditions) + Appendix 2, if applicable | 11:00 AM – 11:45 AM |
| ▶ Part B – Prior to the Issue of a Construction Certificate (13 conditions) | 11:45 AM – 12:00 PM |
| ▶ Part C – Prior to Commencement of Construction (24 conditions) | 12:00 PM – 12:30 PM |
| Lunch break | 1:00 PM – 1:45 PM |
| ▶ Part D – During Construction (40 conditions) ▶ Advisory Notes (13 conditions) | 1:00 PM – 2:45 PM |
| ▶ Conditions related to Waste Compound & Primary Carpark | 2:45 PM – 4:00 PM |
| Auditor consolidation (auditors only) / Afternoon tea break | 4:00 PM – 4:15 PM |
| Closing meeting ▶ Outcome of audit and presentation of findings. Deliverables as noted below. | 4:15 PM – 4:30 PM |
| Day 2 – 4 February 2026 (Contingency) | |
| Remaining conditions related to Waste Compound & Primary Carpark | 2:00 PM – 4:30 PM (Via Teams) |

Deliverables

| Audit Deliverables | Responsibility |
|--|----------------|
| Draft Report Submission ▶ 15 days following conduct of independent audit, or following additional documentation/evidence | BVBI |
| Response to draft report ▶ 7 days following receipt of draft audit report from BVBI | WCC/MC |
| Final report submission Finalised within 7 days following receipt of comments from WCC/MC Submitted to WCC/MC | BVBI |

| Audit Deliverables | Responsibility |
|--|----------------|
| <p>Response to findings and submission of final audit report</p> <ul style="list-style-type: none"> ▶ Final audit report submitted to DPHI in accordance with SSD-35715221 Conditions D38 and D39. | <p>WCC/MC</p> |
| <p>Non-Compliances (if applicable)</p> <ul style="list-style-type: none"> ▶ WCC/MC is to follow the process to notify DPHI for any non-compliances identified during the audit as per SSD-35715221 Conditions A30 and A31. | <p>WCC/MC</p> |

Limitations

- The audit will cover the construction requirements only and will therefore be limited to auditing the applicable conditions of Part A, B, C, D and Appendices in accordance with Consent Conditions SSD-35715221.
- The audit will cover a sampling of records relevant to the scope. BVBI auditors will apply their professional judgment based on the information made available during the audit.
- BVBI will conduct the audit in accordance with the Independent Auditing Post Approval Requirements (IAPAR 2020) with the following ratings applied: Compliant, Non-Compliant and Not Triggered, with the option to raise any Opportunities for Improvement.

Request for Information

Records to be provided to the Auditor prior to the audit:

- ▶ Current Construction/Crown Certificate(s)
- ▶ Current version of the Construction Environmental Management Plan (CEMP)
- ▶ Current versions of CEMP Sub-Plans (Traffic Management, Noise and Vibration, etc)
- ▶ Current erosion and sediment control plans / environmental control site maps, etc
- ▶ Details of any complaints, incidents, non-compliances
- ▶ Records for any unexpected asbestos / contamination finds

Appendix B – Audit Attendance Sheet



The APP Group is now
proudly part of Bureau Veritas

Audit Attendance Sheet

| | | | |
|----------------------|------------------------------------|--------------|-------------|
| Project | William Clarke College | Audit No. | 3 |
| Auditee | Rohrig ; OZZbuild ; MostynCopper | Lead Auditor | Sanan Qasim |
| Location | William Clarke College, Kellyville | | |
| Opening Meeting Date | 3 February 2026 | | 9:30 AM |
| Closing Meeting Date | 3 February 2022 | | 3:45 PM |

| Name | Organisation | Position | Signature | |
|------------------------------|------------------------|-----------------------------------|-----------------|-----------------|
| | | | Opening Meeting | Closing Meeting |
| Sanan Qasim | BV | L. Auditor | <i>sq</i> | <i>sq</i> |
| Ryan Carroll | MostynCopper | Project Director | <i>RC</i> | <i>RC</i> |
| Erica Choo | MostynCopper | Project Manager | <i>EC</i> | <i>EC</i> |
| Ryan WARD | OZZBUILD | Director | <i>RW</i> | <i>RW</i> |
| THOMAS GORDON | OZZBUILD | Project Manager | <i>TG</i> | <i>TG</i> |
| Andres van der Walt | Rohrig | Project Manager | <i>AV</i> | <i>AV</i> |
| Joshua Coeling | Rohrig | Contact Administrator | <i>JC</i> | <i>JC</i> |
| Gabriel Reyes | MostynCopper | Senior PM | <i>GR</i> | <i>GR</i> |
| Mark ALEXANDER | William Clarke College | Property & Infrastructure Manager | | |

At the Audit Opening Meeting:

- ▶ Confirm audit purpose, scope, timetable, activities, closing meeting time
- ▶ Clarify unclear details of audit plan and checklist

Appendix C – Approval of Auditors



The APP Group is now
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Department of Planning, Housing and Infrastructure

Reference: SSD-35715221-PA-38

William Branwhite Clarke College

ABN 83 169 319 110

10 Morris Grove

Kellyville NSW 2155

Via the Major Projects Portal only

Attention: Gabriel Reyes, Senior Project Manager, MostynCopper

22/01/2026

Subject: Concept and Stage 1 William Clarke College (SSD-35715221) - Agreement to independent auditors

Dear Gabriel

I refer to your submission, lodged via the Major Projects Portal on 16 January 2026, requesting the Planning Secretary's agreement to suitably qualified, experienced, and independent persons to conduct Independent Audits of the Concept and Stage 1 William Clarke College (**Project**), approved under SSD-35715221 as modified (**Consent**).

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

In accordance with Schedule 3, Condition D36 of the Consent and the Department's *Independent Audit Post Approval Requirements (2020)*, as nominee of the Planning Secretary, I agree to the following team from Bureau Veritas Buildings & Infrastructure:

- Sanan Qasim as lead auditor; and
- Barbara Pater as alternative lead auditor.

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 (2020)*. Failure to meet these requirements will require revision and resubmission.
- The above audit team is 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.



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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.
- An approved lead auditor must attend the site inspection component of the audit.
- The audit period is the day after the site inspection date of the previous audit, to the final site inspection date of the current audit.

Should you wish to discuss the matter further, please contact Brigitte Healey, Senior Compliance Officer on (02) 8229 2936 or email compliance@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Samuel Condon'.

Samuel Condon
A/Team Leader Compliance - Housing, Infrastructure & Social
Compliance

As nominee of the Planning Secretary

Appendix D – Independent Audit Declarations

Declaration of Independence Form

| Independent Audit Declaration Form | |
|------------------------------------|---|
| Project Name: | William Clarke College Redevelopment |
| Consent Number: | SSD-35715221 |
| Description of Project: | Redevelopment of the William Clarke College, including: <ul style="list-style-type: none"> • A Concept Proposal comprising: <ul style="list-style-type: none"> ○ Three new building envelopes; ○ Envelope for the extension to an existing building; ○ Relocation of waste and recycling compound; ○ Modified and new vehicle areas and carparking, landscaping; and ○ Increase in student enrolment to 2050 (143 additional) • Stage 1 works comprising: <ul style="list-style-type: none"> ○ Detailed design and construction of a three-four storey building (Bryson Building) ○ Relocation of waste and recycling compound; ○ Amendments to internal vehicle circulation area and car parking, landscape and tree removal; and ○ Increase in student enrolment to 2050 (143 additional). |
| Project Address: | William Clarke College, 10 Morris Grove, Kellyville |
| Proponent: | William Branwhite Clarke College |
| Title of Audit: | Independent Environmental Audit |
| Date: | 10 February 2026 |

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

| | |
|----------------------|---|
| Name of the Auditor: | Sanan Qasim |
| Signature: |  |
| Qualification: | Lead Environmental Auditor |
| Company: | Bureau Veritas Buildings & Infrastructure Pty Ltd |
| Company Address: | Level 14, 10 Spring Street, Sydney NSW 2000 |

Declaration of Independence Form

| Independent Audit Declaration Form | |
|------------------------------------|--|
| Project Name: | William Clarke College Redevelopment |
| Consent Number: | SSD-35715221 |
| Description of Project: | <p>Redevelopment of the William Clarke College, including:</p> <ul style="list-style-type: none"> • A Concept Proposal comprising: <ul style="list-style-type: none"> ○ Three new building envelopes; ○ Envelope for the extension to an existing building; ○ Relocation of waste and recycling compound; ○ Modified and new vehicle areas and carparking, landscaping; and ○ Increase in student enrolment to 2050 (143 additional) • Stage 1 works comprising: <ul style="list-style-type: none"> ○ Detailed design and construction of a three-four storey building (Bryson Building) ○ Relocation of waste and recycling compound; ○ Amendments to internal vehicle circulation area and car parking, landscape and tree removal; and ○ Increase in student enrolment to 2050 (143 additional). |
| Project Address: | William Clarke College, 10 Morris Grove, Kellyville |
| Proponent: | William Branwhite Clarke College |
| Title of Audit: | Independent Environmental Audit |
| Date: | 10 February 2026 |

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the 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:

- c) 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
- d) 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 the Auditor: | Barbara Pater |
| Signature: |  |
| Qualification: | Alternate Lead Environmental Auditor |
| Company: | Bureau Veritas Buildings & Infrastructure Pty Ltd |
| Company Address: | Level 14, 10 Spring Street, Sydney NSW 2000 |

Appendix E – Audit Checklist (Bryson Building)

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating | | | | | | | | | | | | |
|---|---------------------|--------------|--|---|--|-------------------|--|---------|-----|--------------|------|--|--|--|--|--|--|-----------|
| 1. | PART A | | ADMINISTRATIVE CONDITIONS | | | | | | | | | | | | | | | |
| 1.1. | A | A1 | <p>Obligation to Minimise Harm to the Environment</p> <p>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.</p> | Based on the outcome of this audit, no reportable material harm incidents to date, and regular inspections of the site, it was determined that reasonable and feasible measures have been implemented to prevent material harm to the environment during the construction of the project. | Two (2) observations relating to sediment fence around spoil stockpile and maintenance of pit drain controls were identified during the audit site inspection have been recorded and immediately addressed as evidenced under Appendix H – Site Inspection Photos. | Compliant | | | | | | | | | | | | |
| 1.2. | A | A2 | <p>Terms of Consent</p> <p>The development may only be carried out:</p> <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, except where superseded by the Response to Submissions, the additional information, and SSD-35715221-MOD-1 and SSD- 35715221-MOD-2; and (d) in accordance with the approved plans in the table below: <table border="1" data-bbox="340 1305 1039 1401"> <thead> <tr> <th colspan="4">Architectural Plans prepared by <i>PMDL</i></th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | Architectural Plans prepared by <i>PMDL</i> | | | | Dwg No. | Rev | Name of Plan | Date | | | | | <ul style="list-style-type: none"> (a) One non-compliance identified with Condition D9 of the consent. (b) No written directions from the Planning Secretary required to be complied with. (c) Based on the evidence presented the development is in accordance with the EIS, response to submissions, the additional information and SSD-35715221-MOD-2. (d) Architectural drawings prepared by PMDL Architecture & Design as per website: <ul style="list-style-type: none"> • Stage 1 Demolition Plan, Dwg no. DA101 issue F, dated 24 June 2025 • Stage 1 Site Plan, Dwg no. DA102 issue G, dated 24 June 2025 • Stage 1 Plan – Level 0, Dwg no. DA110 issue D, dated 25 June 2024 | | Compliant |
| Architectural Plans prepared by <i>PMDL</i> | | | | | | | | | | | | | | | | | | |
| Dwg No. | Rev | Name of Plan | Date | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |

| ID No | SSD Part & Req. No. | SSD Requirement | | | | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|---|------------|--------------------------------------|-------------|---|---------------------------------|-------------------|
| | | DA101 | F | Stage 1 Demolition Plan | 24/6/25 | <ul style="list-style-type: none"> Stage 1 Plan – Level 1, Dwg no. DA111 issue D, dated 25 June 2024 Stage 1 Plan – Level 2, Dwg no. DA112 issue D, dated 25 June 2024 Stage 1 Plan – Level 3, Dwg no. DA113 issue B, dated 16 September 2022 Stage 1 Plan – Roof, Dwg no. DA114 issue E, dated 25 June 2024 Stage 1 Elevations, Dwg no. DA210 issue E, dated 25 June 2024 Stage 1 Elevations, Dwg no. DA211 issue E, dated 25 June 2024 Stage 1 Elevations, Dwg no. DA212 issue E, dated 25 June 2024 Stage 1 Sections, Dwg no. DA310 issue E, dated 25 June 2024 Stage 1 Sections, Dwg no. DA311 issue E, dated 25 June 2024 Stage 1 Sections, Dwg no. DA312 issue E, dated 25 June 2024 Stage 1 Sections, Dwg no. DA313 issue E, dated 25 June 2024 Stage 1 – Material Selection, Dwg no. DA610 issue c, dated 6 August 2024 End of Trip Facilities, Dwg no. DA104 issue B, dated 6 August 2024 Concept Master Plan – EOT Facilities, Dwg no. DA-C12 issue A, dated 24 May 2023 Plan – Waste Collection Area, Dwg no. A0212 issue B, dated 24 June 2025 Elevations – Waste Collection Area, Dwg no. A0220 issue A, dated 16 June 2025 Stage 1 – Landscape Ground Level, Dwg no. SD-13 issue B, dated 12 June 2024 | | |
| | | DA102 | G | Stage 1 Site Plan | 24/6/25 | | | |
| | | DA110 | D | Stage 1 Plan -Level 0 (Ground) | 25/6/24 | | | |
| | | DA111 | D | Stage 1 Plan – Level 1 | 25/6/24 | | | |
| | | DA112 | D | Stage 1 Plan – Level 2 | 25/6/24 | | | |
| | | DA113 | D | Stage 1 Plan – Level 3 | 25/6/24 | | | |
| | | DA114 | D | Stage 1 Plan – Roof | 25/6/24 | | | |
| | | DA210 | E | Stage 1 Elevations | 25/6/24 | | | |
| | | DA211 | E | Stage 1 Elevations | 25/6/24 | | | |
| | | DA212 | E | Stage 1 Elevations | 25/6/24 | | | |
| | | DA310 | E | Stage 1 Sections | 25/6/24 | | | |
| | | DA311 | E | Stage 1 Sections | 25/6/24 | | | |
| | | DA312 | E | Stage 1 Sections | 25/6/24 | | | |
| | | DA313 | E | Stage 1 Sections | 25/6/24 | | | |
| | | DA610 | C | Stage 1 – Material Selection | 6/8/24 | | | |
| | | DA104 | B | End of Trip Facilities | 6/8/24 | | | |
| | | DA-C12 | A | Concept Master Plan – EOT Facilities | 24/5/23 | | | |
| | | A0212 | B | Plan – Waste Collection Area | 24/06/25 | | | |
| | | A0220 | A | Elevations – Waste Collection Area | 16/04/25 | | | |
| | | Landscape Plans prepared by Arterra Landscape Architects | | | | | | |
| | | Dwg No. | Rev | Name of Plan | Date | | | |
| | | SD-13 | C | Stage 1 – Landscape Ground Level | 29/4/25 | | | |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating | | | | | | | | | | | | | | | | | | | | | | | | |
|-------|---------------------|--|---|--|------------------------|---------------|-------|---|------------------------------------|---------|-------|---|--|---------|-------|---|---------------------------|---------|-------|---|---------------------------|---------|-------|---|---------------------------|---------|--|--|--|
| | | <table border="1"> <tr> <td>SD-14</td> <td>B</td> <td>Stage 1 – Upper Levels</td> <td>12/6/24</td> </tr> <tr> <td>SD-16</td> <td>C</td> <td>Tree Schedule and Character Images</td> <td>29/4/25</td> </tr> <tr> <td>SD-17</td> <td>C</td> <td>Stage 1 Pant Schedule & Character Images</td> <td>29/4/25</td> </tr> <tr> <td>SD-18</td> <td>B</td> <td>Typical Landscape Details</td> <td>12/6/24</td> </tr> <tr> <td>SD-19</td> <td>B</td> <td>Typical Landscape Details</td> <td>12/6/24</td> </tr> <tr> <td>SD-20</td> <td>B</td> <td>Typical Landscape Details</td> <td>12/6/24</td> </tr> </table> | SD-14 | B | Stage 1 – Upper Levels | 12/6/24 | SD-16 | C | Tree Schedule and Character Images | 29/4/25 | SD-17 | C | Stage 1 Pant Schedule & Character Images | 29/4/25 | SD-18 | B | Typical Landscape Details | 12/6/24 | SD-19 | B | Typical Landscape Details | 12/6/24 | SD-20 | B | Typical Landscape Details | 12/6/24 | <ul style="list-style-type: none"> Stage 1 – Upper Levels, Dwg no. SD-14 issue B, dated 12 June 2024 Tree Schedule and Character Images, Dwg no. SD-16 issue B, dated 12 June 2024 Stage 1 Plant Schedule & Character Images, Dwg no. SD-17 issue B, dated 12 June 2024 Typical Landscape Details, Dwg no. SD-18 issue B, dated 12 June 2024 Typical Landscape Details, Dwg no. SD-19 issue B, dated 12 June 2024 Typical Landscape Details, Dwg no. SD-20 issue B, dated 12 June 2024 | | |
| SD-14 | B | Stage 1 – Upper Levels | 12/6/24 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SD-16 | C | Tree Schedule and Character Images | 29/4/25 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SD-17 | C | Stage 1 Pant Schedule & Character Images | 29/4/25 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SD-18 | B | Typical Landscape Details | 12/6/24 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SD-19 | B | Typical Landscape Details | 12/6/24 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SD-20 | B | Typical Landscape Details | 12/6/24 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.3. | A | A3 | <p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p> | Rohrig and MostynCopper confirmed during the audit interview that no written directions have been received from DPHI during the audit period. | | Not Triggered | | | | | | | | | | | | | | | | | | | | | | | |
| 1.4. | A | 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 <u>A2(c)</u> or Schedule 3 condition <u>A2(d)</u> . In the event of an inconsistency, ambiguity or conflict between | Rohrig and MostynCopper confirmed during the audit interview that there have been no inconsistencies, ambiguity or conflict with regards to the EIS, RtS or Mod-2. | | Not Triggered | | | | | | | | | | | | | | | | | | | | | | | |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|---|---|---------------------------------|-------------------|
| | | any of the documents listed in Schedule 3 condition <u>A2(c)</u> and Schedule 3 condition A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. | | | |
| 1.5. | A A5 | Limits of Consent This consent lapses five years after the date of consent unless works are physically commenced. | Works have physically commenced as evidenced during the initial audit. This Consent has not lapsed. | | Compliant |
| 1.6. | A A6 | This consent does not permit any increase in primary-aged student population (approved under this consent) prior to the completion of the car park proposed as part of the Stage 1 works and the implementation of the Operational Transport and Access Management Plan (Schedule 3 condition <u>E12</u>). | As per evidence provided from WCC (Payroll Officer) via email on 10 February 2026: the number of primary students attending on 3 February 2026 is 692 students. The actual Primary School student population on 22 November 2024 (commencement date of the project) was 694 students. | | Compliant |
| 1.7. | A A7 | Student and Staff number The maximum student and staff population permitted at the school at any one time must not exceed 2050 students (143 additional) and 226 full time equivalent staff. | As confirmed by WCC (email dated 10 February 2026), the total number of students across Prep, Primary, and Secondary is 2,019 as at 3 February 2026, which remains within the permitted limit of 2,050 as per the condition. As of 3 February 2026, the recorded on-site staff number on Micropay payroll is 219.89 FTE. The calculations account for staff is as follows: Staff Numbers – Tuesday 3 February 2026 The raw number of school F/T and P/T staff on Micropay payroll (expressed as an FTE) LESS - 272.85 | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|----|---|--|---------------------------------|-------------------|
| | | | | <ul style="list-style-type: none"> • Other staff who do not work on Tuesdays or work from home – 11.30 • Staff on workers compensation – 1.00 • Staff on leave – 11.26 • Staff on maternity leave – 4.40 • Staff not timetabled to be onsite (minimum number) – 25.00 • Total reduction – 52.96 <p>Total of staff onsite at any time on 3 February 2026 is 219.89.</p> | | |
| 1.8. | A | A8 | <p>Prescribed Conditions</p> <p>The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation as of the date of this consent.</p> | <p>A total of seven construction certificates have been issued for the project to date. Five Construction Certificates have been issued by Steve Watsons & Partners for the Bryson Building including End of Trip Facilities as follows:</p> <ul style="list-style-type: none"> • Construction Certificate No. 23/0296/01, dated 22 November 2024 - site wide civil works, inground services, stormwater works, inground structure / substructure including the construction of the ground floor concrete slab only. • Construction Certificate No. 23/0296/02, dated 15 January 2025 - Works proceeding from CC1, which includes the erection of the buildings full structure only. • Construction Certificate No. 23/0296/03, dated 25 June 2025 - Works proceeding from CC2, which includes the installation of the building | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|--|---|---------------------------------|-------------------|
| | | | | <p>façade, internal fitout and finishes associated with the building.</p> <ul style="list-style-type: none"> • Construction Certificate No. 23/0296/04, dated 16 December 2025, which includes landscaping works, endorsement of updated fire engineering report and endorsement of updated access performance solution. • Construction Certificate No. 23/0296/05, dated 18 December 2025, which includes construction and fitout of the End of Trip facilities. | | |
| 1.9. | A | A9 | <p>Planning Secretary as Moderator</p> <p>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.</p> | Rohrig and MostynCopper confirmed during the audit interview that there have been no disputes have occurred between the Applicant and a public authority to the date of the audit. | | Not Triggered |
| 1.10. | A | A10 | <p>Evidence of Consultation</p> <p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> i) the outcome of that consultation, matters resolved and unresolved; and ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. | <p>Evidence of consultation was verified during the previous audit period. The following conditions of this consent requiring consultation are as follows:</p> <ul style="list-style-type: none"> - B4 Stormwater Management Plan with Council - B11 Public Domain Works with Council - C16 CTPMSP with Council and TfNSW - C18 CSWMSP with Council - D27 Unexpected Finds with Heritage NSW (where applicable). | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|--|---|---------------------------------|-------------------|
| | | | | Rohrig and MostynCopper confirmed during the audit interview that no consultation activities occurred within this audit period. | | |
| 1.11. | A | A11 | <p>Staging</p> <p>The project may be constructed and operated in stages in accordance with the terms/conditions of this consent and the details set out in Construction Management Plan dated 26 September 2022 prepared by Rohrig.</p> | <p>Staging as per Construction Management Plan:</p> <p>Stage 1 - Site Compound and New Waste Compound (commencing later but will finish earlier)</p> <p>Timeframe - 2 weeks</p> <ul style="list-style-type: none"> • Site access off Morris Grove (Gate 14), internal construction driveways, carparking and compounds established. • New waste compound constructed to enable decommissioning of Wrights Road waste compound. <p>Stage 2 – Primary School carpark. (commencing later but will finish earlier)</p> <p>Timeframe – 4 weeks</p> <ul style="list-style-type: none"> • Preliminary works in primary carpark to commence during which time drop-off and pickup can continue to occur (but no parking). Teacher parking to be temporarily redirected to the Sports Centre and student carpark off Morris Grove. • Bus drop-off and pickup via Morris Grove remains unchanged. • Carpark upgrade to be completed in school holiday break wherever practicable or otherwise managed to be undertaken outside of drop-off and pickup times. | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|--|---|---------------------------------|-------------------|
| | | | | <ul style="list-style-type: none"> • New carpark can commence operations. <p>Stage 3 – Bryson Building Construction. (Rohrig only)</p> <p>Timeframe - 14-16 months</p> <p>All demolition and construction works to be undertaken with access via the site compound and internal access via the centre of the site.</p> <ul style="list-style-type: none"> • Student and staff access between the east and west parts of the site to be via temporary pedestrian bridges over the internal construction site driveway. <p>The waste compound and primary school park works will be delivered separately and are expected to be completed before the Bryson Building.</p> <p>Rohrig's scope of works will be limited to the Bryson Building.</p> | | |
| 1.12. | A | A12 | Staging of the proposed development may be varied (for either construction or operation) in accordance with a revised Staging Report submitted to and approved by the Planning Secretary. | A Staging Report is not applicable for this project, with staging detailed as per Rohrig's Construction Management Plan (refer to Condition A11). | | Not Triggered |
| 1.13. | A | A13 | <p>Any revised Staging Report prepared in accordance with Schedule 3 condition <u>A12</u> must:</p> <ul style="list-style-type: none"> (a) be generally consistent with Construction Management Plan dated 26 September 2022 prepared by Rohrig; (b) if staged construction is proposed, set out how the construction of the whole of the project will | A Staging Report is not applicable for this project, with staging detailed as per Rohrig's Construction Management Plan (refer to Condition A11). | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|--|--|---------------------------------|-------------------|
| | | | <p>be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p> <p>(c) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p> <p>(d) specify how compliance with conditions will be achieved across and between each of the stages of the project;</p> <p>(e) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and</p> <p>(f) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p> | | | |
| 1.14. | A | A14 | <p>The project must be staged in accordance with the details approved under Schedule 3 condition <u>A11</u> unless a revised Staging Report has been approved under Schedule 3 condition <u>A12</u> in which case the project must be staged in accordance with the approved revised Staging Report.</p> | <p>Staging as per Construction Management Plan: Stage 1 - Site Compound and New Waste Compound (commencing later but will finish earlier) Timeframe - 2 weeks</p> | | Compliant |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----------------|--|---------------------------------|-------------------|
| | | | <ul style="list-style-type: none"> • Site access off Morris Grove (Gate 14), internal construction driveways, carparking and compounds established. • New waste compound constructed to enable decommissioning of Wrights Road waste compound. <p>Stage 2 – Primary School carpark. (commencing later but will finish earlier) Timeframe – 4 weeks</p> <ul style="list-style-type: none"> • Preliminary works in primary carpark to commence during which time drop-off and pickup can continue to occur (but no parking). Teacher parking to be temporarily redirected to the Sports Centre and student carpark off Morris Grove. • Bus drop-off and pickup via Morris Grove remains unchanged. • Carpark upgrade to be completed in school holiday break wherever practicable or otherwise managed to be undertaken outside of drop-off and pickup times. • New carpark can commence operations. <p>Stage 3 – Bryson Building Construction. (Rohrig only) Timeframe - 14-16 months</p> <p>All demolition and construction works to be undertaken with access via the site compound and internal access via the centre of the site.</p> <ul style="list-style-type: none"> • Student and staff access between the east and west parts of the site to be via temporary | | |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|---|---|---------------------------------|-------------------|
| | | | <p>pedestrian bridges over the internal construction site driveway.</p> <p>The waste compound and primary school park works will commence soon and are expected to be completed before the Bryson building.</p> <p>Rohrig's scope of works will be limited to the Bryson building.</p> | | |
| 1.15. | A A15 | <p>The terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage set out in the details as approved under Schedule 3 condition <u>A11</u> or a revised Staging Report approved under Schedule 3 condition <u>A12</u>, must be complied with at the relevant time for that stage including independent auditing requirements.</p> | <p>The current works on site are progressing in accordance with the Construction Management Plan. The works underway are as follows:</p> <p>Bryson Building Construction:</p> <p>Construction works are ongoing, including internal fit-out activities and defects rectification. Commissioning activities are currently in progress. Approximately 95% of the façade installation has been completed. Around 95% of the stormwater infrastructure has been connected, and one retention tank has been installed.</p> <p>Primary Carpark Construction:</p> <p>Works have recently commenced and include demolition of the existing kerb, gutter, and bitumen surfaces, followed by excavation activities.</p> <p>New Waste Compound:</p> | | Compliant |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|--|--|---------------------------------|-------------------|
| | | | Construction of the new waste compound has not yet commenced. | | |
| 1.16. | A A16 | <p>Structural Adequacy</p> <p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Note: Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i></p> | <p>As evidenced during the previous audit period:</p> <p>Structural Engineering Design Certificate and Associated Drawings prepared by Birzulis Associates Pty Ltd, dated 9 October 2024.</p> <p>This Certificate is referenced under Construction Certificate CC1 – Item 9.</p> <p>Structural Engineering Design Certificate and Associated Drawings prepared by Birzulis Associates Pty Ltd, dated 14 October 2024.</p> <p>This Certificate is referenced under Construction Certificate CC2 – Item 7.</p> <p>Structural Engineering Design Certificate (CC3) and Associated Drawings prepared by Birzulis Associates Pty Ltd, dated 1 May 2025.</p> <p>Structural Engineering Design Certificate (CC4) and Associated Drawings prepared by Birzulis Associates Pty Ltd, dated 1 May 2025.</p> | | Compliant |
| 1.17. | A A17 | <p>Staging, Combining and Updating Strategies, Plans or Programs</p> <p>The Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this</p> | The CEMP and Sub-Plans are being reviewed every 3 months. The CEMP was recently reviewed to Rev 7 dated 27 January 2026 with no changes. | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|--|---|---------------------------------|-------------------|
| | | | <p>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);</p> <p>(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</p> <p>(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).</p> | | | |
| 1.18. | A | A18 | Any strategy, plan or program prepared in accordance with Schedule 3 condition <u>A17</u> , where previously approved by the Planning Secretary under this consent, must be submitted to | The CEMP and Sub-Plans are being reviewed every 3 months. The CEMP was recently | | Not Triggered |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|--|--|---------------------------------|-------------------|
| | | the satisfaction of the Planning Secretary. | reviewed to Rev 7 dated 27 January 2026 with no changes. | | |
| 1.19. | A A19 | 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. | Rohrig and MostynCopper confirmed during the audit interview that no combining or updating of plans or programs triggered by condition A13. | | Not Triggered |
| 1.20. | A A20 | 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. | The latest revision of CEMP and Sub-Plans supersede the previous versions. Their implementation was reviewed during the site inspection and audit interviews. The most recent CEMP and Sub-Plans are available on the project website. | | Compliant |
| 1.21. | A A21 | External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA. | As evidenced during the previous audit period: External Wall Framing Certificate prepared by Rondo, dated 12 May 2025. Design Certificate for non-combustible building elements prepared by R&S, dated 23 May 2025. Structural certificate for Façade Support Framing prepared by T1 Façade, dated 15 May 2025. Façade structure certificate prepared by BEC, dated 15 May 2025. Structural Design Development Certificate for Façade Glazing prepared by Inhabit, dated 22 May 2025. | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|---|---|---------------------------------|-------------------|
| 1.22. | A | A22 | <p>External Materials</p> <p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Schedule 3 condition <u>A2</u>. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:</p> <ul style="list-style-type: none"> (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information. | <p>As evidenced previously, PMDL letter dated 28 May 2025, confirming that submitted architectural construction certificate drawings are consistent with the conditions of consent.</p> <p>No changes in this audit period.</p> | | Not Triggered |
| 1.23. | A | A23 | <p>Applicability of Guidelines</p> <p>References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.</p> | <p>As evidenced previously, WCC Building Specification accessible for team on Procure. Sighted the PMDL Building Specifications document, Revision A, dated 5 April 2024, which includes general requirements, environmental management, and building specifications.</p> | | Compliant |
| 1.24. | A | A24 | <p>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</p> | <p>Rohrig and MostynCopper confirmed during the audit interview that no written directions issued by DPHI.</p> | | Not Triggered |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|--|---|---------------------------------|-------------------|
| | | replacement of them. | | | |
| 1.25. | A A25 | <p>Monitoring and Environmental Audits</p> <p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p> | <p>This is the third independent audit of the project which has been conducted within 26-weeks following the second audit (6 August 2025) as per IAPAR 2020 guidelines.</p> <p>SiteHive monitoring was only required during the structural construction phase, as outlined in Section 6.1 of the Noise and Vibration Impact Assessment. Monitoring and reporting ceased in June 2025.</p> | | Compliant |
| 1.26. | A A26 | <p>Access to Information</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> i) the documents referred to in SCHEDULE 3 condition A2 of this consent; ii) all current statutory approvals for the development; iii) all approved strategies, plans and programs | <p>(a) The William Clarke College project website (Strategic Vision and Campus Master Plan William Clarke College Kellyville - WCC) was developed and was verified to include the following:</p> <ul style="list-style-type: none"> (i) Consolidated Consent SSD- 35715221 dated 20 October 2023; EIS and response to submissions. (ii) Construction Certificates CC 22-0296-01, CC 23-0296-02, CC 23-0296-03, CC 23-0296-04, CC 23-0296-05, CC | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|--|--|---------------------------------|-------------------|
| | | | <p>required under the conditions of this consent;</p> <p>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;</p> <p>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;</p> <p>vi) a summary of the current stage and progress of the development;</p> <p>vii) contact details to enquire about the development or to make a complaint;</p> <p>viii) a complaints register, updated monthly;</p> <p>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;</p> <p>x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the completion of operations.</p> | <p>23-0296-06 & CC 23-0296-07 available on website</p> <p>(iii) Approved drawings, CEMP, CTMP, Soil Erosion and Sediment Controls Plan, etc</p> <p>(iv) No SiteHive monitoring required as per section 6.1 of Noise and Vibration Impact assessment. The monitoring ceased in June 2025.</p> <p>(v) No SiteHive monitoring required as per section 6.1 of Noise and Vibration Impact assessment. The monitoring ceased in June 2025.</p> <p>(vi) Monthly Project Update up to January 2026 available on website.</p> <p>(vii) Link to the Contact Details for Queries and Complaints</p> <p>(viii) Complaints Register – No Complaints received during the audit period.</p> <p>(ix) Independent audit report # 1 & 2 and applicant's response to findings # 1 & 2 available on website.</p> <p>(x) No written directions from DPHI.</p> | | |
| 1.27. | A | A27 | <p>Compliance</p> <p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the</p> | <p>Site-Specific Induction was presented, covering the following topics:</p> <ul style="list-style-type: none"> • Site access • Working hours • Site parking | | Compliant |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----------------|--|---------------------------------|-------------------|
| | | development. | <ul style="list-style-type: none"> • Site overview • Legend • Site sign-in – HammerTech • Working with children check • Site amenities • First aid • Student pedestrian bridge • Student access path • Site emergency procedures • Site communication and consultation • Site rules • Deliveries • Crane & boom pump • Complaints management • Green Star requirements • Waste management • Weekly inspections • Hazardous materials storage & handling • Refuelling procedure and spill response • Dust and emissions mitigation • Noise and vibration mitigation • Unexpected findings <p>The induction is stored in HammerTech. All licences and required approvals are also stored</p> | | |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|---|--|---------------------------------|-------------------|
| | | | | <p>in HammerTech, and workers are only permitted on-site after verification.</p> <p>Sighted the HammerTech dashboard. The induction record for DNT Co. was verified — the tiler was inducted on 7 January 2026 (UQI 622008). The Construction Induction Card (Licence No. 10613332), dated 8/4/2019, was also sighted.</p> <p>The SSD conditions of consent is included in the subcontractor pack. Sighted work order with CRE8 Carpentry dated 11 December 2025. Item # 87 of document provided list – Conditions of Consent.</p> | | |
| 1.28. | A | A28 | <p>Incident Notification, Reporting and Response</p> <p>The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.</p> | Rohrig and MostynCopper confirmed during the audit interview that no reportable environmental incidents have occurred to date. | | Not Triggered |
| 1.29. | A | A29 | Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1. | Rohrig and MostynCopper confirmed during the audit interview that no reportable environmental incidents have occurred to date. | | Not Triggered |
| 1.30. | A | A30 | <p>Non-Compliance Notification</p> <p>The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance.</p> | Two (2) non-compliances were raised against Conditions A33 and D9 during the audit on 6 August 2025. | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|---|--|---------------------------------|-------------------|
| | | | | <p>Presented the non-compliance notification to the DPFI, dated 25 August 2025 within 7 days of the audit report (25 August 2025).</p> <p>Presented post approval receipt SSD-35715221-PA-25, dated 25 August 2025.</p> | | |
| 1.31. | A | A31 | <p>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.</p> | <p>The notification of the non-compliances identified during the previous audit included the development application number SSD-35715221. It stated that the first non-compliance was raised against Condition A33 due to DPFI and the Certifier not being notified of the review of the CEMP and associated sub-plans. The notification also noted that Rohrig had taken corrective actions by scheduling periodic review and revision dates, and committed to notifying both DPFI and the Certifier for all future reviews.</p> <p>The notification further stated that the second non-compliance was raised against Condition D9, following a complaint received on 7 February 2025 regarding construction vehicle movements during after-school pick-up, which was found to be a breach of the CEMP. Rohrig implemented corrective actions promptly after the complaint, including conducting a toolbox talk and immediately notifying all subcontractors of the compliance requirements relating to construction vehicle movements.</p> | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|---|--|---------------------------------|-------------------|
| 1.32. | A | A32 | A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance. | Rohrig and MostynCopper confirmed during the audit interview that non-compliances have not been notified as an incident. No environmental incidents to date. | | Not Triggered |
| 1.33. | A | A33 | <p>Revision of Strategies, Plans and Programs</p> <p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of an incident report under Schedule 3 Condition A28; (b) the submission of an Independent Audit under Schedule 3 condition D36; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under Schedule 3 condition A2(b) which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p> | <p>Sighted notification of CEMP review to DPFI ref. SSD-35715221-PA-27, dated 3 October 2025 within 3-months of submission of audit report (25 August 2025)</p> <p>Sighted email notification to Certifier for the CEMP review, dated 3 October 2025.</p> | | Compliant |
| 1.34. | A | A34 | If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. | <p>The latest CEMP Rev 7 and sub-plans were reviewed on 27 January 2026 with no changes.</p> <p>The CEMP and sub-plans were submitted to DPFI ref. SSD-35715221-PA-39, dated 27 January 2026 within 6 weeks of the review.</p> <p>Sighted CEMP and sub-plans submission to Certifier via email, 27 January 2026.</p> | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-----------|---------------------|----|--|---|---------------------------------|-------------------|
| | | | <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i> | | | |
| 2. | PART B | | PRIOR TO THE OF A CONSTRUCTION CERTIFICATE | | | |
| 2.1. | B | B1 | <p>External Walls and Cladding</p> <p>Prior to the issue of any relevant construction certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p> | Prior to commencement condition with requirements reviewed as compliant during the previous audit. This condition is no longer triggered. | | Not Triggered |
| 2.2. | B | B2 | <p>Drains and MUSIC models</p> <p>Prior to the issue of any construction certificate, the Applicant must prepare and submit electronic copies of the Drains and MUSIC models to Council and obtain endorsement, to ensure that the street drainage network can accommodate the development.</p> | Prior to commencement condition with requirements reviewed as compliant during the initial audit. This condition is no longer triggered. | | Not Triggered |
| 2.3. | B | B3 | <p>Stormwater catchment plans</p> <p>Prior to the issue of any relevant construction certificate for drainage works, the Applicant must prepare and submit stormwater catchment plans to Council and obtain</p> | Prior to commencement condition with requirements reviewed as compliant during the previous audit. This condition is no longer triggered. | | Not Triggered |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating | | | | | | | | | | | | | | | | | | | | |
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| | | endorsement to ensure that the site accommodates the appropriate upstream catchments | | | | | | | | | | | | | | | | | | | | | | | |
| 2.4. | B B4 | <p>Stormwater Management System</p> <p>Prior to the issue of any relevant construction certificate, the Applicant must design an operational stormwater management system for the development in accordance with Council's requirements, in consultation with Council and submit it to the Certifier for approval. The system must:</p> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s) incorporating the results of Drains and MUSIC models in accordance with Schedule 3 condition <u>B2</u>; (b) incorporate details of the endorsed stormwater catchment plans required by Schedule 3 condition <u>B3</u>; (c) be generally in accordance with the conceptual design in the EIS, except where superseded by SSD-35715221-MOD-1 and SSD-35715221-MOD-2, as listed in the following plans: <table border="1" data-bbox="353 1066 1032 1410"> <thead> <tr> <th colspan="4">Civil Works Concept Plan prepared by <i>Birzulis Associates</i></th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>C.03</td> <td>P7</td> <td>Soil Erosion and Sediment Control Plan – Stage 1</td> <td>15/04/25</td> </tr> <tr> <td>C.04</td> <td>P5</td> <td>Soil Erosion and Sediment Control Details</td> <td>10/04/25</td> </tr> <tr> <td>C.05</td> <td>P8</td> <td>Stage 1 – Stormwater Drainage Concept Plan –</td> <td>24/06/25</td> </tr> </tbody> </table> | Civil Works Concept Plan prepared by <i>Birzulis Associates</i> | | | | Dwg No. | Rev | Name of Plan | Date | C.03 | P7 | Soil Erosion and Sediment Control Plan – Stage 1 | 15/04/25 | C.04 | P5 | Soil Erosion and Sediment Control Details | 10/04/25 | C.05 | P8 | Stage 1 – Stormwater Drainage Concept Plan – | 24/06/25 | Prior to commencement condition with requirements reviewed as compliant during the previous audit. This condition is no longer triggered. | | Not Triggered |
| Civil Works Concept Plan prepared by <i>Birzulis Associates</i> | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dwg No. | Rev | Name of Plan | Date | | | | | | | | | | | | | | | | | | | | | | |
| C.03 | P7 | Soil Erosion and Sediment Control Plan – Stage 1 | 15/04/25 | | | | | | | | | | | | | | | | | | | | | | |
| C.04 | P5 | Soil Erosion and Sediment Control Details | 10/04/25 | | | | | | | | | | | | | | | | | | | | | | |
| C.05 | P8 | Stage 1 – Stormwater Drainage Concept Plan – | 24/06/25 | | | | | | | | | | | | | | | | | | | | | | |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | <table border="1"> <tr> <td></td> <td></td> <td>Overall Site</td> <td></td> </tr> <tr> <td>C.06</td> <td>P5</td> <td>Stage 1 – Civil Works Concept Plan – Sheet 01</td> <td>26/06/24</td> </tr> <tr> <td>C.07</td> <td>P6</td> <td>Stage 1 – Civil Works Concept Plan – Sheet 02</td> <td>16/04/25</td> </tr> <tr> <td>C.08</td> <td>P6</td> <td>Stage 1 – Civil Works Concept Plan – Sheet 03</td> <td>24/06/25</td> </tr> <tr> <td>C.09</td> <td>P5</td> <td>Details Sheet 1 - Stormwater</td> <td>10/04/25</td> </tr> <tr> <td>C.10</td> <td>P5</td> <td>Details Sheet 2 - Civil</td> <td>10/04/25</td> </tr> <tr> <td>C.11</td> <td>P4</td> <td>Details Sheet 3 - Civil</td> <td>26/06/24</td> </tr> </table> <p>(d) be in accordance with applicable Australian Standards;</p> <p>(e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; and</p> <p>(f) be approved by the Certifier.</p> | | | Overall Site | | C.06 | P5 | Stage 1 – Civil Works Concept Plan – Sheet 01 | 26/06/24 | C.07 | P6 | Stage 1 – Civil Works Concept Plan – Sheet 02 | 16/04/25 | C.08 | P6 | Stage 1 – Civil Works Concept Plan – Sheet 03 | 24/06/25 | C.09 | P5 | Details Sheet 1 - Stormwater | 10/04/25 | C.10 | P5 | Details Sheet 2 - Civil | 10/04/25 | C.11 | P4 | Details Sheet 3 - Civil | 26/06/24 | | |
| | | Overall Site | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.06 | P5 | Stage 1 – Civil Works Concept Plan – Sheet 01 | 26/06/24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.07 | P6 | Stage 1 – Civil Works Concept Plan – Sheet 02 | 16/04/25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.08 | P6 | Stage 1 – Civil Works Concept Plan – Sheet 03 | 24/06/25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.09 | P5 | Details Sheet 1 - Stormwater | 10/04/25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.10 | P5 | Details Sheet 2 - Civil | 10/04/25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.11 | P4 | Details Sheet 3 - Civil | 26/06/24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.5. | B | <p>B5</p> <p>Operational Noise – Design of Mechanical Plant and Equipment</p> <p>Prior to the issue of any relevant construction certificate for the mechanical plant and equipment:</p> <p>(a) a detailed assessment of mechanical plant and equipment with compliance with the recommended project noise trigger levels identified in the Stage 1 Works Noise and Vibration Impact Assessments dated 20</p> | Prior to commencement condition with requirements reviewed as compliant during the previous audit. This condition is no longer triggered. | | Not Triggered | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| | | | <p>March 2023 and prepared by SLR Consulting Australia Pty Ltd must be undertaken by a suitably qualified person; and</p> <p>(b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under Schedule 3 condition <u>B5(a)</u> have been incorporated into the design to ensure the development will not exceed the recommended project noise trigger levels identified in the Stage 1 Works Noise and Vibration Impact Assessments dated 20 March 2023 and prepared by SLR Consulting Australia Pty Ltd. Operational Waste Storage and Processing</p> | | | |
| 2.6. | B | B6 | <p>Prior to the issue of any relevant construction certificate for waste storage and processing areas, the Applicant must demonstrate and obtain approval from the Certifier, that the design of the relocated operational waste storage area on Morris Grove:</p> <p>(a) can accommodate the operational waste requirements specified in the Operational Waste Management plan (Rev G), prepared by Elephant's Foot dated 22 April 2025;</p> | This condition is not applicable for Bryson Building scope of works. | | Not Triggered |
| 2.7. | B | B7 | <p>Prior to the issue of any relevant construction certificate for waste storage and processing areas, the Applicant must demonstrate and obtain approval from the Certifier that the bin carting routes between the school buildings and the central waste collection area comply with the Operational Waste Management plan (Rev G), prepared by Elephant's Foot dated 22 April 2025.</p> | This condition is not applicable for Bryson Building scope of works. | | Not Triggered |

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|-------|---------------------|----|---|---|---------------------------------|-------------------|
| 2.8. | B | B8 | <p>Car Parking and Service Vehicle Layout</p> <p>Prior to the issue of any relevant construction certificate for car parking and service vehicle parking / loading / unloading areas, evidence must be submitted to, and approval obtained from the Certifier, that the operational access and parking arrangements comply with the following requirements:</p> <ul style="list-style-type: none"> (a) all vehicles can enter and leave the site in a forward direction; (b) a minimum of 314 on-site car parking spaces are included for use during operation of the development; (c) 54 new car parking spaces in the Stage 1 primary carpark (out of the 314 car parking spaces) are designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (d) the swept path of the longest vehicle entering and exiting the site (including the waste collection vehicle, being a Heavy Rigid Vehicle) in association with the new work, as well as manoeuvrability through the site, are in accordance with the latest version of AS 2890.2. | <p>This condition is not applicable for Bryson Building scope of works.</p> | | Not Triggered |
| 2.9. | B | B9 | <p>Bicycle Parking and End-of-Trip Facilities</p> <p>Prior to the issue of any relevant construction certificate, the following design details in relation to the secure bicycle parking and end-of-trip facilities must be submitted to and approval obtained from the Certifier:</p> <ul style="list-style-type: none"> (a) the provision of a minimum seven staff and 48 visitor/student bicycle parking spaces outlined in plans listed in Schedule 3 condition A2; | <p>Sighted email to the Certifier, dated 15 December 2025, confirming the submission of design details for the secure bicycle parking and end-of-trip facilities prior to the issuance of CC5 dated 18 December 2025.</p> <p>Sighted email from the Certifier dated 18 December 2025 confirming approval of the submitted documents and the issuing of CC5.</p> | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|--|---|---------------------------------|-------------------|
| | | | <p>(b) compliance of the layout, design and security of bicycle facilities with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking; and</p> <p>(c) the provision of end-of-trip facilities for staff.</p> | The bicycle and end-of-trip facilities works are currently in progress and are being delivered by WCC. | | |
| 2.10. | B | B10 | <p>Geotechnical Report</p> <p>Prior to the issue of any relevant construction certificate, evidence must be provided and be approved by the Certifier, demonstrating that the construction certificate plans include the design recommendations of the Geotechnical Investigation prepared by JK Geotechnics dated 8 August 2022.</p> | Prior to commencement condition with requirements reviewed as compliant during the previous audit. This condition is no longer triggered. | | Not Triggered |
| 2.11. | B | B11 | <p>Public Domain Works</p> <p>Prior to the issue of any relevant construction certificate for footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.</p> <p><i>Note: Separate construction certificate applications under the Roads Act 1993 are required to be submitted and approved by the relevant roads authority for roadworks or works within the public domain.</i></p> | Public domain works are not part of Bryson Building scope of works. | | Not Triggered |
| 2.12. | B | B12 | <p>Roadworks/Intersection works and Access</p> | Roadworks/Intersection works and access is not part of Bryson Building scope of works. | | Not Triggered |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|---|--|---------------------------------|-------------------|
| | | <p>Prior to the issue of any relevant construction certificate for roadworks and access, the Applicant must submit design plans to and obtain approval from the relevant roads authority, which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of a Heavy Rigid vehicle.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> • <i>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</i> • <i>All costs associated with the proposed road upgrade works must be borne by the Applicant.</i> • <i>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</i> | | | |
| 2.13. | B B13 | <p>Development Contributions</p> <p>Prior to the issue of any construction certificate, a payment of a levy of 1% of the proposed cost of carrying out the Stage 1 development must be paid to Council under section 7.12 of the EP&A Act.</p> | <p>No further payments required.</p> <p>Presented Long Service Levy receipt no. 7541562, dated 18 July 2024.</p> <p>Presented Long Service Levy receipt no. 7552630, dated 6 August 2024.</p> <p>The levy receipt is referenced under Construction Certificate CC1 – Item 5.</p> | | Not Triggered |
| 3. | PART C | PRIOR TO COMMENCEMENT OF CONSTRUCTION | | | |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|----|--|---|---------------------------------|-------------------|
| 3.1. | C | C1 | <p>Notification of Commencement</p> <p>The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.</p> | Prior to commencement condition with requirements reviewed as compliant during the initial audit. This condition is no longer triggered. | | Not Triggered |
| 3.2. | C | C2 | <p>If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p> | Prior to commencement condition with requirements reviewed as compliant during the initial audit. This condition is no longer triggered. | | Not Triggered |
| 3.3. | C | C3 | <p>Certified Drawings</p> <p>Prior to the commencement of any construction, the Applicant must submit to and obtain approval from the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.</p> | Prior to commencement condition with requirements reviewed as compliant during the previous audit. This condition is no longer triggered. | | Not Triggered |
| 3.4. | C | C4 | <p>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</p> <p>Prior to the commencement of any construction, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the | Prior to commencement condition with requirements reviewed as compliant during the initial audit. This condition is no longer triggered. | | Not Triggered |

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|-------|---------------------|--|--|--|-------------------|
| | | <p>vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;</p> <p>(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</p> <p>(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.</p> | | | |
| 3.5. | C | C5 | <p>Pre-Construction Survey – Adjoining Properties</p> <p>Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential/commercial buildings that are likely to be impacted by the development.</p> | Pre-Construction Survey for adjoining properties was not required as building is within the school premises. | Not Triggered |
| 3.6. | C | C6 | Where the offer for a pre-construction survey is accepted (as required by Schedule 3 condition C5), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings. | Pre-Construction Survey for adjoining properties was not required as the new building is within the school premises. | Not Triggered |
| 3.7. | C | C7 | <p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by Schedule 3 condition C5, the Applicant must:</p> <p>(a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;</p> <p>(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and</p> <p>(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.</p> | Prior to commencement condition with requirements reviewed as compliant during the initial audit. This condition is no longer triggered. | Not Triggered |

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|-------|---------------------|---|---|---------------------------------|-------------------|
| 3.8. | C C8 | <p>Community Communication Strategy</p> <p>No later than two weeks before the commencement of any construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> | <p>The Community Communication Strategy is currently revision 5, dated 27 January 2026, under Appendix D of CEMP.</p> <p>As per initial audit, the submission of Community Communication Strategy to DPHI was presented, dated 9 September 2024. The post approval receipt SSD-35715221-PA-1 was reviewed, dated 9 September 2024.</p> | | Compliant |
| 3.9. | C C9 | <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> i) through which the community can discuss or provide feedback to the Applicant; ii) through which the Applicant will respond to enquiries or feedback from the community; | <p>Community Communication Strategy revision 5 dated 27 January 2026 includes the following:</p> <ul style="list-style-type: none"> (a) As per section 2 'Stakeholder Analysis'. (b) Procedures and mechanisms included in section 1.4 'Community Liaison'. (c) As per section 3 'Engagement tools and timeframes'. (d) Procedures and mechanisms included in section 1.4 'Community Liaison' and section 3.1 'Tools and timeframes'. (e) As per section 2 'Stakeholder Analysis'. | | Compliant |

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| | | <p>and</p> <p>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.</p> <p>(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</p> | | | |
| 3.10. | C | C10 | <p>Demolition</p> <p>Prior to the commencement of any relevant construction, demolition work plans required by <i>AS 2601-2001 The demolition of structures</i> (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.</p> | <p>Prior to commencement condition with requirements reviewed as compliant during the initial audit. This condition is no longer triggered.</p> | Not Triggered |
| 3.11. | C | C11 | <p>Ecologically Sustainable Development</p> <p>Prior to the commencement of any relevant construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(a) registering for a minimum 5-star Green Star rating with the Green Building Council Australia and submit evidence of registration</p> | <p>Prior to commencement condition with requirements reviewed as compliant during previous audit. This condition is no longer triggered.</p> | Not Triggered |

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| | | to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process. | | | |
| 3.12. | C C12 | Outdoor Lighting Prior to the installation of outdoor lighting, evidence must be submitted to 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. | Prior to commencement condition with requirements reviewed as compliant during previous audit. This condition is no longer triggered. | | Not Triggered |
| 3.13. | C C13 | Environmental Management Plan Requirements Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020). <i>Note: The Environmental Management Plan Guideline is available on the Planning Portal at:</i> https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i> | The following plans are in place: Construction Environmental Management Plan Rev. 7 developed by WSP, dated 27 January 2026. As part of the project requirements, a Construction Noise and Vibration Management Plan, Erosion and Sediment Control, Community Engagement Strategy and Emergency Management Plan have also been developed. The CEMP has been prepared as per the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020); <ul style="list-style-type: none"> • Introduction as per section 1 of CEMP • Project Description as per section 1.1 of CEMP | | Compliant |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----------------|---|---------------------------------|-------------------|
| | | | <ul style="list-style-type: none"> • Community and stakeholder engagement as per section 4.2 of CEMP 'Community Communication', and Stakeholder engagement addressed within Sub-Plans. • Relationship to an existing environmental management system as per section 1.6 of CEMP. • Environmental management structure and responsibilities as per section 4.5 of CEMP. • Legal and compliance requirements – as per WCC Building Spec accessible for team on Procure . • Training and awareness as per section 6.1 of CEMP. • Environmental Risk Assessment as per section 7 of CEMP. • Environmental Management Measures as per section 7 of CEMP • Environmental monitoring program as per section 4.7 of CEMP. • Environmental inspections as per section 4.7 of CEMP. • Environmental control maps or plans as per section 7.8 & Appendix C of CEMP. • Environmental management documents addressed throughout the CEMP & Sub-Plans. | | |

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| | | | | <ul style="list-style-type: none"> • Compliance monitoring and reporting as per section 4.7 of CEMP. • Environmental auditing as per section 4.9 & 8.4 of CEMP. • Other environmental reporting addressed throughout the CEMP & Sub-Plans. • Environmental incident and emergency planning, preparedness and response as per appendix E of CEMP. • Corrective and preventative actions addressed throughout the CEMP & Sub-Plans. • EMP review and revision process as per section 3.8 of CEMP • Stakeholder Engagement as per Sub-Plans. • Internal approval of EMP as per Section 8.3 of CEMP. • Approval and Publication – The CEMP is approved and available on website. | | |
| 3.14. | C | C14 | <p>Construction Environmental Management Plan</p> <p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must be generally consistent with the document Construction Management Plan dated 26 September 2022 prepared by Rohrig and include, but not be limited to, the following:</p> | <p>The Construction Environmental Management Plan is currently Rev. 7 as developed by WSP, dated 27 January 2026. The plan was reviewed on 27 January 2026 with no changes. Consistency with the CMP was reviewed during the initial audit.</p> <p>The CEMP was submitted to DPHI ref. SSD-35715221-PA-39, dated 27 January 2026.</p> | | Compliant |

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| | | <p>(a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) groundwater management plan including measures to prevent groundwater contamination; (v) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (vi) community consultation and complaints handling as set out in the Community Communication Strategy required by Schedule 3 condition C8; (vii) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (viii) flood emergency procedures during construction works; <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see Schedule 3 condition C16);</p> <p>(c) Construction Noise and Vibration Management</p> | <p>(a) Details:</p> <ul style="list-style-type: none"> (i) As per section 3.2.4 'Hours of Work' (ii) As per section 4.4 'Project Contacts'. (iii) Management measures addressed in section 7.9 'Dust and Odour'. (iv) Addressed in 7.14.3 'Groundwater and appendix C 'Construction Soil and Water Management Plan' under of CEMP. (v) Addressed in section 7.1 'Outdoor Lighting' (vi) Addressed in section 4.8 'Complaints' and Community Engagement Strategy under appendix D (vii) Details included in section 7.12 'Waste management' (viii) Flood emergency procedure included in section 1.4 'Specific Emergency Response Requirements and Scenarios' of Emergency Management Plan under appendix E. <p>(b) Construction Traffic and Pedestrian Management Sub-Plan Issue 0, dated 7 September 2024, under Appendix B of CEMP.</p> <p>(c) Construction Noise and Vibration Management Revision 0, dated 29 August 2024, under appendix A of CEMP</p> <p>(d) Construction Soil and Water Management Plan Revision 0, dated 15 October 2024, under appendix C of CEMP.</p> | | |

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| | | <p>Sub-Plan (see Schedule 3 condition C17);</p> <p>(d) Construction Soil and Water Management Sub-Plan (see Schedule 3 condition C18);</p> <p>(e) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(f) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(g) 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.</p> | <p>(e) Addressed in section 8.2.4 'Unexpected Finds-Contamination'.</p> <p>(f) Addressed in section 8.2 "Unexpected Finds".</p> <p>(g) As per section 7.14 'Contamination'</p> | | |
| 3.15. | C C15 | The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary. | Prior to commencement condition with requirements reviewed as compliant during previous audit. This condition is no longer triggered. | | Not Triggered |
| 3.16. | C C16 | <p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be consistent with the Section 9 - Construction Pedestrian and Traffic Management Plan Methodology (Stage 1) in the Traffic Impact Assessment prepared by Ptc dated 27 June 2023;</p> | <p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Rev 5, dated 27 January 2026, under Appendix B of CEMP. The plan was reviewed on 27 January 2026 with no changes.</p> <p>(a) CTPMSP prepared by WSP.</p> <p>(b) As per section 1.5 'Reference Documents' of CTPMSP.</p> <p>(c) As per section 1.3.3 'The Hills Shire Council Advice' and section 5.4 'Stakeholder Consultation' of CTPMSP.</p> <p>(d) As per section 5 'Mitigation measures' of CTPMSP.</p> | | Compliant |

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| | | <ul style="list-style-type: none"> (c) be prepared in consultation with Council and TfNSW; (d) 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 (e) detail heavy vehicle routes, access and parking arrangements. | <ul style="list-style-type: none"> (e) As per section 3.4.2 'Construction Vehicles Route and Site Access' of CTPMSP. | | |
| 3.17. | C C17 | <p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) be consistent with recommendations in Stage 1 Works Noise and Vibration Impact Assessments dated 20 March 2023 and prepared by SLR Consulting Australia Pty Ltd; (c) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); (d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; | <p>Construction Noise and Vibration Management Plan (CNVMP) Revision 3, dated 27 January 2026, under Appendix A of CEMP. The plan was reviewed on 27 January 2026 with no changes.</p> <ul style="list-style-type: none"> (a) CNVMP prepared by WSP. (b) Addressed in section 1.3 'Purpose of this Plan' of CNVMP. (c) As per section 3.2 'Construction Noise' of CNVMP. (d) As per section 5.3 'Management Measures' of CNVMP. (e) As per section 5.3 'Management Measures' of CNVMP. (f) As per section 5.3 'Management Measures' of CNVMP. (g) As per section 6.3 'Complaints Management' of CNVMP. (h) As per section 6 'Compliance Management' of CNVMP. | | Compliant |

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|-------|---------------------|---|---|---------------------------------|-------------------|
| | | <ul style="list-style-type: none"> (e) include strategies that have been developed with the community for managing high noise generating works; (f) describe the community consultation undertaken to develop the strategies in Schedule 3 condition <u>C17(e)</u>; (g) include a complaints management system that would be implemented for the duration of the construction; and (h) 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 <u>C13</u>. | | | |
| 3.18. | C C18 | <p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. | <p>Construction Soil and Water Management Plan (CSWMP) Revision 4, dated 27 January 2026, under Appendix C of CEMP. The plan was reviewed on 27 January 2026 with no changes.</p> <ul style="list-style-type: none"> (a) CSWMP prepared by Stuart Longman (CPESC#6805). Sighted consultation correspondence with Council with the initial email sent out on 29 August 2024. Sighted the engineering documentation endorsement letter from the Council, dated 21 November 2024, with an endorsement date of 20 November 2024. (b) Addressed in section 2.5 'Erosion Control' and section 2.6 'Sediment Controls' of this CSWMP. (c) As per section 8.2.5 "Wet Weather" of the CEMP. | | Compliant |

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| | | <p>storage of equipment, stabilisation of the site);</p> <p>(d) detail all off-site flows from the site; and</p> <p>(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 5-year ARI and 1 in 100-year ARI).</p> | <p>(d) As per section 8.2.6 'Flood Management' of CEMP</p> <p>(e) As per section 8.2.6 'Flood Management' of CEMP</p> | | |
| 3.19. | C C19 | <p>Prior to the commencement of any construction a Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p> <p>(c) minimise road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes.</p> | <p>Driver Code of Conduct is included in the CTPMSP under Section 5.5.</p> <p>Rohrig's Driver Code of Conduct includes the following:</p> <p>(a) All loads shall be covered with tarps and be secured. Drawbars, tailgates and side combing are to be cleaned of all materials.</p> <p>(b) All drivers must obey all signs, directions and instructions and display respect and courtesy for other road users.</p> <p>(c) Using engine brakes can be extremely noisy. If possible, you should not use engine brakes near residences and built-up areas.</p> <p>(d) In terms of broader road network, the site is accessible from the east via M2 Motorway, west via M7 Motorway and north and south via Old Windsor Road.</p> | | Compliant |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
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| | | | <p>Vehicles travelling from all directions shall arrive at Northwest Boulevard, turn left into Windsor Road, turn right into Showground Road, turn left into Green Road and then turn right into Wrights Road.</p> <p>Communicated as part of the subcontractor onboarding.</p> | | |
| 3.20. | C C20 | <p>Unexpected Contamination Procedure</p> <p>Prior to the commencement of any construction, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. 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.</p> | <p>Unexpected find procedure has been prepared and included in Section 8.2 “Unexpected Finds Protocols” of CEMP</p> | | Compliant |
| 3.21. | C C21 | <p>Construction Parking</p> <p>Prior to the commencement of any construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.</p> | <p>Section 5.1.6 ‘Site Vehicles’ of the CEMP states that “All construction vehicles will be contained wholly within the work site and defined parking areas. There must be sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities”.</p> <p>The site parking currently accommodates 238 parking spaces as per section 2.7 ‘Parking’ of CTPMSP.</p> | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
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| 3.22. | C | C22 | <p>Site Contamination</p> <p>Prior to the commencement of any construction, the Applicant must engage a NSW EPA- accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.</p> | <p>As evidenced during the initial audit:</p> <p>Letter presented dated 2 September 2024 confirming that Ian Swane from IAN SWANE and Associates engaged as Site Auditor. The credentials of site auditor is CPEng, CEenvP & CSCS. Ian Swane is also EPA accredited site auditor. MostynCopper confirmed that the Site Auditor continues to provide services for the project.</p> | | Compliant |
| 3.23. | C | C23 | <p>Prior to the commencement of any construction (including demolition works), the Applicant must</p> <p>(a) undertake works recommended in the Preliminary Site Investigation Concept Plan and Stage 1 prepared by Eiaustralia dated 29 May 2023, including, but not limited to:</p> <p>(i) a hazardous material survey, completed by a suitably qualified consultant, to confirm the presence / location of any hazardous materials within the existing building fabrics; and</p> <p>(b) provide a copy of the report to the Certifier, for information.</p> | <p>No existing buildings fabrics therefore this condition is not triggered. 2022 JK Environmental survey issued to Certifier as part of Construction Certificate CC1.</p> | | Not Triggered |
| 3.24. | C | C24 | <p>Flood Management</p> <p>Prior to the commencement of any construction, the Applicant must prepare and implement for the duration of construction:</p> <p>(a) flood warning and notification procedures for construction workers on site; and</p> <p>(b) evacuation and refuge protocols.</p> | <p>Construction Flood Emergency Management Plan (CFEMP) revision 4, dated 27 January 2026, included under Appendix E2.</p> <p>(a) As per Section 4.1 “Flood Warnings and Notifications” of the CFEMP</p> <p>(b) As per Section 6.0 “Assembly Point and Evacuation Routes” of the CFEMP.</p> | | Compliant |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
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| 4. | PART D – DURING CONSTRUCTION | | | | |
| 4.1. | D | <p data-bbox="257 328 302 352">D1</p> <p data-bbox="338 328 479 352">Site Notice</p> <p data-bbox="338 384 1032 528">A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details and must satisfy the following requirements:</p> <ul style="list-style-type: none"> <li data-bbox="434 552 1025 695">(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; <li data-bbox="434 719 949 831">(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; <li data-bbox="434 855 1025 1110">(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and <li data-bbox="434 1134 1025 1278">(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted. | <p data-bbox="1077 328 1592 400">Site notice displayed as noted during the site inspection:</p> <ul style="list-style-type: none"> <li data-bbox="1122 416 1451 440">(a) appeared suitably sized. <li data-bbox="1122 456 1563 480">(b) appeared durable and waterproof. <li data-bbox="1122 496 1626 552">(c) Certifier and Structural Engineer details included. <li data-bbox="1122 568 1592 632">(d) Site notice mounted at eye level. No “authorised entry” noted. | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|----|---|--|---|-------------------|
| 4.2. | D | D2 | <p>Operation of Plant and Equipment</p> <p>All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.</p> | <p>HammerTech system is used for maintaining records of plant and equipment maintenance. Presented the following maintenance details.</p> <p>Boom Lift (Model KB-52FT-D):</p> <ul style="list-style-type: none"> Maintenance log – Inducted on 6 December 2025. Maintenance record from Access Hire Australia dated 5 December 2025 shows operating hours at 11. Plant Risk Assessment prepared by Australian Access Hire, 16 January 2025 <p>Scissor Lift (Model GS4390RT):</p> <ul style="list-style-type: none"> Maintenance Log – Inducted and approved on 16 December 2025. Service Report dated 4 December 2025 with next service due in 90 days. | <p>Opportunity for Improvement</p> <p>WCC-03_RC-OFI-01:</p> <p>The HammerTech records for scissor lift model GS4390RT indicate that the last service was completed on 4 December 2025, with the next service listed as due on 4 January 2025. However, scissor lifts require servicing every 90 days from the previous service date. It is recommended that the HammerTech records be reviewed and updated to ensure all plant and equipment service dates are accurate and current.</p> <p>Close-Out:</p> <p>Following the audit, updated</p> | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
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| | | | | | HammerTech records for the scissor lift have been provided, confirming that the service information has been corrected to reflect the accurate service due date. This improvement opportunity is now considered closed. | |
| 4.3. | D | D3 | <p>Demolition</p> <p>Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by Schedule 3 condition <u>C10</u>.</p> | The demolition of the existing structure was completed prior to construction of this project as confirmed during the initial audit. | | Not Triggered |
| 4.4. | D | D4 | <p>Upon completion of the demolition works of the car park (including removal of the surface), the Applicant must submit to the Certifier, for information;</p> <p>(a) an asbestos clearance inspection and certificate, prepared and signed by a suitability qualified professional (SafeWork NSW Licensed Asbestos Assessor) (if asbestos is found); and</p> | Completion of demolition works will fall under the final occupation certificate. This is not yet triggered. | | Not Triggered |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
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| | | (b) a statement confirming that a suitably qualified consultant has conducted inspection of the exposed surfaces. | | | |
| 4.5. | D D5 | <p>Construction Hours</p> <p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p> | <p>Construction hours are mentioned in CEMP Section 3.2.4 'Hours of Work' and displayed on the site notice.</p> <p>Rohrig and MostynCopper confirmed during the audit interview that no out of hours work have occurred to date.</p> | | Compliant |
| 4.6. | D D6 | <p>Construction activities may be undertaken outside of the hours in Schedule 3 condition <u>D5</u> if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.</p> | <p>Rohrig and MostynCopper confirmed during the audit interview that no out of hours work have occurred to date.</p> <p>Rohrig confirmed that the tower crane was removed during standard construction hours on 15 November 2025. Sighted the HammerTech record confirming that the crane was removed on 15 November 2025.</p> | | Not Triggered |
| 4.7. | D D7 | Notification of such construction activities as referenced in Schedule 3 condition <u>D6</u> must be given to affected | Rohrig and MostynCopper confirmed during the audit interview that no out of hours work have occurred to date. | | Not Triggered |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
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| | | residents before undertaking the activities or as soon as is practical afterwards. | | | |
| 4.8. | D D8 | <p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday. | Rohrig and MostynCopper confirmed during the audit interview that no rock breaking, rock hammering or similar activities carried out to date. | | Not Triggered |
| 4.9. | D D9 | <p>Implementation of Management Plans</p> <p>The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).</p> | <p><u>Environmental Inspections:</u></p> <p>Environmental inspections are currently being conducted to ensure implementation of CEMP and Sub-Plans.</p> <p>Presented evidence of hard copies of weekly environmental inspections conducted on 19 August 2025, 21 October 2025, 25 November 2025 and 3 February 2026. No negative observations were raised during these inspections, and all checklist items were marked as completed. Additionally, the observations dashboard on HammerTech was sighted, confirming that no negative environmental observations were raised during the audit period.</p> <p>Sighted Weekly Safety and Environmental Office Inspection (ISP-79201) dated 2 February</p> | <p>Non-Compliance WCC-03_RC-NC-01:</p> <p>CEMP Section 4.7.3 requires the Project Manager to complete the Project Manager's Inspection Checklist on a monthly basis. The last completed Manager Monthly Inspection was recorded in October 2025, and no monthly manager inspections have been completed since the previous manager left the role.</p> | Non-Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|--|--|---|-------------------|
| | | | | <p>2026. All controls were marked as compliant, no negative observations raised.</p> <p>Sighted Leadership Site Visit (ISP-56497) dated 27 October 2025. Positive observation was raised for good housekeeping.</p> <p>Sighted Emergency Drill MEET-133981, dated 15 January 2026. The scenario was fall from height. Total of 6 workers attended the drill and signed off as per HammerTech record.</p> | <p>It is recommended to reinstate the monthly environmental inspection process to maintain compliance with CEMP requirements and ensure effective ongoing environmental management.</p> <p>Close-Out: Following the audit, manager inspections have been reinstated. Leadership Site Visit ISP-81248, dated 6 February 2026, was provided as evidence. This non-compliance is now considered closed.</p> | |
| 4.10. | D | D10 | <p>Construction Traffic</p> <p>All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.</p> | <p>All construction vehicles are contained within the site as evidenced during site inspection. Rohrig and MostynCopper confirmed during the audit interview that no permits or work zones have been required.</p> | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|---|--|---------------------------------|-------------------|
| 4.11. | D | D11 | <p>Hoarding Requirements</p> <p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> (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 hoarding installed, ATF in place around construction areas; no advertising or graffiti noted during inspection. | | Compliant |
| 4.12. | D | D12 | <p>No Obstruction of Public Way</p> <p>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.</p> | No obstruction of public way noted during site inspection. | | Compliant |
| 4.13. | D | D13 | <p>Construction Noise Limits</p> <p>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 required by Schedule 3 condition <u>C17</u>.</p> | <p>SiteHive monitoring was only required during the structural construction phase, as outlined in Section 6.1 of the Noise and Vibration Impact Assessment. Monitoring and reporting ceased in June 2025.</p> <p>No noisy works noted during the site inspection.</p> <p>No complaints have been received.</p> | | Compliant |
| 4.14. | D | D14 | The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction | Implemented as per project induction and Management Plans. Currently as per | | Compliant |

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| | | hours of work outlined under Schedule 3 condition <u>D5</u> unless approved by Schedule 3 condition <u>D6</u> . | standard working hours. | | |
| 4.15. | D D15 | 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. | Vehicles fitted with squawkers, as noted during the site inspection. | | Compliant |
| 4.16. | D D16 | <p>Vibration Criteria</p> <p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <ul style="list-style-type: none"> (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time). | <p>As evidenced during initial audit:</p> <p>Letter from Douglas Partners reference: R.002.Rev0, dated 2 September 2024, confirming that no impact is expected from vibration. The letter was submitted to the Certifier under CC1 pack.</p> <p>No instances of vibrations noted to date impacting residents or outside structures with no complaints received.</p> | | Not Triggered |
| 4.17. | D D17 | 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 <u>D16</u> . | <p>As evidenced during initial audit:</p> <p>Letter from Douglas Partners reference: R.002.Rev0, dated 2 September 2024, confirming that no impact is expected from vibration. The letter was submitted to the Certifier under CC1 pack.</p> <p>No vibratory compactors used during the audit period.</p> | | Not Triggered |

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|-------|---------------------|-----|--|--|---------------------------------|-------------------|
| 4.18. | D | D18 | The limits in Schedule 3 condition <u>D16</u> and Schedule 3 condition <u>D17</u> apply unless otherwise outlined in a CNVMSP required by Schedule 3 condition <u>C17</u> . | Limits apply as per condition of consent. | | Compliant |
| 4.19. | D | D19 | <p>Tree Protection</p> <p>For the duration of the construction works:</p> <ul style="list-style-type: none"> (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 approved disturbance area / 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 – Stage 1 prepared by Arterra dated 15 July 2022, as amended by the Supplementary Arboricultural Report, dated 24 March 2025, prepared by Arterra Design Pty Ltd, and the | Minor excavation works were undertaken on 16 January 2026 near Tree 8 in the presence of the project arborist. The arborist inspection report dated 20 January 2026, prepared by an AQF Level 5 consulting arborist from Smart Arbor Professional Consulting, was sighted. The report confirms that no damage to the tree occurred as a result of the construction activity. | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|---|---|---------------------------------|-------------------|
| | | | <p>Tree Protection and Removal Plan – Stg 1, Drawing No. T-04, Rev D, dated 29 April 2025, prepared by Arterra Design Pty Ltd; and</p> <p>(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.</p> | | | |
| 4.20. | D | D20 | <p>Air Quality</p> <p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</p> | <p>No dust-generating activities were observed during the site inspection. Water points were available throughout the site for dust suppression as needed, and a sprinkler system was installed along the driveway.</p> | | Compliant |
| 4.21. | D | D21 | <p>During construction, the Applicant must ensure that:</p> <p>(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> | <p>(a) No dust observed during the site inspection.</p> <p>(b) Truck loads are to be covered before leaving the site</p> <p>(c) No mud tracking on roads; rumble grid and sprinkler system in place.</p> <p>(d) Roads were kept clean</p> <p>(e) Access driveway was stabilised</p> | | Compliant |

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| | | <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p> | | | |
| 4.22. | D D22 | <p>Erosion and Sediment Control</p> <p>All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP required by Schedule 3 condition <u>C18</u>.</p> | <p>Controls as noted during the site inspection. Consistent with the ERSED controls map. Sediment fences installed with sandbags and coir logs at low point areas.</p> | <p>Site Observations:</p> <p>RC-OBS-01:</p> <p>Controls around the pit drain required maintenance. This was promptly rectified, and new controls have been installed.</p> <p>RC-OBS-02:</p> <p>The sediment fence along the downslope edge of the spoil stockpile appears damaged and ineffective, with sections lying flat on the ground. This was promptly rectified and new sediment fence installed along the stockpile.</p> | Compliant |

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|-------|---------------------|-----|--|---|---------------------------------|-------------------|
| 4.23. | D | D23 | <p>Imported Fill</p> <p>The Applicant must:</p> <ul style="list-style-type: none"> (a) all soil materials designed for off-site disposal as part of the development, including any virgin excavated natural material, are pre-classified in accordance with EPA Waste Classification Guidelines (2014); (b) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (c) keep accurate records of the volume and type of fill to be used; and (d) make these records available to the Certifier upon request. | <p>DGB20 was imported during the audit period. Presented the following records:</p> <ul style="list-style-type: none"> • Docket no. 5253465, dated 2 December 2025 – 13.90 ton. • Docket no. 5253568, dated 3 December 2025 – 13.70 ton • Certificate of Analysis 399522 by Envirolab, dated 19 January 2026. • Letter of statement from cr plus, dated 4 February 2026, confirming the compliance with “The Recovered Aggregates Exemption 2014”. <p>Rohrig confirmed during the audit interview that the Certifier has not requested any records.</p> | | Compliant |
| 4.24. | D | D24 | <p>Disposal of Seepage and Stormwater</p> <p>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.</p> | <p>Seepage and stormwater disposal has not been required. The stormwater is collected at the WCC dam which is reused as irrigation on the property.</p> | | Not Triggered |
| 4.25. | D | D25 | <p>Emergency Management</p> <p>The Applicant must prepare and implement awareness training for employees and contractors, including locations</p> | <p>Emergency Management Plan rev 3 dated 27 January 2026.</p> | | Compliant |

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|-------|---------------------|---|---|---------------------------------|-------------------|
| | | of the assembly points and evacuation routes, for the duration of construction | Sighted Emergency Drill MEET-133981, dated 15 January 2026. The scenario was fall from height. Total of 6 workers attended the drill and signed off as per HammerTech record. | | |
| 4.26. | D D26 | <p>Unexpected Finds Protocol – Aboriginal Heritage</p> <p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary. | Rohrig and MostynCopper confirmed during the audit interview that there have been no unexpected Aboriginal finds to date. | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|---|---|---------------------------------|-------------------|
| 4.27. | D | D27 | <p>Unexpected Finds Protocol – Historic Heritage</p> <p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ul style="list-style-type: none"> (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary. | Rohrig and MostynCopper confirmed during the audit interview that there have been no unexpected relic or artefact finds to date. | | Not Triggered |
| 4.28. | D | D28 | <p>Unexpected Finds Protocol – Burials</p> <p>In the event that a burial or skeletal remains are uncovered during work, then:</p> <ul style="list-style-type: none"> (a) all works must cease immediately in that area and the NSW Police and Heritage NSW contacted; (b) a suitably qualified archaeologist must be contacted to determine the specific nature and significance of the skeletal remains; (c) the Applicant must consult with relevant stakeholders, the archaeologists and Heritage NSW to develop and implement | Rohrig and MostynCopper confirmed during the audit interview that there have been no unexpected burial or skeletal remains finds to date. | | Not Triggered |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|---|--|---------------------------------|-------------------|
| | | appropriate management strategies for the skeletal remains; and (d) works may only recommence with the written approval of Heritage NSW. | | | |
| 4.29. | D D29 | Waste Storage and Processing 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 neighboring public or private properties. | Purple Cow waste bins placed in various locations throughout the site as observed during site inspection. Purple Cow collects waste on weekly basis or as required. | | Compliant |
| 4.30. | D D30 | All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014). | Sighted asbestos in soil clearance report prepared by Trinitas Group, dated 23 January 2026, confirming that no PACM was identified of the stockpile surfaces. | | Compliant |
| 4.31. | D D31 | 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. | No concrete washout works occurring during site inspection. As evidenced previously, concrete tray was used for concrete washout. Concrete waste is bagged and removed from the site by the sub-contractor. Rohrig and MostynCopper confirmed during the audit interview that there have been no instances of concrete waste being disposed off-site. | | Compliant |
| 4.32. | D D32 | 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. | Presented Waste Management Report prepared by Purple Cow Industries for the period from 26 November 2024 to 31 January 2026. A total of 528.90 tonnes of waste was generated, of which 495.17 tonnes were recycled. | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|---|--|---------------------------------|-------------------|
| 4.33. | D | D33 | 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. | Rohrig and MostynCopper confirmed during the audit interview that no hazardous material was removed in this audit period. | | Not Triggered |
| 4.34. | D | D34 | Outdoor Lighting The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting. | As previously evidenced, Statement of Design Compliance – Electrical Services prepared by Zoro Consulting Engineers, dated 5 May 2025. | | Compliant |
| 4.35. | D | D35 | Independent Environmental Audit Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020). | This is the third independent environmental audit of the development which is being carried out within 6 months of the second audit (6 August 2025) as per the IAPAR 2020. | | Compliant |
| 4.36. | D | D36 | 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. | Sighted DPHI approval letter “Concept and Stage 1 William Clarke College (SSD-35715221) – Construction Auditor Approval Request”, dated 22 January 2026 for Bureau Veritas Buildings & Infrastructure Pty Ltd. | | Compliant |
| 4.37. | D | D37 | The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements (2020), upon giving at least 4 weeks’ notice (or timing) to the applicant of the date or timing upon which the audit must be commenced. | Rohrig and MostynCopper confirmed during the audit interview that no changes in audit times have been requested to date. | | Not Triggered |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|--|---|---------------------------------|-------------------|
| 4.38. | D D38 | <p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:</p> <ul style="list-style-type: none"> (a) review and respond to each Independent Audit Report prepared under Schedule 3 condition <u>D35</u> of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary. | <p>This is the third independent environmental audit of the development. The second audit report details are as following:</p> <ul style="list-style-type: none"> (a) MostynCopper email dated 25 August 2025, confirm the review and response to draft report. BV email dated 25 August 2025, confirms the submission of final report to issue. (b) The Independent environmental audit report no. 2 and response to audit findings was submitted to DPPI on 29 August 2025 (ref. SSD-35715221-PA-26) as sighted. Sighted the email submission of audit report no. 2 and audit response to findings to Certifier, dated 29 August 2025 (c) Independent environmental audit report no. 1 & 2 and response to audit findings no. 1 & 2 were noted to be on website. | | Compliant |
| 4.39. | D D39 | <p>Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.</p> | <p>The Independent environmental audit report no. 2 and response to audit findings was submitted to DPPI on 29 August 2025 (ref. SSD-35715221-PA-26) within 2 months as sighted. Sighted the email submission of audit report no. 2 and audit response to findings to Certifier, dated 29 August 2025.</p> | | Compliant |
| 4.40. | D D40 | <p>Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent</p> | <p>Operational audits are not yet triggered.</p> | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-----------|------------------------------------|-----|--|--|---------------------------------|-------------------|
| | | | operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance. | | | |
| 5. | APPENDIX 1 – ADVISORY NOTES | | | | | |
| 5.1. | AN | AN1 | <p>General</p> <p>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.</p> | Rohrig and MostynCopper confirmed during the audit interview that no licences, permits, approvals and consents required to date. | | Not Triggered |
| 5.2. | AN | AN2 | <p>Long Service Levy</p> <p>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.</p> | <p>As evidenced during initial audit, Presented Long Service Levy receipt no. 7541562, dated 18 July 2024.</p> <p>Presented Long Service Levy receipt no. 7552630, dated 6 August 2024.</p> <p>The levy receipt is referenced under CC1 – Item 5.</p> <p>No further payments required.</p> | | Not Triggered |
| 5.3. | AN | AN3 | <p>Legal Notices</p> <p>Any advice or notice to the consent authority must be served on the Planning Secretary.</p> | Rohrig and MostynCopper confirmed during the audit interview that no legal notices have been issued. | | Not Triggered |
| 5.4. | AN | AN4 | <p>Access for People with Disabilities</p> <p>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</p> | As evidenced during previous audit, Presented Construction Access Report reference: 22103 – issue D, dated 17 June 2025. This report falls under CC3. | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|--|--|---------------------------------|-------------------|
| | | | 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. | <p>Presented email from Access Architects, dated 17 June 2025, confirming there are no outstanding issues to the building as far as access is concerned.</p> <p>Construction works are ongoing, including internal fit-out activities and defects rectification. Commissioning activities are currently in progress.</p> | | |
| 5.5. | AN | AN5 | <p>Utilities and Services</p> <p>Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.</p> | <p>No changes since the initial audit.</p> <p>Presented Building Plan Assessment approval from Sydney Water, Tap in reference: 1952271, dated 30 August 2024. The approval is valid for one year.</p> <p>Presented Dial before you dig in (DBYD), job no. 37459211, dated 28 August 2024, with start date 15 September 2024 and end date 30 January 2026. The notification was also sent to the following asset owners:</p> <ul style="list-style-type: none"> • Endeavour Energy • Jemena Gas North • NBN Co NswAct • Optus and or Uecomm NSW • Sydney Water • Telstra NSW Central • The Hills Shire Council | | Compliant |
| 5.6. | AN | AN6 | Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an | This condition is not yet triggered. | | Not Triggered |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|--|---|---------------------------------|-------------------|
| | | approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services. | | | |
| 5.7. | AN AN7 | <p>Road Design and Traffic Facilities</p> <p>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.</p> | Rohrig and MostynCopper confirmed during the audit interview that no permits from the Hills Shire Council or TfNSW were required to date. | | Not Triggered |
| 5.8. | AN AN8 | <p>Road Occupancy Licence</p> <p>A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.</p> | Rohrig and MostynCopper confirmed during the audit interview that no Road Occupancy Licences have been required to date. | | Not Triggered |
| 5.9. | AN AN9 | <p>SafeWork Requirements</p> <p>To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.</p> | Safety included as part of the site induction as presented. Safety signage noted on site with personnel observed to be adequately wearing PPE. Secured fencing surrounding site areas with restricted access. | | Compliant |
| 5.10. | AN AN10 | <p>Hoarding Requirements</p> <p>The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.</p> | No hoarding required. ATF installed at the perimeter of the worksite. Refer to photos. | | Not Triggered |
| 5.11. | AN AN11 | <p>Handling of Asbestos</p> <p>The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be</p> | Rohrig and MostynCopper confirmed during the audit interview that there have been no asbestos finds during this audit period. | | Not Triggered |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|---|--|---------------------------------|-------------------|
| | | 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. | | | |
| 5.12. | AN AN12 | <p>Speed limit authorisation</p> <p>At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 | Rohrig and MostynCopper confirmed during the audit interview that no changes to signage or speed limits will be undertaken. This condition is therefore not triggered. | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-----------|--|------|---|---|---------------------------------|-------------------|
| | | | Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees. | | | |
| 5.13. | AN | AN13 | Fire Safety Certificate 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. | Fire Safety Certificate will be issued upon completion of works. | | Not Triggered |
| 6. | APPENDIX 2 – WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS | | | | | |
| 6.1. | IN | | Written Incident Notification Requirements A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A24 or, having given such notification, subsequently forms the view that an incident has not occurred. | Rohrig and MostynCopper confirmed during the audit interview that there have been no incidents to date. | | Not Triggered |
| 6.2. | IN | | Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with | Rohrig and MostynCopper confirmed during the audit interview that there have been no incidents to date. | | Not Triggered |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|--|---|---------------------------------|-------------------|
| | | conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident. | | | |
| 6.3. | IN | Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested. | Rohrig and MostynCopper confirmed during the audit interview that there have been no incidents to date. | | Not Triggered |
| 6.4. | IN | The Incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident. | Rohrig and MostynCopper confirmed during the audit interview that there have been no incidents to date. | | Not Triggered |

Appendix F – Audit Checklist (New Waste Compound & Primary Carpark)

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating | | | | | | | | | | | | | | | | |
|---|---------------------|-------------------------|--|--|---|-------------------|--|---------|-----|--------------|------|-------|---|-------------------------|---------|-------|---|-------------------|---------|---|--|-----------|
| 1. | PART A | | ADMINISTRATIVE CONDITIONS | | | | | | | | | | | | | | | | | | | |
| 1.1. | A | A1 | <p>Obligation to Minimise Harm to the Environment</p> <p>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.</p> | Based on the outcome of the audit, which included a review of relevant records and documentation as well as a site inspection, it was evident that the project has implemented reasonable and feasible measures to prevent and minimise environmental harm during construction. This is demonstrated through effective environmental site controls, adherence to management plan requirements, and compliance with consent conditions. | Two (2) observations relating to tree protection zone signage and installation of sediment controls at low point sump areas were identified during the audit site inspection have been recorded and immediately addressed as evidenced under Appendix H – Site Inspection Photos. | Compliant | | | | | | | | | | | | | | | | |
| 1.2. | A | A2 | <p>Terms of Consent</p> <p>The development may only be carried out:</p> <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, except where superseded by the Response to Submissions, the additional information, and SSD-35715221-MOD-1 and SSD- 35715221-MOD-2; and (d) in accordance with the approved plans in the table below: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4">Architectural Plans prepared by PMDL</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>DA101</td> <td>F</td> <td>Stage 1 Demolition Plan</td> <td>24/6/25</td> </tr> <tr> <td>DA102</td> <td>G</td> <td>Stage 1 Site Plan</td> <td>24/6/25</td> </tr> </tbody> </table> | Architectural Plans prepared by PMDL | | | | Dwg No. | Rev | Name of Plan | Date | DA101 | F | Stage 1 Demolition Plan | 24/6/25 | DA102 | G | Stage 1 Site Plan | 24/6/25 | <ul style="list-style-type: none"> (a) One Non-compliance identified with Condition C15 of the consent. (b) No written directions from the Planning Secretary required to be complied with. (c) Based on the evidence presented the development is in accordance with the EIS, response to submissions, the additional information and SSD-35715221-MOD-2. (d) Architectural drawings prepared by PMDL Architecture & Design as per website; <ul style="list-style-type: none"> • Stage 1 Demolition Plan, Dwg no. DA101 issue F, dated 24 June 2025 • Stage 1 Site Plan, Dwg no. DA102 issue G, dated 24 June 2025 • Stage 1 Plan – Level 0, Dwg no. DA110 issue D, dated 25 June 2024 • Stage 1 Plan – Level 1, Dwg no. DA111 issue D, dated 25 June 2024 | | Compliant |
| Architectural Plans prepared by PMDL | | | | | | | | | | | | | | | | | | | | | | |
| Dwg No. | Rev | Name of Plan | Date | | | | | | | | | | | | | | | | | | | |
| DA101 | F | Stage 1 Demolition Plan | 24/6/25 | | | | | | | | | | | | | | | | | | | |
| DA102 | G | Stage 1 Site Plan | 24/6/25 | | | | | | | | | | | | | | | | | | | |

| ID No | SSD Part & Req. No. | SSD Requirement | | | | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|---|------------|--------------------------------------|-------------|---|---------------------------------|-------------------|
| | | DA110 | D | Stage 1 Plan -Level 0 (Ground) | 25/6/24 | <ul style="list-style-type: none"> Stage 1 Plan – Level 2, Dwg no. DA112 issue D, dated 25 June 2024 Stage 1 Plan – Level 3, Dwg no. DA113 issue B, dated 16 September 2022 Stage 1 Plan – Roof, Dwg no. DA114 issue E, dated 25 June 2024 Stage 1 Elevations, Dwg no. DA210 issue E, dated 25 June 2024 Stage 1 Elevations, Dwg no. DA211 issue E, dated 25 June 2024 Stage 1 Elevations, Dwg no. DA212 issue E, dated 25 June 2024 Stage 1 Sections, Dwg no. DA310 issue E, dated 25 June 2024 Stage 1 Sections, Dwg no. DA311 issue E, dated 25 June 2024 Stage 1 Sections, Dwg no. DA312 issue E, dated 25 June 2024 Stage 1 Sections, Dwg no. DA313 issue E, dated 25 June 2024 Stage 1 – Material Selection, Dwg no. DA610 issue c, dated 6 August 2024 End of Trip Facilities, Dwg no. DA104 issue B, dated 6 August 2024 Concept Master Plan – EOT Facilities, Dwg no. DA-C12 issue A, dated 24 May 2023 Plan – Waste Collection Area, Dwg no. A0212 issue B, dated 24 June 2025 Elevations – Waste Collection Area, Dwg no. A0220 issue A, dated 16 June 2025 Stage 1 – Landscape Ground Level, Dwg no. SD-13 issue B, dated 12 June 2024 Stage 1 – Upper Levels, Dwg no. SD-14 issue B, dated 12 June 2024 | | |
| | | DA111 | D | Stage 1 Plan – Level 1 | 25/6/24 | | | |
| | | DA112 | D | Stage 1 Plan – Level 2 | 25/6/24 | | | |
| | | DA113 | D | Stage 1 Plan – Level 3 | 25/6/24 | | | |
| | | DA114 | D | Stage 1 Plan – Roof | 25/6/24 | | | |
| | | DA210 | E | Stage 1 Elevations | 25/6/24 | | | |
| | | DA211 | E | Stage 1 Elevations | 25/6/24 | | | |
| | | DA212 | E | Stage 1 Elevations | 25/6/24 | | | |
| | | DA310 | E | Stage 1 Sections | 25/6/24 | | | |
| | | DA311 | E | Stage 1 Sections | 25/6/24 | | | |
| | | DA312 | E | Stage 1 Sections | 25/6/24 | | | |
| | | DA313 | E | Stage 1 Sections | 25/6/24 | | | |
| | | DA610 | C | Stage 1 – Material Selection | 6/8/24 | | | |
| | | DA104 | B | End of Trip Facilities | 6/8/24 | | | |
| | | DA-C12 | A | Concept Master Plan – EOT Facilities | 24/5/23 | | | |
| | | A0212 | B | Plan – Waste Collection Area | 24/06/25 | | | |
| | | A0220 | A | Elevations – Waste Collection Area | 16/04/25 | | | |
| | | Landscape Plans prepared by Arterra Landscape Architects | | | | | | |
| | | Dwg No. | Rev | Name of Plan | Date | | | |
| | | SD-13 | C | Stage 1 – Landscape Ground Level | 29/4/25 | | | |
| | | SD-14 | B | Stage 1 – Upper Levels | 12/6/24 | | | |

| ID No | SSD Part & Req. No. | | SSD Requirement | | | | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|----|---|---|--|---------|---|---------------------------------|-------------------|
| | | | SD-16 | C | Tree Schedule and Character Images | 29/4/25 | <ul style="list-style-type: none"> • Tree Schedule and Character Images, Dwg no. SD-16 issue B, dated 12 June 2024 • Stage 1 Plant Schedule & Character Images, Dwg no. SD-17 issue B, dated 12 June 2024 • Typical Landscape Details, Dwg no. SD-18 issue B, dated 12 June 2024 • Typical Landscape Details, Dwg no. SD-19 issue B, dated 12 June 2024 • Typical Landscape Details, Dwg no. SD-20 issue B, dated 12 June 2024 | | |
| | | | SD-17 | C | Stage 1 Pant Schedule & Character Images | 29/4/25 | | | |
| | | | SD-18 | B | Typical Landscape Details | 12/6/24 | | | |
| | | | SD-19 | B | Typical Landscape Details | 12/6/24 | | | |
| | | | SD-20 | B | Typical Landscape Details | 12/6/24 | | | |
| 1.3. | A | A3 | <p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p> | | | | Ozzbuild and MostynCopper confirmed during the audit interview that no written directions were received from DPHI during the audit period. | | Not Triggered |
| 1.4. | A | A4 | <p>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 <u>A2(c)</u> or Schedule 3 condition <u>A2(d)</u>. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Schedule 3 condition <u>A2(c)</u> and Schedule 3 condition A2(d), the most recent document</p> | | | | Ozzbuild and MostynCopper confirmed during the audit interview that there have been no inconsistencies, ambiguity or conflict with regards to the EIS, RtS or Mod-2. | | Not Triggered |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|---|---|---------------------------------|-------------------|
| | | prevails to the extent of the inconsistency, ambiguity or conflict. | | | |
| 1.5. | A A5 | Limits of Consent This consent lapses five years after the date of consent unless works are physically commenced. | Works have physically commenced. Consent has not lapsed. | | Compliant |
| 1.6. | A A6 | This consent does not permit any increase in primary-aged student population (approved under this consent) prior to the completion of the car park proposed as part of the Stage 1 works and the implementation of the Operational Transport and Access Management Plan (Schedule 3 condition <u>E12</u>). | As per evidence provided from WCC (Payroll Officer) via email on 10 February 2026: the number of primary students attending on 3 February 2026 is 692 students. The actual Primary School student population on 22 November 2024 (commencement date of the project) was 694 students. | | Compliant |
| 1.7. | A A7 | Student and Staff number The maximum student and staff population permitted at the school at any one time must not exceed 2050 students (143 additional) and 226 full time equivalent staff. | <p>As confirmed by WCC (email dated 10 February 2026), the total number of students across Prep, Primary, and Secondary is 2,019 as at 3 February 2026, which remains within the permitted limit of 2,050 as per the condition.</p> <p>As of 3 February 2026, the recorded on-site staff number on Micropay payroll is 219.89 FTE. The calculations account for staff is as follows: Staff Numbers – Tuesday 3 February 2026 The raw number of school F/T and P/T staff on Micropay payroll (expressed as an FTE) LESS - 272.85</p> <ul style="list-style-type: none"> Other staff who do not work on Tuesdays or work from home – 11.30 | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|----|--|---|---------------------------------|-------------------|
| | | | | <ul style="list-style-type: none"> • Staff on workers compensation – 1.00 • Staff on leave – 11.26 • Staff on maternity leave – 4.40 • Staff not timetabled to be onsite (minimum number) – 25.00 • Total reduction – 52.96 <p>Total of staff onsite at any time on 3 February 2026 is 219.89.</p> | | |
| 1.8. | A | A8 | <p>Prescribed Conditions</p> <p>The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation as of the date of this consent.</p> | <p>Two Construction Certificates have been issued by Steve Watsons & Partners to date for the Waste Compound and Primary Carpark works as follows:</p> <ul style="list-style-type: none"> • Construction Certificate No. 23/0296/06, dated 16 December 2025, for Waste Compound only. • Construction Certificate No. 23/0296/07, dated 9 January 2026, for amendments to entry on grade carpark and associated works. | | Compliant |
| 1.9. | A | A9 | <p>Planning Secretary as Moderator</p> <p>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.</p> | <p>Ozzbuild and MostynCopper confirmed during the audit interview that there have been no disputes between the Applicant and a public authority have occurred to the date of the audit.</p> | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|--|--|---------------------------------|-------------------|
| 1.10. | A | A10 | <p>Evidence of Consultation</p> <p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> iii) the outcome of that consultation, matters resolved and unresolved; and iv) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. | <p>The following conditions of this consent requiring consultation are as follows:</p> <ul style="list-style-type: none"> - B4 Stormwater Management Plan with Council - B11 Public Domain Works with Council - C16 CTPMSP with Council and TfNSW - C18 CSWMSP with Council - D27 Unexpected Finds with Heritage NSW (where applicable). <p>Compliance was reviewed and verified against these conditions.</p> | | Compliant |
| 1.11. | A | A11 | <p>Staging</p> <p>The project may be constructed and operated in stages in accordance with the terms/conditions of this consent and the details set out in Construction Management Plan dated 26 September 2022 prepared by Rohrig.</p> | <p>Staging as per Construction Management Plan:</p> <p>Stage 1 - Site Compound and New Waste Compound (commencing later but will finish earlier)</p> <p>Timeframe - 2 weeks</p> <ul style="list-style-type: none"> • Site access off Morris Grove (Gate 14), internal construction driveways, carparking and compounds established. • New waste compound constructed to enable decommissioning of Wrights Road waste compound. <p>Stage 2 – Primary School carpark. (commencing later but will finish earlier)</p> <p>Timeframe – 4 weeks</p> <ul style="list-style-type: none"> • Preliminary works in primary carpark to commence during which time drop-off and pickup can continue to occur (but no parking). | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|---|---|---------------------------------|-------------------|
| | | | | <p>Teacher parking to be temporarily redirected to the Sports Centre and student carpark off Morris Grove. • Bus drop-off and pickup via Morris Grove remains unchanged. • Carpark upgrade to be completed in school holiday break wherever practicable or otherwise managed to be undertaken outside of drop-off and pickup times.</p> <ul style="list-style-type: none"> • New carpark can commence operations. <p>Stage 3 – Bryson Building Construction. (Rohrig only) Timeframe - 14-16 months</p> <p>All demolition and construction works to be undertaken with access via the site compound and internal access via the centre of the site.</p> <ul style="list-style-type: none"> • Student and staff access between the east and west parts of the site to be via temporary pedestrian bridges over the internal construction site driveway. <p>Ozzbuild's scope of works will be limited to the Site Compound & new Waste Compound and new Primary Carpark.</p> | | |
| 1.12. | A | A12 | Staging of the proposed development may be varied (for either construction or operation) in accordance with a revised Staging Report submitted to and approved by the Planning Secretary. | A Staging Report is not applicable for this project, with staging detailed as per Rohrig's Construction Management Plan (refer to Condition A11). | | Not Triggered |
| 1.13. | A | A13 | Any revised Staging Report prepared in accordance with Schedule 3 condition <u>A12</u> must: | A Staging Report is not applicable for this project, with staging detailed as per Rohrig's | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
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| | | | <ul style="list-style-type: none"> (a) be generally consistent with Construction Management Plan dated 26 September 2022 prepared by Rohrig; (b) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (c) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (d) specify how compliance with conditions will be achieved across and between each of the stages of the project; (e) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and (f) set out mechanisms for managing any cumulative impacts arising from the proposed staging. | Construction Management Plan (refer to Condition A11). | | |
| 1.14. | A | A14 | The project must be staged in accordance with the details approved under Schedule 3 condition <u>A11</u> unless a revised | Staging as per Construction Management Plan: | | Compliant |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|--|--|---------------------------------|-------------------|
| | | <p>Staging Report has been approved under Schedule 3 condition <u>A12</u> in which case the project must be staged in accordance with the approved revised Staging Report.</p> | <p>Stage 1 - Site Compound and New Waste Compound (commencing later but will finish earlier) Timeframe - 2 weeks</p> <ul style="list-style-type: none"> • Site access off Morris Grove (Gate 14), internal construction driveways, carparking and compounds established. • New waste compound constructed to enable decommissioning of Wrights Road waste compound. <p>Stage 2 – Primary School carpark. (commencing later but will finish earlier) Timeframe – 4 weeks</p> <ul style="list-style-type: none"> • Preliminary works in primary carpark to commence during which time drop-off and pickup can continue to occur (but no parking). Teacher parking to be temporarily redirected to the Sports Centre and student carpark off Morris Grove. • Bus drop-off and pickup via Morris Grove remains unchanged. • Carpark upgrade to be completed in school holiday break wherever practicable or otherwise managed to be undertaken outside of drop-off and pickup times. • New carpark can commence operations. <p>Stage 3 – Bryson Building Construction. (Rohrig only) Timeframe - 14-16 months</p> | | |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|---|---|---------------------------------|-------------------|
| | | | | <p>All demolition and construction works to be undertaken with access via the site compound and internal access via the centre of the site.</p> <ul style="list-style-type: none"> • Student and staff access between the east and west parts of the site to be via temporary pedestrian bridges over the internal construction site driveway. <p>Ozzbuild's scope of works will be limited to the Site Compound & new Waste Compound and new Primary Carpark.</p> | | |
| 1.15. | A | A15 | <p>The terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage set out in the details as approved under Schedule 3 condition <u>A11</u> or a revised Staging Report approved under Schedule 3 condition <u>A12</u>, must be complied with at the relevant time for that stage including independent auditing requirements.</p> | <p>The current works on site are progressing in accordance with the Construction Management Plan. The works underway are as follows:</p> <p>Bryson Building Construction: Construction works are ongoing, including internal fit-out activities and defects rectification. Commissioning activities are currently in progress. Approximately 95% of the façade installation has been completed. Around 95% of the stormwater infrastructure has been connected, and one retention tank has been installed.</p> <p>Primary Carpark Construction: Works have recently commenced and include demolition of the existing kerb, gutter, and bitumen surfaces, followed by excavation activities.</p> | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|---|--|---------------------------------|-------------------|
| | | | | <p>New Waste Compound: Construction of the new waste compound has not yet commenced.</p> | | |
| 1.16. | A | A16 | <p>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 BCA.</p> <p><i>Note: Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i></p> | Sighted Civil & Structural Engineering Design Certificate by Birzulis, dated 26 November 2025, confirming compliance with A16 and C3. | | Compliant |
| 1.17. | A | A17 | <p>Staging, Combining and Updating Strategies, Plans or Programs The Applicant may:</p> <p>(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);</p> | Ozzbuild and MostynCopper confirmed during the audit interview that no strategies, plans, or programs have been staged, combined or updated. | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|---|--|---------------------------------|-------------------|
| | | | <p>(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</p> <p>(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).</p> | | | |
| 1.18. | A | A18 | Any strategy, plan or program prepared in accordance with Schedule 3 condition <u>A17</u> , where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary. | Ozzbuild and MostynCopper confirmed during the audit interview that no strategies, plans, or programs have been staged, combined or updated. | | Not Triggered |
| 1.19. | A | A19 | 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. | Ozzbuild and MostynCopper confirmed during the audit interview that no strategies, plans, or programs have been staged, combined or updated. | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
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| 1.20. | A | A20 | 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. | Ozzbuild and MostynCopper confirmed during the audit interview that no strategies, plans, or programs have been updated. | | Not Triggered |
| 1.21. | A | A21 | External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA. | External Walls and Cladding is not applicable for Site Compound & new Waste Compound and new Primary Carpark works. No construction of structures forms part of this scope of works. | | Not Triggered |
| 1.22. | A | A22 | External Materials The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Schedule 3 condition <u>A2</u> . Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: <ul style="list-style-type: none"> (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information. | External Materials is not applicable for Site Compound & new Waste Compound and new Primary Carpark works. No construction of structures forms part of this scope of works. | | Not Triggered |
| 1.23. | A | A23 | Applicability of Guidelines 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 | WCC Building Specification accessible for team. Sighted the PMDL Building Specifications document, Revision A, dated 5 April 2024 , which includes general requirements, | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
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| | | | are in as at the date of this consent. | environmental management, and building specifications. | | |
| 1.24. | A | A24 | 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. | Ozzbuild and MostynCopper confirmed during the audit interview that no written directions issued by DPHI. | | Not Triggered |
| 1.25. | A | A25 | <p>Monitoring and Environmental Audits</p> <p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p> | <p>This is the first independent audit for Site Compound & new Waste Compound and new Primary Carpark works within 12-weeks of commencement of construction dated 27 January 2026.</p> <p>No construction of structures forms part of this scope of works, so SiteHive monitoring is not required, as outlined in Section 6.1 of the Noise and Vibration Impact Assessment.</p> | | Compliant |
| 1.26. | A | A26 | <p>Access to Information</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such</p> | (a) The William Clarke College project website (Strategic Vision and Campus Master Plan William Clarke College Kellyville - WCC) | | Compliant |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
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| | | <p>other time as agreed by the Planning Secretary, the Applicant must:</p> <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> i) the documents referred to in SCHEDULE 3 condition A2 of this consent; ii) all current statutory approvals for the development; iii) all approved strategies, plans and programs required under the conditions of this consent; iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi) a summary of the current stage and progress of the development; vii) contact details to enquire about the development or to make a complaint; viii) a complaints register, updated monthly; ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the completion of operations. | <p>was developed and was verified to include the following:</p> <ul style="list-style-type: none"> (i) Consolidated Consent SSD- 35715221 dated 20 October 2023; EIS and response to submissions. (ii) Construction Certificates applicable to the works: CC 23-0296-06 & CC 23-0296-07 available on website (iii) Approved drawings and CEMP only (iv) No noise monitoring required as per section 6.1 of Noise and Vibration Impact assessment. (v) No noise monitoring required as per section 6.1 of Noise and Vibration Impact assessment. (vi) The primary carpark works commenced on 27 January 2026. Progress of development will be included in monthly updates (vii) Link to the Contact Details for Queries and Complaints (viii) Complaints Register – No Complaints received during the audit period. (ix) Audit report # 1 & 2 and applicant's response to findings # 1 & 2 available on website; however, these apply to the Bryson Building works only. (x) No written directions from DPHI. | | |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
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| 1.27. | A | A27 | <p>Compliance</p> <p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p> | <p>An online site induction was reviewed on the Nexvia platform. The induction addresses working hours, sediment controls, construction parking requirements including the restriction on construction vehicle movements during school hours (8:00–9:30 am and 2:30–4:00 pm), as well as emergency management. However, several key environmental topics are not included.</p> <p>At the end of the induction, workers are required to answer a question confirming whether they have reviewed the CEMP, CTMP, and the project's conditions of SSDA.</p> | <p>Opportunity for Improvement</p> <p>WCC-03_OZZ-OFI-01:</p> <p>The current site induction does not address key environmental controls, including the management of dust, noise and vibration, waste, chemicals and spills, tree protection, and unexpected finds.</p> <p>It is recommended that the site induction presentation be updated to include these environmental management measures so that all personnel understand their responsibilities in maintaining compliance with environmental controls.</p> <p>Close-Out:</p> <p>Following the audit, an updated site induction</p> | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
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| | | | | | snapshot was provided, confirming the inclusion of key environmental controls with reference to the CEMP for further details. This improvement opportunity is now considered closed. | |
| 1.28. | A | A28 | <p>Incident Notification, Reporting and Response</p> <p>The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.</p> | Ozzbuild and MostynCopper confirmed during the audit interview that no reportable environmental incidents have occurred to date. | | Not Triggered |
| 1.29. | A | A29 | Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1. | Ozzbuild and MostynCopper confirmed during the audit interview that no reportable environmental incidents have occurred to date. | | Not Triggered |
| 1.30. | A | A30 | <p>Non-Compliance Notification</p> <p>The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance.</p> | This is the first independent environmental audit for Site Compound & new Waste Compound and new Primary Carpark scope of works. Ozzbuild and MostynCopper confirmed during the audit interview that no self-determined non-compliance was identified during the audit period. | | Not Triggered |
| 1.31. | A | A31 | The notification must identify the development and the application number for it, set out the condition of consent | This is the first independent environmental audit for Site Compound & new Waste Compound | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
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| | | | 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. | and new Primary Carpark scope of works. Ozzbuild and MostynCopper confirmed during the audit interview that no self-determined non-compliance was identified during the audit period. | | |
| 1.32. | A | A32 | A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance. | Ozzbuild and MostynCopper confirmed during the audit interview that non-compliances have not been notified as an incident. No reportable incidents to date. | | Not Triggered |
| 1.33. | A | A33 | <p>Revision of Strategies, Plans and Programs</p> <p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of an incident report under Schedule 3 Condition A28; (b) the submission of an Independent Audit under Schedule 3 condition D36; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under Schedule 3 condition A2(b) which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p> | This is the first independent environmental audit for Site Compound & new Waste Compound and new Primary Carpark scope of works. This condition is not yet triggered. | | Not Triggered |
| 1.34. | A | A34 | If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where | Ozzbuild and MostynCopper confirmed during the audit interview that there are no strategies, plans, or programs that require review to improve the environmental performance of the development in this audit period. | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
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| | | | <p>previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p> | | | |
| 2. | PART B | | PRIOR TO THE OF A CONSTRUCTION CERTIFICATE | | | |
| 2.1. | B | B1 | <p>External Walls and Cladding</p> <p>Prior to the issue of any relevant construction certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p> | <p>External Walls and Cladding is not applicable for Site Compound & new Waste Compound and new Primary Carpark works. No construction of structures forms part of this scope of works.</p> | | Not Triggered |
| 2.2. | B | B2 | <p>Drains and MUSIC models</p> <p>Prior to the issue of any construction certificate, the Applicant must prepare and submit electronic copies of the Drains and MUSIC models to Council and obtain endorsement, to ensure that the street drainage network can accommodate the development.</p> | <p>MUSIC – Model for Urban Stormwater Improvement Conceptualisation.</p> <p>The plans and designs were initially submitted to the Hills Shire Council on 29 August 2024.</p> <p>Presented engineering documentation endorsement letter from the Hills Shire Council,</p> | | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
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| | | | | <p>dated 21 November 2024, with an endorsement date of 20 November 2024 in accordance with Conditions B2-B4.</p> <p>These plans and designs are applicable for whole of project including waste compound and primary carpark area.</p> | | |
| 2.3. | B | B3 | <p>Stormwater catchment plans</p> <p>Prior to the issue of any relevant construction certificate for drainage works, the Applicant must prepare and submit stormwater catchment plans to Council and obtain endorsement to ensure that the site accommodates the appropriate upstream catchments</p> | <p>As per Condition B2, plans and designs were initially submitted to the Hills Shire Council on 29 August 2024.</p> <p>Presented engineering documentation endorsement letter from the Hills Shire Council, dated 21 November 2024, with an endorsement date of 20 November 2024 in accordance with Conditions B2-B4.</p> <p>These plans and designs are applicable for whole of project including waste compound and primary carpark area.</p> | | Compliant |
| 2.4. | B | B4 | <p>Stormwater Management System</p> <p>Prior to the issue of any relevant construction certificate, the Applicant must design an operational stormwater management system for the development in accordance with Council's requirements, in consultation with Council and submit it to the Certifier for approval. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s) incorporating the results of Drains and MUSIC models in accordance with Schedule 3 condition <u>B2</u>;</p> | <p>The plans and designs were initially submitted to the Council on 29 August 2024.</p> <p>Presented the engineering documentation endorsement letter from the Council, dated 21 November 2024, with an endorsement date of 20 November 2024 in accordance with Conditions B2-B4.</p> <p>Presented the submission of Council endorsement letter to certifier 'WCC Submission – Council Endorsement', dated 21 November</p> | | Compliant |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------------------|--|--|---------------------------------|-------------------|--|---------|-----|--------------|------|------|----|--|----------|------|----|---|----------|------|----|---|----------|------|----|---|----------|------|----|---|----------|------|----|---|----------|------|----|------------------------------|----------|------|----|-------------------------|----------|------|----|-------------------------|----------|--|--|--|
| | | <p>(b) incorporate details of the endorsed stormwater catchment plans required by Schedule 3 condition B3;</p> <p>(c) be generally in accordance with the conceptual design in the EIS, except where superseded by SSD-35715221-MOD-1 and SSD-35715221-MOD-2, as listed in the following plans:</p> <table border="1" data-bbox="340 561 1019 1305"> <thead> <tr> <th colspan="4" data-bbox="340 561 1019 639">Civil Works Concept Plan prepared by <i>Birzulis Associates</i></th> </tr> <tr> <th data-bbox="340 639 488 683">Dwg No.</th> <th data-bbox="488 639 546 683">Rev</th> <th data-bbox="546 639 904 683">Name of Plan</th> <th data-bbox="904 639 1019 683">Date</th> </tr> </thead> <tbody> <tr> <td data-bbox="340 683 488 759">C.03</td> <td data-bbox="488 683 546 759">P7</td> <td data-bbox="546 683 904 759">Soil Erosion and Sediment Control Plan – Stage 1</td> <td data-bbox="904 683 1019 759">15/04/25</td> </tr> <tr> <td data-bbox="340 759 488 836">C.04</td> <td data-bbox="488 759 546 836">P5</td> <td data-bbox="546 759 904 836">Soil Erosion and Sediment Control Details</td> <td data-bbox="904 759 1019 836">10/04/25</td> </tr> <tr> <td data-bbox="340 836 488 943">C.05</td> <td data-bbox="488 836 546 943">P8</td> <td data-bbox="546 836 904 943">Stage 1 – Stormwater Drainage Concept Plan – Overall Site</td> <td data-bbox="904 836 1019 943">24/06/25</td> </tr> <tr> <td data-bbox="340 943 488 1019">C.06</td> <td data-bbox="488 943 546 1019">P5</td> <td data-bbox="546 943 904 1019">Stage 1 – Civil Works Concept Plan – Sheet 01</td> <td data-bbox="904 943 1019 1019">26/06/24</td> </tr> <tr> <td data-bbox="340 1019 488 1096">C.07</td> <td data-bbox="488 1019 546 1096">P6</td> <td data-bbox="546 1019 904 1096">Stage 1 – Civil Works Concept Plan – Sheet 02</td> <td data-bbox="904 1019 1019 1096">16/04/25</td> </tr> <tr> <td data-bbox="340 1096 488 1173">C.08</td> <td data-bbox="488 1096 546 1173">P6</td> <td data-bbox="546 1096 904 1173">Stage 1 – Civil Works Concept Plan – Sheet 03</td> <td data-bbox="904 1096 1019 1173">24/06/25</td> </tr> <tr> <td data-bbox="340 1173 488 1216">C.09</td> <td data-bbox="488 1173 546 1216">P5</td> <td data-bbox="546 1173 904 1216">Details Sheet 1 - Stormwater</td> <td data-bbox="904 1173 1019 1216">10/04/25</td> </tr> <tr> <td data-bbox="340 1216 488 1259">C.10</td> <td data-bbox="488 1216 546 1259">P5</td> <td data-bbox="546 1216 904 1259">Details Sheet 2 - Civil</td> <td data-bbox="904 1216 1019 1259">10/04/25</td> </tr> <tr> <td data-bbox="340 1259 488 1305">C.11</td> <td data-bbox="488 1259 546 1305">P4</td> <td data-bbox="546 1259 904 1305">Details Sheet 3 - Civil</td> <td data-bbox="904 1259 1019 1305">26/06/24</td> </tr> </tbody> </table> | Civil Works Concept Plan prepared by <i>Birzulis Associates</i> | | | | Dwg No. | Rev | Name of Plan | Date | C.03 | P7 | Soil Erosion and Sediment Control Plan – Stage 1 | 15/04/25 | C.04 | P5 | Soil Erosion and Sediment Control Details | 10/04/25 | C.05 | P8 | Stage 1 – Stormwater Drainage Concept Plan – Overall Site | 24/06/25 | C.06 | P5 | Stage 1 – Civil Works Concept Plan – Sheet 01 | 26/06/24 | C.07 | P6 | Stage 1 – Civil Works Concept Plan – Sheet 02 | 16/04/25 | C.08 | P6 | Stage 1 – Civil Works Concept Plan – Sheet 03 | 24/06/25 | C.09 | P5 | Details Sheet 1 - Stormwater | 10/04/25 | C.10 | P5 | Details Sheet 2 - Civil | 10/04/25 | C.11 | P4 | Details Sheet 3 - Civil | 26/06/24 | <p>2024, which was approved under CC1 on 22 November 2024.</p> <p>These plans and designs are applicable for whole of project including waste compound and primary carpark area.</p> | | |
| Civil Works Concept Plan prepared by <i>Birzulis Associates</i> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dwg No. | Rev | Name of Plan | Date | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.03 | P7 | Soil Erosion and Sediment Control Plan – Stage 1 | 15/04/25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.04 | P5 | Soil Erosion and Sediment Control Details | 10/04/25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.05 | P8 | Stage 1 – Stormwater Drainage Concept Plan – Overall Site | 24/06/25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.06 | P5 | Stage 1 – Civil Works Concept Plan – Sheet 01 | 26/06/24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.07 | P6 | Stage 1 – Civil Works Concept Plan – Sheet 02 | 16/04/25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.08 | P6 | Stage 1 – Civil Works Concept Plan – Sheet 03 | 24/06/25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.09 | P5 | Details Sheet 1 - Stormwater | 10/04/25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.10 | P5 | Details Sheet 2 - Civil | 10/04/25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| C.11 | P4 | Details Sheet 3 - Civil | 26/06/24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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|-------|---------------------|----|--|--|---------------------------------|-------------------|
| | | | <ul style="list-style-type: none"> (d) be in accordance with applicable Australian Standards; (e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; and (f) be approved by the Certifier. | | | |
| 2.5. | B | B5 | <p>Operational Noise – Design of Mechanical Plant and Equipment</p> <p>Prior to the issue of any relevant construction certificate for the mechanical plant and equipment:</p> <ul style="list-style-type: none"> (a) a detailed assessment of mechanical plant and equipment with compliance with the recommended project noise trigger levels identified in the Stage 1 Works Noise and Vibration Impact Assessments dated 20 March 2023 and prepared by SLR Consulting Australia Pty Ltd must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under Schedule 3 condition <u>B5(a)</u> have been incorporated into the design to ensure the development will not exceed the recommended project noise trigger levels identified in the Stage 1 Works Noise and Vibration Impact Assessments dated 20 March 2023 and prepared by SLR Consulting Australia Pty Ltd. Operational Waste Storage and Processing | <p>Mechanical Plant and Equipment is not applicable for Site Compound & new Waste Compound and new Primary Carpark scope of works.</p> | | Not Triggered |

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|-------|---------------------|---|--|---------------------------------|-------------------|
| 2.6. | B B6 | <p>Prior to the issue of any relevant construction certificate for waste storage and processing areas, the Applicant must demonstrate and obtain approval from the Certifier, that the design of the relocated operational waste storage area on Morris Grove:</p> <p>(a) can accommodate the operational waste requirements specified in the Operational Waste Management plan (Rev G), prepared by Elephant's Foot dated 22 April 2025;</p> | <p>Sighted the following drawings:</p> <ul style="list-style-type: none"> Elevations – Waste Collection drawing no. A0220, issue C, dated 24 October 2025. Elevations – Waste Collection drawing no. A0212, issue D, dated 24 October 2025. <p>Sighted email to certifier, dated 2 December 2025, submitting the SharePoint folder link to documents including the design of waste compound for CC6 prior to the issue of construction certificate.</p> <p>Sighted email from Certifier, dated 16 December 2025, with the approval of documents and issuing the CC6.</p> | | Compliant |
| 2.7. | B B7 | <p>Prior to the issue of any relevant construction certificate for waste storage and processing areas, the Applicant must demonstrate and obtain approval from the Certifier that the bin carting routes between the school buildings and the central waste collection area comply with the Operational Waste Management plan (Rev G), prepared by Elephant's Foot dated 22 April 2025.</p> | <p>Sighted Statement regarding bin carting route from WCC, dated 9 December 2025, confirming the bin carting routes complies with the OWMP.</p> <p>Sighted email to Certifier, dated 2 December 2025, submitting the SharePoint folder link to documents.</p> <p>Sighted Statement regarding bin carting route within the SharePoint folder.</p> <p>Sighted email from Certifier, dated 16 December 2025, with the approval of documents and issuing the CC6.</p> | | Compliant |
| 2.8. | B B8 | Car Parking and Service Vehicle Layout | <p>Sighted statement from ptc., dated 19 November 2025, confirming the carpark and</p> | | Compliant |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|--|---|---------------------------------|-------------------|
| | | <p>Prior to the issue of any relevant construction certificate for car parking and service vehicle parking / loading / unloading areas, evidence must be submitted to, and approval obtained from the Certifier, that the operational access and parking arrangements comply with the following requirements:</p> <ul style="list-style-type: none"> (a) all vehicles can enter and leave the site in a forward direction; (b) a minimum of 314 on-site car parking spaces are included for use during operation of the development; (c) 54 new car parking spaces in the Stage 1 primary carpark (out of the 314 car parking spaces) are designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and (d) the swept path of the longest vehicle entering and exiting the site (including the waste collection vehicle, being a Heavy Rigid Vehicle) in association with the new work, as well as manoeuvrability through the site, are in accordance with the latest version of AS 2890.2. | <p>vehicle related area design meet the requirement of condition B8.</p> <p>Sighted email to certifier, dated 19 December 2025, submitting the SharePoint folder link to documents prior to issue of CC7 (9 January 2026).</p> <p>Sighted statement from ptc. within the SharePoint folder.</p> <p>Sighted email from the Certifier dated 9 January 2026 with the approval of documents and issuing the CC7.</p> | | |
| 2.9. | B B9 | <p>Bicycle Parking and End-of-Trip Facilities</p> <p>Prior to the issue of any relevant construction certificate, the following design details in relation to the secure bicycle parking and end-of-trip facilities must be submitted to and approval obtained from the Certifier:</p> <ul style="list-style-type: none"> (a) the provision of a minimum seven staff and 48 visitor/student bicycle parking spaces outlined in plans listed in Schedule 3 condition A2; | <p>Sighted Architectural Design Certificate prepared by PMDL Architecture + Design Pty Ltd, dated 16 December 2025.</p> <p>Sighted email to the Certifier, dated 15 December 2025, submitting the SharePoint folder link to documents prior to issue of CC5 (18 December 2025).</p> <p>Sighted the design certificate for the secure bicycle parking and end-of-trip facilities within the SharePoint folder.</p> | | Compliant |

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|-------|---------------------|-----|--|--|---------------------------------|-------------------|
| | | | <p>(b) compliance of the layout, design and security of bicycle facilities with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking; and</p> <p>(c) the provision of end-of-trip facilities for staff.</p> | Sighted email from the Certifier, dated 18 December 2025, confirming approval of the submitted documents and the issuing of CC5. The bicycle and end-of-trip facilities works are currently in progress and are being delivered by the WCC. | | |
| 2.10. | B | B10 | <p>Geotechnical Report</p> <p>Prior to the issue of any relevant construction certificate, evidence must be provided and be approved by the Certifier, demonstrating that the construction certificate plans include the design recommendations of the Geotechnical Investigation prepared by JK Geotechnics dated 8 August 2022.</p> | Ozzbuild and MostynCopper confirmed during the audit interview that the geotechnical investigation was only recommended for the Bryson Building area. This condition is not applicable for Site Compound & new Waste Compound and new Primary Carpark works. | | Not Triggered |
| 2.11. | B | B11 | <p>Public Domain Works</p> <p>Prior to the issue of any relevant construction certificate for footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.</p> <p><i>Note: Separate construction certificate applications under the Roads Act 1993 are required to be submitted and approved by the relevant roads authority for roadworks or works within the public domain.</i></p> | <p>Sighted Hills Shire Council approval for Engineering detailed Design approval, dated 19 December 2025 – S138 approval (removal of redundant driveway and reconstruction of existing driveway and stormwater extension to existing kerb inlet pit.</p> <p>Sighted email to certifier, dated 19 December 2025, submitting the SharePoint folder link to documents prior to issue of CC7 (9 January 2026).</p> <p>Sighted S138 approval within the SharePoint folder.</p> <p>Sighted email from Certifier, dated 9 January 2026, with the approval of documents and issuing the CC7.</p> | | Compliant |

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|-----------|---------------------|---|---|---------------------------------|-------------------|
| 2.12. | B B12 | <p>Roadworks/Intersection works and Access</p> <p>Prior to the issue of any relevant construction certificate for roadworks and access, the Applicant must submit design plans to and obtain approval from the relevant roads authority, which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of a Heavy Rigid vehicle.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> • <i>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</i> • <i>All costs associated with the proposed road upgrade works must be borne by the Applicant.</i> • <i>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</i> | <p>Sighted statement from ptc., dated 19 November 2025, confirming the waste collection area design meet the requirement of condition B12.</p> <p>Sighted email to Certifier, dated 2 December 2025, submitting the SharePoint folder link to documents.</p> <p>Sighted email from Certifier, dated 16 December 2025, with the approval of documents and issuing the CC6.</p> <p>Sighted email from WCC, dated 12 February 2026, confirming that no Heavy Rigid Vehicle movements are proposed through the Primary Carpark.</p> | | Compliant |
| 2.13. | B B13 | <p>Development Contributions</p> <p>Prior to the issue of any construction certificate, a payment of a levy of 1% of the proposed cost of carrying out the Stage 1 development must be paid to Council under section 7.12 of the EP&A Act.</p> | <p>The long service levy was paid as part of CC1 (Bryson Building). This condition is no longer triggered.</p> | | Not Triggered |
| 3. | PART C | PRIOR TO COMMENCEMENT OF CONSTRUCTION | | | |

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|-------|---------------------|----|---|---|---------------------------------|-------------------|
| 3.1. | C | C1 | <p>Notification of Commencement</p> <p>The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.</p> | <p>Prior to commencement condition with requirements reviewed as compliant during the initial audit of Bryson Building. This condition is no longer triggered.</p> | | Not Triggered |
| 3.2. | C | C2 | <p>If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p> | <p>Sighted the Notification of Commencement of Works submitted to DPHI, reference SSD-35715221-PA-31, dated 17 December 2025, for a commencement date of 5 January 2026, relating to the Waste Compound and Primary Carpark.</p> <p>The primary car park works commenced on 27 January 2026, while the Waste Compound works have not yet commenced.</p> | | Compliant |
| 3.3. | C | C3 | <p>Certified Drawings</p> <p>Prior to the commencement of any construction, the Applicant must submit to and obtain approval from the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.</p> | <p>Sighted Civil & Structural Engineering Design Certificate by Birzulis, dated 26 November 2025, confirming compliance with A16 and C3.</p> <p>Sighted email to certifier, dated 2 December 2025, submitting the SharePoint folder link to documents.</p> <p>Sighted email from certifier dated, 16 December 2025, with the approval of documents and issuing the CC6 prior to commencement of construction dated 27 January 2026.</p> | | Compliant |
| 3.4. | C | C4 | <p>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</p> | <p>No consultation was required as WCC are the asset owner.</p> | | Compliant |

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| | | | <p>Prior to the commencement of any construction, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested. | <p>Sighted Pre-Construction Geotagged Condition Survey for 1 Morris Grove, Kellyville, dated 28 November 2025, prepared by Ausdilaps prior to commencement of construction (27 January 2026).</p> <p>Sighted survey submission to Council via email, dated 10 December 2025.</p> <p>Sighted submission to Certifier via email dated 19 January 2026.</p> <p>Ozzbuild and MostynCopper confirmed during the audit interview that DPHI has not yet requested the Pre-Construction Dilapidation Report.</p> | | |
| 3.5. | C | C5 | <p>Pre-Construction Survey – Adjoining Properties</p> <p>Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential/commercial buildings that are likely to be impacted by the development.</p> | <p>OZZbuild conducted door-knocks for two properties.</p> <p>Sighted Pre-Construction Dilapidation Report for 28 Cormack Circuit, dated 8 December 2025, prepared by Ausdilaps prior to commencement of construction (27 January 2026).</p> <p>Sighted Pre-Construction Dilapidation Report for 152 Wrights Road, dated 15 December 2025, prepared by Ausdilaps prior to commencement of construction (27 January 2026).</p> | | Compliant |

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| 3.6. | C C6 | Where the offer for a pre-construction survey is accepted (as required by Schedule 3 condition <u>C5</u>), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings. | Sighted Pre-Construction Dilapidation Report for 28 Cormack Circuit, dated 8 December 2025, prepared by Ausdilaps prior to commencement of construction (27 January 2026). Sighted Pre-Construction Dilapidation Report for 152 Wrights Road, dated 15 December 2025, prepared by Ausdilaps prior to commencement of construction (27 January 2026). | | Compliant |
| 3.7. | C C7 | Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by Schedule 3 condition C5, the Applicant must: <ul style="list-style-type: none"> (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested. | Sighted the Submission of 28 Cormack Circuit Pre-Construction Dilapidation Report to the owner via email, dated 19 January 2026 prior to commencement of construction (27 January 2026). Sighted the Submission of 152 Wrights Road Pre-Construction Dilapidation Report to the owner via email, dated 19 January 2026 prior to commencement of construction (27 January 2026). Sighted the Submission of Pre-construction Dilapidation reports for adjoining properties to Certifier, dated 15 January 2025 via SharePoint link. | | Compliant |
| 3.8. | C C8 | Community Communication Strategy No later than two weeks before the commencement of any construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide | Community Communication Strategy revision 5, dated 27 January 2026 presented as evidence. As per initial audit undertaken for the Bryson Building works, the submission of Community Communication Strategy to DPHI was | | Compliant |

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| | | | 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. | presented, dated 9 September 2024. The post approval receipt SSD-35715221-PA-1 was reviewed, dated 9 September 2024. | | |
| 3.9. | C | C9 | <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> iv) through which the community can discuss or provide feedback to the Applicant; v) through which the Applicant will respond to enquiries or feedback from the community; and vi) 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, | <p>Community Communication Strategy revision 5 dated 27 January 2026 Includes the following:</p> <ul style="list-style-type: none"> (f) As per section 2 'Stakeholder Analysis'. (g) Procedures and mechanisms included in section 1.4 'Community Liaison'. (h) As per section 3 'Engagement tools and timeframes'. (i) Procedures and mechanisms included in section 1.4 'Community Liaison' and section 3.1 'Tools and timeframes'. (j) As per section 2 'Stakeholder Analysis'. | | Compliant |

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| | | | amenity, flora and fauna, soil and water, contamination, heritage. | | | |
| 3.10. | C | C10 | <p>Demolition</p> <p>Prior to the commencement of any relevant construction, demolition work plans required by <i>AS 2601-2001 The demolition of structures</i> (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.</p> | No demolition of structures occurred for the primary car park works. Only kerb, gutter, and bitumen works are currently taking place. | | Not Triggered |
| 3.11. | C | C11 | <p>Ecologically Sustainable Development</p> <p>Prior to the commencement of any relevant construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <ul style="list-style-type: none"> (a) registering for a minimum 5-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process. | <p>Alternative Sustainability Verification Framework Revision 0 prepared by erbas, dated 9 April 2025.</p> <p>DPHI approval letter, dated 14 May 2025, SSD-35715221-PA-22, confirming the approval of the frameworks as per condition C11 and F13.</p> | | Compliant |
| 3.12. | C | C12 | <p>Outdoor Lighting</p> <p>Prior to the installation of outdoor lighting, evidence must be submitted to the Certifier that all outdoor lighting within the</p> | Outdoor Lighting is not applicable for Site Compound & new Waste Compound and new Primary Carpark scope of works. | | Not Triggered |

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| | | | <p>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.</p> | | | |
| 3.13. | C | C13 | <p>Environmental Management Plan Requirements</p> <p>Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p><i>Note: The Environmental Management Plan Guideline is available on the Planning Portal at:</i></p> <p>https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval</p> <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p> | <p>Construction Environmental Management Plan version 0003 developed by Neo Consulting, dated 29 January 2026 presented as evidence. The CEMP has been prepared as per the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020);</p> <ul style="list-style-type: none"> • Introduction as per section 1 of CEMP • Project Description as per section 1.3 of CEMP • Community and stakeholder engagement as per section 3.6 of CEMP ‘Community Consultation and Complaints Management’, and Stakeholder engagement addressed within section 2.2 ‘External Communication’. • Environmental management structure and responsibilities as per section 3.7 of CEMP. • Legal and compliance requirements such as EPA guidelines are addressed throughout the CEMP. | | Compliant |

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| | | | <ul style="list-style-type: none"> • Training and awareness as per section 3.4 of CEMP. • Environmental Risks and measures are outlined throughout the CEMP. • Environmental Management Measures outlined throughout the CEMP • Environmental monitoring program as per section 14 of CEMP. • Environmental inspections as per section 14.3 of CEMP. • Environmental control plan as per section 10. • Environmental management documents addressed throughout the CEMP. • Compliance monitoring and reporting as per section 14 & 15 of CEMP. • Environmental auditing required as per condition of consent as per IAPAR (2020) guidelines. • Other environmental reporting addressed throughout the CEMP. • Environmental incident and emergency planning, preparedness and response as per section 13 of CEMP. • Corrective and preventative actions addressed throughout the CEMP. • EMP review and revision process as per section 14.3 of CEMP | | |

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| | | | | <ul style="list-style-type: none"> Internal approval of EMP as per Section 14.3 of CEMP. Approval and Publication – The CEMP is approved and available on website. | | |
| 3.14. | C | C14 | <p>Construction Environmental Management Plan</p> <p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must be generally consistent with the document Construction Management Plan dated 26 September 2022 prepared by Rohrig and include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) groundwater management plan including measures to prevent groundwater contamination; (v) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (vi) community consultation and complaints handling as set out in the Community | <p>Construction Environmental Management Plan version 003, dated 29 January 2026, developed by Neo Consulting presented as evidence.</p> <p>Sighted the submission to Certifier via email, dated 30 January 2026.</p> <p>(a) Details:</p> <ul style="list-style-type: none"> (i) As per section 3.2 ‘Hours of Work’ (ii) As per section 2.3 ‘Emergency Contacts’ (iii) (Management measures included under section 8 ‘Dust Control Plan’ and section 9 ‘Odour Control Plan’ (iv) Groundwater management addressed under section 10.3.3 ‘Infrastructure and Drainage’ and section 17.4 ‘NSW Water Construction Dewatering Licence’ (v) Addressed under section 4.2 ‘Site Security’ – “All external lighting across the proposed development area will be in compliance with AS | Refer to WCC-03_OZZ-NC-01 under condition C15. | Compliant |

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| | | <p>Communication Strategy required by Schedule 3 condition C8;</p> <p>(vii) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</p> <p>(viii) flood emergency procedures during construction works;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see Schedule 3 condition C16);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see Schedule 3 condition C17);</p> <p>(d) Construction Soil and Water Management Sub-Plan (see Schedule 3 condition C18);</p> <p>(e) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(f) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(g) 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.</p> | <p>4282-2019 Control of the obtrusive effect of outdoor lighting”</p> <p>(vi) As per section 3.6 ‘Community Consultation and Complaints Management’</p> <p>(vii) Addressed under section 11.7 ‘Construction Waste Volumes and Management’</p> <p>(viii) Remedial actions addressed under section 13.1 ‘Contingency Management’</p> <p>(b) Construction Traffic Management Plan prepared by Sydney Traffic Pty Ltd, dated 15 December 2025.</p> <p>(c) As per CEMP section 7 ‘Construction Noise and Vibration Control plan’.</p> <p>(d) As per CEMP section 10 ‘Site Soil and Water Management Plan’.</p> <p>(e) As per CEMP section 12.1 ‘Unexpected Contamination’.</p> <p>(f) As per CEMP section 12.2 ‘Cultural Heritage Stop Work Control’.</p> <p>(g) Construction Noise and Vibration Management Revision 0, dated 29</p> | | |

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| | | | | <p>August 2024, under appendix A of CEMP.</p> <p>(h) Addressed under section 11.7 'Construction Waste Volumes and Management'.</p> | | |
| 3.15. | C | C15 | <p>The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.</p> | <p>Sighted the submission of CEMP to Certifier via email, dated 30 January 2026. The construction commenced on 27 January 2026 without the approval of CEMP.</p> | <p>Non-Compliance WCC-03_OZZ-NC-01:</p> <p>Email evidence indicates that the CEMP was submitted to the Certifier on 30 January 2026, while construction of the primary car park commenced on 27 January 2026. As construction began prior to CEMP approval, this constitutes a non-compliance with Condition C15. Additionally, no evidence was provided to confirm that CEMP was submitted to DPHI.</p> <p>It is recommended that future construction activities do not commence until the</p> | Non-Compliant |

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| | | | | <p>CEMP has been formally approved by the Certifier and submitted to DPHI in accordance with Condition C15.</p> <p>Following the audit, an email from certifier, dated 4 February 2026, was provided confirming the approval of CEMP version 003, dated 29 January 2026. However, no evidence of submission of CEMP to DPHI was provided.</p> | |
| 3.16. | C C16 | <p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be consistent with the Section 9 - Construction Pedestrian and Traffic Management Plan Methodology (Stage 1) in the Traffic Impact Assessment prepared by Ptc dated 27 June 2023; (c) be prepared in consultation with Council and TfNSW; | <p>Construction Traffic Management Plan prepared by Sydney Traffic Pty Ltd, dated 15 December 2025.</p> <p>The compliance with the condition is demonstrated below;</p> <ul style="list-style-type: none"> (a) Prepared by Sydney Traffic Pty Ltd – TCTPWZ# 1011477 (b) As per section 6 of CEMP 'Construction Traffic Management Plan' (c) Consultation with Council sighted, dated 10 December 2025, Section 138 approval. Sighted site inspection organising email with Council, dated 6 January 2026, confirming inspection on 8 January 2026 at 9:30am. | <p>Opportunity for Improvement WCC-03_OZZ-OFI-02:</p> <p>The CTMP does not include a document control page.</p> <p>It is recommended to include a document control page in the CTMP to ensure effective version control and clear tracking of updates & approvals.</p> <p>Close-Out:</p> | Compliant |

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| | | <ul style="list-style-type: none"> (d) 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 (e) detail heavy vehicle routes, access and parking arrangements. | <ul style="list-style-type: none"> (d) Management measures are detailed under section 4 'Impacts and Management' (e) As per section 3.4 'Ingress/Egress of Vehicles' | <p>Following the audit, CTMP was provided, confirming the inclusion of the Document Review section with Revision 1, dated 15 December 2025.</p> <p>This improvement opportunity is now considered closed.</p> | |
| 3.17. | C C17 | <p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) be consistent with recommendations in Stage 1 Works Noise and Vibration Impact Assessments dated 20 March 2023 and prepared by SLR Consulting Australia Pty Ltd; (c) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); (d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (e) include strategies that have been developed with the community for managing high noise generating works; | <p>Section 7 'Construction Noise and Vibration Control Plan' in the CEMP version 0003 developed by Neo Consulting, dated 29 January 2026.</p> <ul style="list-style-type: none"> (a) Prepared by Neo Consulting. (b) Addressed in section 7 of CEMP 'Construction Noise and Vibration Control Plan'. (c) As per section 7.4 of CEMP 'Noise Minimisation' and section 7.5 of CEMP 'Designated Respite Periods' (d) As per section 7.4 of CEMP 'Noise Minimisation' and section 7.5 of CEMP 'Designated Respite Periods' (e) As per section 7.4 of CEMP 'Noise Minimisation' (f) As per section 3.6 of CEMP 'Community Consultation and Complaints Management' | | Compliant |

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| | | <ul style="list-style-type: none"> (f) describe the community consultation undertaken to develop the strategies in Schedule 3 condition <u>C17(e)</u>; (g) include a complaints management system that would be implemented for the duration of the construction; and (h) 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 <u>C13</u>. | <ul style="list-style-type: none"> (g) As per section 3.6 of CEMP 'Community Consultation and Complaints Management' (h) As per section 14.1 of CEMP 'Noise and Vibration Performance Monitoring and Review' | | |
| 3.18. | C C18 | <p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the '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); (d) detail all off-site flows from the site; and | <p>Section 10 'Site Soil and Water Management Plan' in the CEMP version 0003 developed by Neo Consulting, dated 29 January 2026.</p> <ul style="list-style-type: none"> (a) Prepared by Neo Consulting. CEMP version 001 was submitted to Council on 10 December 2025; however, Council provided no comments. (b) As per section 10.3 'Soil Management' (c) As per section 10.1 'Surface Water Management' (d) As per section 10.1 'Surface Water Management' (e) As per section 10.1.1 'Water Management' | | Compliant |

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| | | | (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 5-year ARI and 1 in 100-year ARI). | | | |
| 3.19. | C | C19 | <p>Prior to the commencement of any construction a Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes. | <p>Sighted Ozzbuild's Driver Code of Conduct addressing the following conditions;</p> <ul style="list-style-type: none"> (a) As per section 1 'minimise the impacts of earthworks and construction on the local and regional road network' (b) As per section 2 'minimise conflicts with other road users' (c) As per section 3 'minimise road traffic noise' (d) As per section 4 'ensure truck drivers use specified routes'. | <p>Opportunity for Improvement WCC-03_OZZ-OFI-03: The Driver Code of Conduct is issued as a standalone document and does not contain a date and version number. It is recommended that the Driver Code of Conduct be updated to include a date, version number, and document control information to ensure document tracking and control. It is also suggested that the Driver Code of Conduct be incorporated into the CTMP to ensure all traffic-related requirements are captured within a single, controlled document.</p> | Compliant |

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| 3.20. | C C20 | <p>Unexpected Contamination Procedure</p> <p>Prior to the commencement of any construction, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. 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.</p> | <p>Unexpected contamination procedure has been prepared and included in section 12.1 'Unexpected Contamination' of CEMP.</p> | <p>Close-Out:</p> <p>Following the audit, an updated Driver Code of Conduct Rev. 2, dated 11 February 2026, was provided, confirming the inclusion of the document review section, and it has now been incorporated into the CTMP under Appendix D.</p> <p>This improvement opportunity is now considered closed.</p> | Compliant |
| 3.21. | C C21 | <p>Construction Parking</p> <p>Prior to the commencement of any construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.</p> | <p>Section 6 'Construction Traffic Management Plan' of CEMP states that " All vehicles are expected to be contained within the sites boundary. All vehicle access is to be only through approved routes. No obstruction of public roads, driveways, and paths etc is permitted".</p> <p>Section 4 'Parking' of CTMP states that "A total of four (4) on-site parking spaces will be available for use for the duration of the project. All staff associated with the site will be encouraged to carpool or use public transport, whenever possible to travel to and from the site".</p> | | Compliant |

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| 3.22. | C C22 | <p>Site Contamination</p> <p>Prior to the commencement of any construction, the Applicant must engage a NSW EPA- accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.</p> | Sighted email, dated 29 January 2026, confirming that Ian Swane has been engaged as the site auditor. The email also confirmed that a site inspection is scheduled for 5 February 2026. | | Compliant |
| 3.23. | C C23 | <p>Prior to the commencement of any construction (including demolition works), the Applicant must</p> <p>(c) undertake works recommended in the Preliminary Site Investigation Concept Plan and Stage 1 prepared by Eiaustralia dated 29 May 2023, including, but not limited to:</p> <p>(i) a hazardous material survey, completed by a suitably qualified consultant, to confirm the presence / location of any hazardous materials within the existing building fabrics; and</p> <p>(d) provide a copy of the report to the Certifier, for information.</p> | This condition is not applicable for Site Compound & new Waste Compound and new Primary Carpark scope of works. | | Not Triggered |
| 3.24. | C C24 | <p>Flood Management</p> <p>Prior to the commencement of any construction, the Applicant must prepare and implement for the duration of construction:</p> <p>(a) flood warning and notification procedures for construction workers on site; and</p> <p>(b) evacuation and refuge protocols.</p> | <p>Sighted Ozzbuild's Flood Management Procedure addressing the following conditions;</p> <p>(a) As per section 1 'flood warning and notification procedures for construction workers on site'</p> <p>(b) As per section 2 'evacuation and refuge protocols'</p> | <p>Opportunity for Improvement</p> <p>WCC-03_OZZ-OFI-04:</p> <p>A Flood Management Procedure has been developed; however, it does not include a date or version number.</p> <p>It is recommended to update the Flood Management Procedure to include a document</p> | Compliant |

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| | | | | | <p>control to ensure document tracking and control.</p> <p>Close-Out: Following the audit, an updated Flood Management Procedure Rev. 2, dated 11 February 2026, was provided confirming the inclusion of document review table. This improvement opportunity is now considered closed.</p> | |
| 4. | PART D – DURING CONSTRUCTION | | | | | |
| 4.1. | D | D1 | <p>Site Notice</p> <p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details and must satisfy the following requirements:</p> <p>(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;</p> | <p>Site notice displayed as noted during the site inspection:</p> <p>(a) appeared suitably sized. (b) appeared durable and waterproof. (c) Certifier details included – Structural Engineer details is not applicable for Site Compound & new Waste Compound and new Primary Carpark scope of works.</p> | | Compliant |

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| | | | <p>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</p> | (d) Site notice mounted at eye level. No "authorised entry" noted. | | |
| 4.2. | D | D2 | <p>Operation of Plant and Equipment</p> <p>All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.</p> | <p>Only one plant (Excavator) was currently on site. A service report was sighted for the excavator (model SK100MSR), showing service hours at 1,352. The service was completed on 5/01/2025 by Hogan Plant Repairs.</p> <p>Sighted digital logbook record INS314681, dated 29 January 2026. With current hours 1,435. All the items were marked as pass and signed off by operator.</p> | | Compliant |
| 4.3. | D | D3 | <p>Demolition</p> <p>Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and</p> | No demolition of structures occurred for the primary car park works. Only kerb, gutter, and bitumen works are currently taking place. | | Not Triggered |

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| | | endorsed by a suitably qualified person as required by Schedule 3 condition <u>C10</u> . | | | |
| 4.4. | D D4 | <p>Upon completion of the demolition works of the car park (including removal of the surface), the Applicant must submit to the Certifier, for information;</p> <p>(a) an asbestos clearance inspection and certificate, prepared and signed by a suitability qualified professional (SafeWork NSW Licensed Asbestos Assessor) (if asbestos is found); and</p> <p>(b) a statement confirming that a suitably qualified consultant has conducted inspection of the exposed surfaces.</p> | Completion of demolition works will fall under the final occupation certificate. This is not yet triggered. | | Not Triggered |
| 4.5. | D D5 | <p>Construction Hours</p> <p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p> | <p>Construction hours are mentioned in CEMP section 3.2.1 'Hours of Work' and displayed on site notice.</p> <p>Ozzbuild and MostynCopper confirmed during the audit interview that no out of hours work occurred to date.</p> | | Compliant |
| 4.6. | D D6 | <p>Construction activities may be undertaken outside of the hours in Schedule 3 condition <u>D5</u> if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> | Ozzbuild and MostynCopper confirmed during the audit interview that no out of hours work occurred to date. | | Not Triggered |

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| | | | <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.</p> | | | |
| 4.7. | D | D7 | Notification of such construction activities as referenced in Schedule 3 condition <u>D6</u> must be given to affected residents before undertaking the activities or as soon as is practical afterwards. | Ozzbuild and MostynCopper confirmed during the audit interview that no out of hours work occurred to date. | | Not Triggered |
| 4.8. | D | D8 | <p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p> | Ozzbuild and MostynCopper confirmed during the audit interview that no rock breaking, rock hammering or similar activities carried out to date. | | Not Triggered |
| 4.9. | D | D9 | <p>Implementation of Management Plans</p> <p>The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).</p> | <p>Construction commenced on 27 January 2026, and the first environmental inspection is yet to be undertaken.</p> <p>Environmental controls were observed to be established and implemented on site in accordance with the CEMP.</p> | <p>Opportunity for Improvement</p> <p>WCC-03_OZZ-OFI-05:</p> <p>Construction of the primary car park commenced on 27 January 2026, and weekly environmental</p> | Compliant |

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| | | | | | <p>inspections have not yet begun.</p> <p>It is recommended to implement the required weekly environmental inspection schedule and ensure inspections are consistently completed in accordance with the CEMP.</p> | |
| 4.10. | D | D10 | <p>Construction Traffic</p> <p>All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.</p> | <p>All construction vehicles are contained within the site as evidenced during site inspection.</p> <p>Ozzbuild and MostynCopper confirmed during the audit interview that no permits or work zones have been required.</p> | | Compliant |
| 4.11. | D | D11 | <p>Hoarding Requirements</p> <p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> (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. | <p>No hoarding installed, ATF in place around construction areas; no advertising or graffiti noted during inspection.</p> | | Not Triggered |
| 4.12. | D | D12 | <p>No Obstruction of Public Way</p> | <p>No obstruction of public way noted during site inspection.</p> | | Compliant |

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| | | 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. | | | |
| 4.13. | D D13 | <p>Construction Noise Limits</p> <p>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 required by Schedule 3 condition <u>C17</u>.</p> | SiteHive monitoring was only required during the structural construction phase (Bryson Building), as outlined in Section 6.1 of the Noise and Vibration Impact Assessment. No monitoring is required for primary carpark works No noisy works noted during the site inspection. | | Compliant |
| 4.14. | D D14 | 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 <u>D5</u> unless approved by Schedule 3 condition <u>D6</u> . | Implemented as per project induction and Management Plans. Currently as per standard working hours. | | Compliant |
| 4.15. | D D15 | 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. | Only one excavator was onsite and it was not operational during the inspection. The logbook record indicated the reversing alarm had passed its check. | | Compliant |
| 4.16. | D D16 | <p>Vibration Criteria</p> <p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> | Letter from Douglas Partners reference: R.002.Rev0, dated 2 September 2024, confirming that no impact is expected from vibration. The letter was submitted to the Certifier under CC1 pack. | | Not Triggered |

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| | | | <p>(a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and</p> <p>(b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).</p> | No vibratory activities undertaken. | | |
| 4.17. | D | D17 | 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 <u>D16</u> . | <p>Letter from Douglas Partners reference: R.002.Rev0, dated 2 September 2024, confirming that no impact is expected from vibration. The letter was submitted to the Certifier under CC1 pack.</p> <p>No vibratory compactors used during the audit period.</p> | | Not Triggered |
| 4.18. | D | D18 | The limits in Schedule 3 condition <u>D16</u> and Schedule 3 condition <u>D17</u> apply unless otherwise outlined in a CNVMSP required by Schedule 3 condition <u>C17</u> . | Limits apply as per condition of consent. | | Compliant |
| 4.19. | D | D19 | <p>Tree Protection</p> <p>For the duration of the construction works:</p> <p>(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p> | <p>Tree protection compliance verified as follows:</p> <ul style="list-style-type: none"> No access is required to the tree protection zone. No street trees impacted for the primary carpark works. A fence has been installed for tree protection. No street tree observed to be damaged during the site inspection. | <p>Site Observation</p> <p>OZZ-OBS-01:</p> <p>A tree protection fence has been installed; however, Tree Protection Zone (TPZ) signage is not displayed. It is recommended to install TPZ signage on</p> | Compliant |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|--|--|--|-------------------|
| | | <p>(b) all street trees immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment Report – Stage 1 prepared by Arterra dated 15 July 2022, as amended by the Supplementary Arboricultural Report, dated 24 March 2025, prepared by Arterra Design Pty Ltd, and the Tree Protection and Removal Plan – Stg 1, Drawing No. T-04, Rev D, dated 29 April 2025, prepared by Arterra Design Pty Ltd; and</p> <p>(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</p> | <ul style="list-style-type: none"> • No building materials were observed leaning against the tree protection fence. • No digging has been carried out near the tree protection zone. | <p>the tree protection fence to clearly identify the protected zone.</p> <p>Close-Out: This was promptly addressed and signage has been installed on the TPZ fence.</p> | |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|--|--|--|-------------------|
| | | | the canopy or the limit of the former protective fencing, whichever is the greater. | | | |
| 4.20. | D | D20 | <p>Air Quality</p> <p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</p> | No dust-generating activities were observed during the site inspection. Water points were available on site for dust suppression as needed. | | Compliant |
| 4.21. | D | D21 | <p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. | <ul style="list-style-type: none"> (a) No dust observed during the site inspection. (b) Truck loads are to be covered before leaving the site. (c) No mud tracking on roads. (d) Roads were kept clean (e) Access driveway was stabilised | | Compliant |
| 4.22. | D | D22 | <p>Erosion and Sediment Control</p> <p>All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP required by Schedule 3 condition <u>C18</u>.</p> | Controls as noted during the site inspection. Sediment fences installed at low point area. | <p>Site Observation</p> <p>OZZ-OBS-01:</p> <p>Sediment controls have been installed across the site; however, some of the low-point sump areas are missing</p> | Compliant |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|---|---|--|-------------------|
| | | | | | <p>sediment controls. It is recommended to install appropriate sediment controls at all low-point sump areas to ensure consistent erosion and sediment control coverage across the site.</p> <p>Close-Out: This was promptly addressed and sediment fence has been installed at low point sump areas.</p> | |
| 4.23. | D | D23 | <p>Imported Fill</p> <p>The Applicant must:</p> <ul style="list-style-type: none"> (a) all soil materials designed for off-site disposal as part of the development, including any virgin excavated natural material, are pre-classified in accordance with EPA Waste Classification Guidelines (2014); (b) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; | Ozzbuild and MostynCopper confirmed during the audit interview that no imported fill has been used for primary carpark works. | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|---|--|---------------------------------|-------------------|
| | | | <ul style="list-style-type: none"> (c) keep accurate records of the volume and type of fill to be used; and (d) make these records available to the Certifier upon request. | | | |
| 4.24. | D | D24 | <p>Disposal of Seepage and Stormwater</p> <p>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.</p> | <p>The Primary Carpark works do not include any scope involving the construction of a building. Therefore, this condition is not triggered.</p> | | Not Triggered |
| 4.25. | D | D25 | <p>Emergency Management</p> <p>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</p> | <p>Sighted Site Evacuation Plan 'Civil Works Plan - Carpark' drawing no. C.0200, issue D, dated 12 November 2025.</p> <p>Emergency Evacuation process is also included in site induction as evidenced.</p> | | Compliant |
| 4.26. | D | D26 | <p>Unexpected Finds Protocol – Aboriginal Heritage</p> <p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; | <p>Ozzbuild and MostynCopper confirmed during the audit interview that there have been no unexpected Aboriginal finds to date.</p> | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|--|---|---------------------------------|-------------------|
| | | | <ul style="list-style-type: none"> (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary. | | | |
| 4.27. | D | D27 | <p>Unexpected Finds Protocol – Historic Heritage</p> <p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ul style="list-style-type: none"> (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and | Ozzbuild and MostynCopper confirmed during the audit interview that there have been no unexpected relic or artefact finds to date.. | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|---|---|---------------------------------|-------------------|
| | | | (c) works may only recommence with the written approval of the Planning Secretary. | | | |
| 4.28. | D | D28 | <p>Unexpected Finds Protocol – Burials</p> <p>In the event that a burial or skeletal remains are uncovered during work, then:</p> <ul style="list-style-type: none"> (a) all works must cease immediately in that area and the NSW Police and Heritage NSW contacted; (b) a suitably qualified archaeologist must be contacted to determine the specific nature and significance of the skeletal remains; (c) the Applicant must consult with relevant stakeholders, the archaeologists and Heritage NSW to develop and implement appropriate management strategies for the skeletal remains; and (d) works may only recommence with the written approval of Heritage NSW. | Ozzbuild and MostynCopper confirmed during the audit interview that there have been no unexpected burial or skeletal remains finds to date. | | Not Triggered |
| 4.29. | D | D29 | <p>Waste Storage and Processing</p> <p>All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighboring public or private properties.</p> | Bingo has been engaged as waste contractor. Construction commenced on 27 January 2026, and the first waste report is yet to be issued. | | Compliant |
| 4.30. | D | D30 | All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014). | Bingo has been engaged as waste contractor. Construction commenced on 27 January 2026, and the first waste report is yet to be issued. | | Compliant |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|--|--|---------------------------------|-------------------|
| 4.31. | D D31 | 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. | Ozzbuild confirmed during the audit interview that there were pavement works with the use of concrete chute, and that no concrete waste or rinse water was disposed on site. | | Compliant |
| 4.32. | D D32 | The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction. | Bingo has been engaged as waste contractor. Construction commenced on 27 January 2026, and the first waste report is yet to be issued. | | Compliant |
| 4.33. | D D33 | 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. | Ozzbuild and MostynCopper confirmed during the audit interview that no hazardous material was removed in this audit period. | | Not Triggered |
| 4.34. | D D34 | Outdoor Lighting The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting. | Outdoor Lighting is not applicable for Site Compound & new Waste Compound and new Primary Carpark works. | | Not Triggered |
| 4.35. | D D35 | Independent Environmental Audit Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020). | This is the first independent environmental audit for Site Compound & new Waste Compound and new Primary Carpark works within 12-weeks of commencement of construction (27 January 2026). | | Compliant |
| 4.36. | D D36 | 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. | Sighted DPHI approval letter "Concept and Stage 1 William Clarke College (SSD-35715221) – Construction Auditor Approval Request", dated 22 January 2026 for Bureau Veritas Buildings & Infrastructure Pty Ltd. | | Compliant |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|---|--|---------------------------------|-------------------|
| 4.37. | D D37 | The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements (2020), upon giving at least 4 weeks' notice (or timing) to the applicant of the date or timing upon which the audit must be commenced. | Ozzbuild and MostynCopper confirmed during the audit interview that no changes in audit times have been requested to date. | | Not Triggered |
| 4.38. | D D38 | In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: <ul style="list-style-type: none"> (a) review and respond to each Independent Audit Report prepared under Schedule 3 condition <u>D35</u> of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary. | This is the first independent environmental audit for Site Compound & new Waste Compound and new Primary Carpark works. This condition is not yet triggered. | | Not Triggered |
| 4.39. | D D39 | Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary. | This is the first independent environmental audit for Site Compound & new Waste Compound and new Primary Carpark works. This condition is not yet triggered. | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-----------|------------------------------------|-----|---|--|---------------------------------|-------------------|
| 4.40. | D | D40 | Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance. | Operational audits are not yet triggered. | | Not Triggered |
| 5. | APPENDIX 1 – ADVISORY NOTES | | | | | |
| 5.1. | AN | AN1 | <p>General</p> <p>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.</p> | Ozzbuild and MostynCopper confirmed during the audit interview that no licences, permits, approvals and consents required to date. | | Not Triggered |
| 5.2. | AN | AN2 | <p>Long Service Levy</p> <p>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.</p> | <p>As evidenced during initial audit, Presented Long Service Levy receipt no. 7541562, dated 18 July 2024.</p> <p>Presented Long Service Levy receipt no. 7552630, dated 6 August 2024.</p> <p>The levy receipt is referenced under CC1 – Item 5.</p> <p>No further payments required.</p> | | Not Triggered |
| 5.3. | AN | AN3 | <p>Legal Notices</p> <p>Any advice or notice to the consent authority must be served on the Planning Secretary.</p> | Ozzbuild and MostynCopper confirmed during the audit interview that no legal notices have been issued. | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|-----|---|---|---------------------------------|-------------------|
| 5.4. | AN | AN4 | <p>Access for People with Disabilities</p> <p>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.</p> | <p>Presented Construction Certificate Access Report for Carpark prepared by Vista Access Architects, Issue B, dated 18 December 2025.</p> <p>Sighted email to certifier dated 19 December 2025 submitting the SharePoint folder link to documents.</p> <p>Sighted Access Report within the SharePoint folder.</p> <p>Sighted email from certifier dated 9 January 2026 with the approval of documents and issuing the CC7 prior to commencement of construction (27 January 2026).</p> | | Compliant |
| 5.5. | AN | AN5 | <p>Utilities and Services</p> <p>Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.</p> | <p>No utilities works have undertaken to date.</p> <p>Presented Dial before you dig in (DBYD), job no. 52252805, dated 2 February 2026, with start date 2 February 2026 and end date 31 May 2026. The notification was also sent to the following asset owners;</p> <ul style="list-style-type: none"> • Endeavour Energy • Jemena Gas North • NBN Co NswAct • Sydney Water • Telstra NSW Central • The Hills Shire Council | | Compliant |
| 5.6. | AN | AN6 | <p>Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an</p> | <p>This condition is not yet triggered.</p> | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|------|--|--|---------------------------------|-------------------|
| | | | approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services. | | | |
| 5.7. | AN | AN7 | <p>Road Design and Traffic Facilities</p> <p>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.</p> | Sighted Hills Shire Council approval for Engineering detailed Design approval dated 19 December 2025 – S138 approval (removal of redundant driveway and reconstruction of existing driveway and stormwater extension to existing kerb inlet pit. The approval was obtained prior to commencement of works (27 January 2026). | | Compliant |
| 5.8. | AN | AN8 | <p>Road Occupancy Licence</p> <p>A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.</p> | Ozzbuild and MostynCopper confirmed during the audit interview that no Road Occupancy Licence required to date. | | Not Triggered |
| 5.9. | AN | AN9 | <p>SafeWork Requirements</p> <p>To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.</p> | Safety included as part of the site induction. Safety signage noted on site. Personnel observed to be adequately wearing PPE. Secured fencing surrounding site areas with restricted access. | | Compliant |
| 5.10. | AN | AN10 | <p>Hoarding Requirements</p> <p>The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.</p> | No hoarding required. ATF installed in the perimeter of the worksite. Refer to photos. | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|------|--|--|---------------------------------|-------------------|
| 5.11. | AN | AN11 | <p>Handling of Asbestos</p> <p>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.</p> | <p>Ozzbuild and MostynCopper confirmed during the audit interview that there have been no asbestos finds to date.</p> | | Not Triggered |
| 5.12. | AN | AN12 | <p>Speed limit authorisation</p> <p>At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs:</p> <ul style="list-style-type: none"> (d) a copy of the conditions of consent; (e) the proposed school commencement/opening date; (f) two sets of detailed design plans showing the following: <ul style="list-style-type: none"> (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 | <p>MostynCopper confirmed during the audit interview that no changes to signage or speed limits will be undertaken. This condition is therefore not triggered.</p> | | Not Triggered |

| ID No | SSD Part & Req. No. | | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-----------|--|------|--|---|---------------------------------|-------------------|
| | | | <p>network;</p> <p>(v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and</p> <p>(vi) all existing and proposed street furniture and street trees.</p> | | | |
| 5.13. | AN | AN13 | <p>Fire Safety Certificate</p> <p>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.</p> | Fire Safety Certificate will be issued upon completion of works. | | Not Triggered |
| 6. | APPENDIX 2 – WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS | | | | | |
| 6.1. | IN | | <p>Written Incident Notification Requirements</p> <p>A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A24 or, having given such notification, subsequently forms the view that an incident has not occurred.</p> | Ozzbuild and MostynCopper confirmed during the audit interview that there have been no incidents to date. | | Not Triggered |
| 6.2. | IN | | <p>Written notification of an incident must:</p> <p>(i) identify the development and application number;</p> <p>(j) provide details of the incident (date, time, location, a brief description of what occurred and why it is</p> | Ozzbuild and MostynCopper confirmed during the audit interview that there have been no incidents to date. | | Not Triggered |

| ID No | SSD Part & Req. No. | SSD Requirement | Audit Evidence | Audit Findings/ Recommendations | Compliance rating |
|-------|---------------------|---|---|---------------------------------|-------------------|
| | | classified as an incident); (k) identify how the incident was detected; (l) identify when the applicant became aware of the incident; (m) identify any actual or potential non-compliance with conditions of consent; (n) describe what immediate steps were taken in relation to the incident; (o) identify further action(s) that will be taken in relation to the incident; and (p) identify a project contact for further communication regarding the incident. | | | |
| 6.3. | IN | Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested. | Ozzbuild and MostynCopper confirmed during the audit interview that there have been no incidents to date. | | Not Triggered |
| 6.4. | IN | The Incident Report must include: (e) a summary of the incident; (f) outcomes of an incident investigation, including identification of the cause of the incident; (g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (h) details of any communication with other stakeholders regarding the incident. | Ozzbuild and MostynCopper confirmed during the audit interview that there have been no incidents to date. | | Not Triggered |

Appendix G – Consultation



The APP Group is now
proudly part of Bureau Veritas

Consultation with DPHI

From: Brigitte Healey brigitte.healey@dpie.nsw.gov.au
Sent: Tuesday, 20 January 2026 2:17 PM
To: sanan.qasim@bureauveritas.com
Cc: barbara.pater@
Subject: RE: Independent Environmental Audit - William Clarke College (SSD-35715221)

EXTERNAL

Be careful with this message: it is coming from an external sender

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Hi Sanan,

Thank you for the opportunity to provide input into the construction Independent Environmental Audit for the Concept and Stage 1 application for redevelopment of William Clarke College approved under SSD-35715221 as modified (**Consent**).

The NSW Department of Planning, Housing and Infrastructure (**Department**) does not require any additional issues for inclusion within the scope of the Audit that are not already captured by the Consent and the Independent Audit Post Approval Requirements (2020).

The Department requests you consult with local council.

Please contact me on the details below if you have any questions.

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@dpie.nsw.gov.au

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.



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From: Sanan Qasim <[REDACTED]>
Sent: Monday, 19 January 2026 1:08 PM
To: DPE PSVC Compliance Mailbox <[REDACTED]>
Cc: Barbara Pater <[REDACTED]>
Subject: Independent Environmental Audit - William Clarke College (SSD-35715221)

Dear Sir/Madam,

I am writing to advise that Bureau Veritas Buildings & Infrastructure – BVBI (formerly The APP Group) will be conducting the Independent Environmental Audit of the William Clarke College project as a requirement of Consent Conditions SSD-35715221. It is noted that revised auditor approval is waiting to be received.

The audit will be conducted on the 3 February 2026 and will review compliance in accordance with SSD-35715221 Schedule 3: Parts A, B, C, D and appendices, as applicable.

In line with the consultation requirements of the *Independent Audit Post Approval Requirements* (IAPAR 2020), Section 3.2, BVBI seeks your input into the scope of the audit and advice on any particular areas where you would like us to focus on.

Please also advise if you wish for any stakeholders to be contacted to obtain their input into the scope of this audit.

Kind regards,



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Sanan Qasim
Environmental Consultant

BUREAU VERITAS BUILDINGS AND INFRASTRUCTURE PTY LTD
Level 14, 10 Spring Street, Sydney NSW 2000
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Consultation with Council

From: Sanan Qasim
Sent: Tuesday, 20 January 2026 2:39 PM
To: The Hills Shire Council
Cc: Barbara Pater
Subject: Independent Environmental Audit - William Clarke College (SSD-35715221)

Dear Sir/Madam,

I am writing to advise that Bureau Veritas Buildings & Infrastructure (formerly The APP Group) will be conducting the Independent Environmental Audit of the William Clarke College project as a requirement of Consent Conditions SSD-35715221.

The audit will be conducted on the 3 February 2026 and will review compliance in accordance with SSD-35715221 Schedule 3: Parts A, B, C, D and appendices, as applicable.

In line with the consultation requirements of the Independent Audit Post Approval Requirements (IAPAR 2020) Section 3.2 and as requested by the DPHI, BVBI seeks your input into the scope of the audit and advice on any particular areas where you would like us to focus on.

Kind regards,



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Sanan Qasim
Environmental Consultant
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Appendix H – Audit Photos

Site Inspection Photos – Bryson Building

WCC Site Inspection Photos – 3 February 2026



Internal fitout with finishing works associated with Bryson Building in progress.



Classroom within Bryson Building.

WCC Site Inspection Photos – 3 February 2026



Acoustic Baffles designed to absorb noise.



Bryson Building Lobby.

WCC Site Inspection Photos – 3 February 2026



Internal fitout works for Library in progress.



Staff kitchen completed.

WCC Site Inspection Photos – 3 February 2026



Plants installed on roof top of Bryson Building.



Landscaping on roof top of Bryson Building.

WCC Site Inspection Photos – 3 February 2026



Outdoor lighting has been installed.



Spoil stockpile retained for backfilling purpose.

WCC Site Inspection Photos – 3 February 2026



Stormwater connection works in progress.



Skip bin available on site and within its capacity.

WCC Site Inspection Photos – 3 February 2026



Construction vehicle contained within site boundary.



Spill kit available next to chemical storage area.

WCC Site Inspection Photos – 3 February 2026



Rumble grid continued to be in place on the driveway to avoid mud tracking onto the public roads



Sediment controls continued to be in place along the driveway and appeared to be working effectively.

WCC Site Inspection Photos – 3 February 2026



Sediment controls continued to be in place along the swale drain and appeared to be working effectively.



Project signage with required information displayed on site.

WCC Site Inspection Photos – 3 February 2026



WCC dam used to collect and treat water and reuse it for irrigation purposes.



Spoil stockpile retained on site for backfilling purposes.

WCC Site Inspection Photos – 3 February 2026



RC-OBS-02: The sediment fence along the downslope edge of the spoil stockpile appears damaged and ineffective, with sections lying flat on the ground.



RC-OBS-02: The sediment fence along the downslope edge of the spoil stockpile appears damaged and ineffective, with sections lying flat on the ground.

WCC Site Inspection Photos – 3 February 2026



Close-Out: The sediment fence along the downslope edge of the spoil stockpile has been installed.

WCC Site Inspection Photos – 3 February 2026



RC-OBS-01: Controls around the pit drain required maintenance. This was promptly rectified, and new controls have been installed.

WCC Site Inspection Photos – 3 February 2026



End of Trip Facilities works in progress.



End of Trip Facilities works in progress.

WCC Site Inspection Photos – 3 February 2026



End of Trip Facilities – Bike racks to be installed.

WCC Site Inspection Photos – 3 February 2026



ATF with shade cloth installed along the site boundary.



Trees outside of the site boundary appeared to be protected – no damage observed.

WCC Site Inspection Photos – 3 February 2026



Primary carpark area – no dust observed during site inspection.



Bingo skip bin available on site and within capacity.

WCC Site Inspection Photos – 3 February 2026



Plant contained within site boundary.



Stormwater pit protected with geofabric.

WCC Site Inspection Photos – 3 February 2026



Sediment fence installed at low point sump.



OZZ-OBS-01: A tree protection fence has been installed; however, Tree Protection Zone (TPZ) signage is not displayed to identify the protected zone.

WCC Site Inspection Photos – 3 February 2026



Close-Out: TPZ signage has been installed on the TPZ fence.



OZZ-OBS-02: Sediment controls have been installed across the site; however, some of the low-point sump areas are missing sediment controls.

WCC Site Inspection Photos – 3 February 2026



OZZ-OBS-02: Sediment controls have been installed across the site; however, some of the low-point sump areas are missing sediment controls.



Close-Out: Sediment fence installed at low point sump areas.



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