

Moriah College Redevelopment Project
SSD-10352

Independent Environmental Audit
27 May 2026 - Rev 0



Executive Summary

Moriah War Memorial College Association commissioned OptimE Pty Ltd to undertake an Independent Environmental Audit (IEA) of the Moriah College Redevelopment Project (the Project) in accordance with Development Consent SSD-10352 (the Approval). The Approval was granted on 6 May 2021 and subsequently modified on 28 July 2025 (MOD 1) by the Independent Planning Commission.

This audit represents the first IEA undertaken during the construction phase of the Project and covers the initial 12-week construction period from 28 January 2026 to 22 April 2026.

Emails were sent to agencies nominated by the Approval and the Department of Planning, Housing and Infrastructure (DPHI), inviting comment on the Project's compliance with the Approval conditions and environmental performance generally. A summary of consultation undertaken and material correspondence is included in this report.

The Project generally demonstrated substantive compliance with the Conditions of Approval, Construction Environmental Management Plan (CEMP) and associated management plans during the audit period. Environmental management measures relating to erosion and sediment control, dust management, traffic management, waste management, noise mitigation, stakeholder communication and heritage management were generally observed to be implemented and functioning effectively during the site inspection and audit process.

One non-compliance relating to deficiencies in the Construction Waste Management Plan was identified during the audit. One corrective action were raised in response to these findings.

The audit identified that environmental management systems, communication processes and site controls were generally mature and responsive. Eleven (11) improvement opportunities were identified where the Project had substantively met the relevant requirements, however opportunities existed to improve environmental performance, documentation, monitoring, record keeping and cross-referencing within management plans and associated implementation records.

All corrective actions and improvement opportunities are presented in Section 4 of this report.

Contents

1	Introduction	1
1.1	Background.....	1
1.2	Development description	1
1.3	Audit objectives.....	1
1.4	Audit scope	2
1.5	Period covered by the audit (audit period)	3
1.6	Key documents within the scope of the audit.....	3
1.7	Audit team and participants	3
1.8	Limitations of this report	4
2	Audit methodology.....	5
2.1	Audit approach.....	5
2.2	Audit stages	5
2.2.1	Consultation with the agencies	5
2.2.2	Audit protocols	5
2.2.3	Interviews.....	5
2.2.4	Site inspections.....	5
2.2.5	Reporting	6
2.3	Compliance status descriptors	6
3	Audit findings	7
3.1	Documentary evidence.....	7
3.2	Consultation with relevant agencies and other stakeholders	7
3.2.1	Department of Planning, Housing and Infrastructure (DPHI), Compliance	7
3.2.2	Centennial Park and Moore Park Trust	7
3.2.3	Transport for NSW (TfNSW).....	7
3.2.4	Waverley Council.....	8
3.2.5	Heritage NSW.....	8
3.3	Compliance.....	8
3.4	Environmental performance	9
3.4.1	Construction Environmental Management Plan (CEMP)	9

3.4.2	Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP).....	9
3.4.3	Construction Noise and Vibration Management Sub-Plan (CNVMP).....	11
3.4.4	Construction Waste Management Sub-Plan (CWMSP).....	11
3.4.5	Construction Soil and Water Management Sub-Plan (CSWMSP).....	11
3.4.6	Construction Workers Transportation Strategy (CWTS).....	12
3.4.7	Contamination.....	12
3.4.8	Aboriginal Heritage.....	13
3.4.9	Community Communication Strategy (CCS).....	13
3.5	Complaints and incidents.....	13
3.6	Previous audit report.....	13
3.7	Site inspection.....	13
4	Recommendations.....	14
4.1	Recommendations to address non-compliance.....	14
4.2	Recommendations to address improvement opportunities.....	15

Tables

Table 1:	Independent Environmental Audit requirements.....	2
Table 2:	Scope of Independent Audit Post Approval Requirements (2020).....	3
Table 3	Audit stages and program.....	5
Table 4	Summary of compliance.....	8
Table 5:	Non-compliances identified against the Approval.....	9
Table 6	Recommendations to address non-compliance.....	14
Table 7:	Improvement opportunities.....	15

Appendices

Appendix A Independent audit tables

Appendix B Planning Secretary audit team agreement

Appendix C Consultation with agencies

Appendix D Independent audit declaration form

Appendix E Site inspection photographs

1 Introduction

1.1 Background

Moriah War Memorial College Association commissioned OptimE Pty Ltd to undertake an Independent Environmental Audit (IEA) of the Moriah College Redevelopment Project (the Project) in accordance with Development Consent SSD-10352 (the Approval). The Approval was granted on 6 May 2021 and subsequently modified on 28 July 2025 (MOD 1) by the Independent Planning Commission (IPC).

This audit represents the first IEA undertaken during the construction phase of the Project and covers the initial 12-week construction period from 28 January 2026 to 22 April 2026 (the reporting period).

1.2 Development description

The Project involves the staged redevelopment of the Moriah War Memorial College campus to provide upgraded educational facilities, improved site access and circulation, and enhanced landscaping and recreational areas for the school community.

The approved redevelopment includes:

- a new Science, Technology, Engineering, Art and Mathematics (STEAM) building;
- an Independent Learning Centre (ILC) incorporating a new high school library;
- upgraded landscaping and outdoor recreational areas; and

improved school entry, vehicle access, and drop-off and pick-up arrangements.

Stage 1 of the redevelopment is approved to occur in three substages comprising:

- Substage 1 – Enabling Works;
- Substage 2 – Construction of the STEAM building; and
- Substage 3 – Demolition of existing buildings and completion of site-wide landscaping works.

This audit relates to Substage 1 – Enabling Works, which commenced in January 2026. Works undertaken during the reporting period included establishment of the construction site, demolition of existing structures and surfaces, construction of new access and security infrastructure at Gate 4, modifications to the Early Learning Centre (ELC), installation of an on-site detention tank, construction of a new roundabout, and associated fencing and civil works.

1.3 Audit objectives

The objective of this Independent Environmental Audit (2026 IEA) is to assess the environmental performance of the Project and whether it is complying with the requirements in the Approval (including the requirements of any approved strategy, plan or program), review the adequacy of the approved strategies, plans and programs and to recommend any appropriate measures to improve environmental performance of the Project.

1.4 Audit scope

This 2025 IEA has been prepared in accordance with Condition F35-F40 of the Approval. Table 1 lists the requirements of these conditions and where each requirement is addressed within this report.

Table 1: Independent Environmental Audit requirements

Condition No.	Requirement	IEA details and reference
F35	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.	Section 1.7, Appendix B
F36	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	Section 1.4 Table 2
F37	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the applicant of the date or timing upon which the audit must be commenced.	Not applicable to this audit
F38	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 condition F39 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 after submission to the Planning Secretary. 	To be addressed by the Project
F39	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.	To be addressed by the Project
F40	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.	Not applicable to this audit

The scope of this audit has been tailored to meet the specific requirements of Section 3.3 of the Independent Audit Post Approval Requirements (2020) as detailed in Table 2.

Table 2: Scope of Independent Audit Post Approval Requirements (2020)

No.	Requirement	IEA details and reference
1	An assessment of compliance with the development application and management plans	Section 3.3
2	Review environmental performance of the development.	Section 3.4 and 3.5
3	Status of implementation of previous audit findings	Section 3.6
4	High level assessment of whether the Environmental management plans and sub-plans are adequate	Section 3.4
5	Any other matters considered relevant by the auditor or the department	Not applicable

1.5 Period covered by the audit (audit period)

This audit represents the first IEA undertaken during the construction phase of the Project and covers the initial 12-week construction period from 28 January 2026 to 22 April 2026 (the reporting period).

1.6 Key documents within the scope of the audit

The Project's compliance has been assessed against the Development Consent SSD-10352 MOD 1 (the Approval).

Project performance has been assessed against the key requirements of the following documents:

- Construction Environmental Management Plan (CEMP)
- Construction Soil and Water Management Plan (CSWMP)
- Construction Noise and Vibration Management Plan (CNVMP)
- Construction Traffic and Pedestrian Management Plan (CTPMP)
- Construction Worker Transport Strategy (CWTS)
- Community Communication Strategy (CCS)
- Construction Waste Management Sub-Plan (CWMP).

1.7 Audit team and participants

Maurice Pignatelli and Tim Cook were nominated as lead auditors for this audit. Their nominations were approved by DPHI prior to commencement of the audit. A copy of the letter of approval dated 20 March 2026, is provided in Appendix B of this report. This audit was undertaken by Maurice Pignatelli.

Project personnel representing Moriah College that participated in the audit were:

Ernst and Young:

- Marco Amorelli – Senior Project Manager
- Conor Barry – Senior Project Manager
- Everly Yang – Assistant Project Manager

Buildcorp:

- Latesha Goble – Senior Project Engineer
- Nick Zambounis – Project Manager
- Franklin Fernansez – Senior HSE Advisor
- Meg Wannell – Cadet

The EY Assistant Project Manager collated information and evidence from other Project personnel, as required.

Both an opening meeting and a closing meeting were held with the nominated Project personnel.

1.8 Limitations of this report

This report has been prepared by OptimE for Moriah College and may only be used and relied on by Moriah College for the purpose agreed as set out in Section 1.3 of this report. OptimE disclaims responsibility to any organisation or person other than Moriah College arising in connection with this report.

The services undertaken by OptimE in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report. The opinions, conclusions and any recommendations in this report are based on conditions encountered, evidence sampled, and other information reviewed at the date of preparation of the report.

2 Audit methodology

2.1 Audit approach

This audit was undertaken in accordance with Independent Audit - Post Approval Requirements, May 2020 (DPE Audit Guideline).

OptimE maintained open and transparent communications with all parties throughout the audit process to provide assurance of a fair and objective assessment of the Project's performance and compliance status against the requirements of the Approval and associated documents.

2.2 Audit stages

The audit was undertaken under the stages outlined in Table 3.

Table 3 Audit stages and program

Stage	Program
Auditor Approved by DPHI	20 March 2026
Site Inspection and interviews	22 April 2026
Consultation with agencies	4 May-25 May 2026
Draft report submitted for review	22 May 2026
Final report submitted	27 May 2026
Final report and Project response due to DPHI	22 June 2026

2.2.1 Consultation with the agencies

Emails were issued to relevant agencies referenced in the Approval. The letters invited comment on the Project's compliance with the Approval and environmental performance generally. Consultation with agencies as part of this audit is presented in Section 3.2 of this report.

2.2.2 Audit protocols

Audit protocols were prepared which listed the documentary evidence and lines of inquiry proposed by the auditor to assess compliance with each of the Approval conditions, the CEMP and associated sub-plans. The audit protocols were in tabular form and were provided to the Project prior to the commencement of the audit interviews.

2.2.3 Interviews

Audit interviews were conducted with Project personnel on-site. Where possible findings were closed out or further evidence was sought, documentary evidence and/or site observations was sought to verify responses provided by Project personnel.

2.2.4 Site inspections

The site inspections involved face to face interviews with Project personnel, and walk-through inspections of the site. The inspections and interviews sought to determine the following:

- works were undertaken within the EIS Project boundary
- controls nominated in the management plans were implemented on site
- effectiveness of environmental controls
- impact of the facility on the environment
- verify responses provided by Project personnel.

2.2.5 Reporting

The audit findings were recorded on the audit protocol and presented to Project personnel in two rounds with further questions to address. These audit protocols evolved into the Compliance Tables which are presented in Appendix A of this report. The draft report and compliance tables were presented to Project personnel for review for consistency with the Approval conditions and to identify any factual errors.

2.3 Compliance status descriptors

The compliance status of each condition in the Audit Compliance tables in Appendix A has been determined using the relevant descriptors below, in accordance with the DPE Audit Guideline.

- **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.

For transparency, where the Project were not able to provide sufficient verifiable evidence to demonstrate compliance or non-compliance, a determination was made by the auditor based on available information and a “*limitation of compliance status*” was recorded.

The compliance status was attained by assessing a representative sample of documents, records and data for each requirement. Observations on site targeted areas of higher risk and were assumed to be representative of the Project performance, across the Project.

3 Audit findings

3.1 Documentary evidence

All documents reviewed as part of the 2026 IEA are referenced in the “Evidence Collected” column of the compliance tables attached to this report as Appendix A.

3.2 Consultation with relevant agencies and other stakeholders

Emails were issued to the relevant agencies referenced in the Approval, inviting comments on the Project’s compliance with the Approval conditions and environmental performance generally. A reminder email was subsequently issued to agencies that had not responded prior to the due date. A correspondence log is provided in Appendix C of this report.

Entities that responded to the invitation to comment, together with a summary of their comments, are summarised in the sub-sections below.

3.2.1 Department of Planning, Housing and Infrastructure (DPHI), Compliance

The Department did not require any additional items to be included in the scope of the upcoming audit other than what is required under SSD-10352 and the Independent Audit Post Approval Requirements, May 2020.

3.2.2 Centennial Park and Moore Park Trust

CPMPT provided the following feedback on the project:

- The Community Communication Strategy does not list Centennial Park & Moore Park Trust as a stakeholder, although we are the adjoining landowner. CPMPT was not notified of the Project commencement.
- Construction Soil and Water Management Plan (Appendix C) – Centennial Parklands Staff names and contact details are released in this document and there was no notification prior to this disclosure. Please remove contact info.
- The Complaint Register Updated 31 March 2026 notes that Soil contaminated with Asbestos containing material was found in the enabling works construction area. CPMPT was not notified of the contamination and any risks with working in the neighbouring site (Eastern Suburbs Banksia Scrub conservation area), which is a volunteer Bushcare site.

In response to these comments the project acknowledged the matters raised by Centennial Park and Moore Park Trust and demonstrated a proactive approach in responding to the concerns. The project committed to revising the Community Communication Strategy to formally recognise CPMPT as a stakeholder and acknowledged that earlier notification of project commencement would have been appropriate as a courtesy, despite not being a consent requirement.

The project also committed to revising the Construction Soil and Water Management Plan to remove staff contact details identified by CPMPT. In relation to the discovery of asbestos contaminated material during enabling works, the project acknowledged CPMPT’s concerns regarding notification of neighbouring land managers and committed to including CPMPT in future external works notifications. The response also noted that asbestos removal works were undertaken outside standard hours to further minimise the already low risk of airborne contaminants leaving the site.

3.2.3 Transport for NSW (TfNSW)

TfNSW did not respond to the auditors’ invitation to comment.

3.2.4 Waverley Council

Waverley Council requested that the audit investigate delineation and appropriate fencing between the construction works and the Centennial Parklands managed ESBS area, as well as monitoring associated with implementation of the Vegetation Management Plan (VMP).

This audit confirmed that Early Works had not impacted the boundary fencing surrounding Zone 1. In Zone 2, Buildcorp was in the process of realigning fencing in accordance with the Vegetation Management Plan. In Zone 3, adjacent to the Early Works area, boundary fencing and sediment fencing remained in place at the time of the inspection.

In relation to monitoring of the VMP, the audit determined that monitoring requirements had not yet been triggered, noting the project had only been operating for approximately 12 weeks at the time of the audit. Monitoring associated with implementation of the VMP is scheduled to commence within the first year of construction and will be assessed during subsequent audit periods.

3.2.5 Heritage NSW

Heritage NSW requested that the scope of the audit include:

- any heritage-related conditions within the Conditions of Consent and associated approved management plans; and
- confirmation that any required updates to the AHIMS register, including Aboriginal Site Impact Recording forms, had been completed.

The project demonstrated compliance with the heritage conditions of consent and no updates to the AHIMS register were required based on the findings of the archaeological investigations undertaken to date. Refer to Section 3.4.8 of this report.

3.3 Compliance

An assessment of compliance was undertaken against the Approval and associated compliance documents triggered by the Approval. A summary of compliance is presented in Table 4. Compliance was assessed using the compliance status descriptors in Section 2.3 of this report.

Table 4 Summary of compliance

Document	Compliant	Non-compliant	Not triggered
Approval SSD_5012 (MOD 3)	50	1	30

The Project demonstrated substantial compliance against the Development Consent SSD-10352 (MOD 1) conditions, as applicable during the reporting period. Detailed compliance findings are provided in Appendix A, Table A1. The project demonstrated substantial compliance against the CEMP and sub-plans. Compliance findings are provided in Appendix A, Table A2

A summary of the non-compliances (by exception) against the Approval is provided in Table 5.

Table 5: Non-compliances identified against the Approval

Approval Condition	Non-compliance
<p>Condition E16 - Construction Waste Management Sub-Plan</p> <p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste comprising:</p> <p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	<p>Non-compliance NC- Audit #1-01</p> <p>The Construction Waste Management Sub- Plan (CWMSWP) did not adequately address all waste streams generated by the development, including bulk spoil and demolition wastes managed by the earthworks contractor and other parties, and therefore did not fully demonstrate compliance with the requirements of Condition E16.</p>

3.4 Environmental performance

The environmental performance of the Project was determined by assessing the implementation and effectiveness of the mitigation measures and monitoring programs outlined in the management plans.

Improvement opportunities, as outlined in Section 4.2 of this report were identified to improve the effectiveness of the plans. The findings are summarised against the CEMP and each management sub-plan below.

3.4.1 Construction Environmental Management Plan (CEMP)

The audit identified that the CEMP generally referenced a corporate ISO 14001-aligned EMS and stated that it addressed the Environmental Management Plan Guideline. However, the CEMP alone did not fully address all elements of the Guideline. During the audit, Buildcorp provided the project-specific WHSEMP which, when read in conjunction with the CEMP and supporting sub-plans, generally addressed the Guideline requirements at a high level.

An improvement opportunity was identified to:

- update the CEMP to clearly reference the project-specific WHSEMP and include a cross-reference table identifying where each Guideline element is addressed.

Implementation of the CEMP was generally evident during the audit and site inspection. Dust suppression, erosion and sediment controls, waste segregation, community contact signage and environmental induction processes were observed to be in place and generally consistent with the CEMP requirements. Archaeological monitoring and hazardous materials investigations had also been undertaken where required.

3.4.2 Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)

The audit identified that the CTPMSP had been prepared by appropriately accredited personnel and consultation had been undertaken with Waverley Council, Randwick City Council and TfNSW in accordance with the condition requirements. The CTPMSP included measures relating to traffic safety, pedestrian management, construction vehicle access and heavy vehicle routing, and had been published on the project webpage.

Implementation of the CTPMSP was generally evident during the audit and site inspection. Traffic control measures, signage, hoarding and pedestrian separation controls were observed to be in place and generally consistent with the approved Traffic Guidance Scheme and applicable traffic management requirements. Accredited traffic controllers were utilised where required, and construction vehicle movements, deliveries and heavy vehicle access appeared to be appropriately coordinated with no significant traffic conflicts, vehicle queuing or disruption to surrounding roads, pedestrians, cyclists or public transport services observed during the inspection. Community contact signage and complaints mechanisms were also observed to be in place.

An improvement opportunity was identified to:

- maintain formal documented records of daily inspections of traffic control devices and traffic management arrangements to demonstrate compliance with the inspection and monitoring requirements of the approved Traffic Guidance Scheme. Some construction worker parking was also observed on York Street during the inspection; however, site personnel advised that parking guidance is provided to workers through the Construction Worker Transport Strategy.

3.4.3 Construction Noise and Vibration Management Sub-Plan (CNVMP)

The audit identified that the CNVMP had been prepared by a suitably qualified acoustic consultant and generally addressed the condition requirements relating to noise management, complaints handling, monitoring and mitigation measures. However, while Sections 6.4, 6.5 and 6.7 addressed consultation and mitigation at a high level, the CNVMP did not clearly document the consultation undertaken with the school and ELC to develop mitigation strategies for high noise generating works, as required by Conditions E15(d) and (e).

Notwithstanding, evidence sighted during the audit demonstrated that consultation and coordination with the school, ELC and project stakeholders was occurring in practice through meetings, disruption notices and ongoing engagement regarding disruptive works.

Implementation of the CNVMP was generally evident during the audit and site inspection. Works observed during the inspection were occurring within approved hours and feasible noise mitigation measures appeared to be implemented, including quieter plant selection, alternative reversing alarms, scheduling of noisy works to avoid childcare nap times where practicable, and management of truck movements and deliveries. Community contact details and complaints processes were also observed to be in place.

Improvement opportunities were identified to:

- amend Section 6.4 of the CNVMP to better document the consultation and mitigation processes implemented for high noise generating works near sensitive receivers; and
- maintain records of community notifications issued under the CNVMP, including notifications to nearby educational facilities and surrounding receivers.

3.4.4 Construction Waste Management Sub-Plan (CWMSPP)

The audit identified that the CWMSPP generally addressed waste streams managed through the contractor's comingled waste system; however, it did not adequately address all waste streams generated by the project, particularly bulk spoil and demolition wastes managed by the earthworks contractor and other parties. While available records indicated these wastes were generally being appropriately managed in practice, the omission represented a documentation gap and did not fully demonstrate compliance with Condition E16. Non-compliance NC-Audit #1-01 and associated Corrective Action CA-Audit #1-01 were raised to address this issue.

Implementation of the CWMSPP was generally evident during the audit, with waste segregation, recycling, waste tracking and disposal processes observed to be in place. Improvement opportunities were identified to:

- maintain records confirming receiving waste facilities are appropriately licensed to accept the relevant waste streams; and
- obtain recycling performance records from all waste contractors, including earthmoving contractors.

3.4.5 Construction Soil and Water Management Sub-Plan (CSWMSP)

The audit identified that the CSWMSP had been prepared by a suitably qualified consultant in consultation with Council and the CPMP Trust and had been made publicly available on the project webpage. The plan generally addressed erosion and sediment controls, wet weather management and stormwater management measures for the Phase 1 enabling works in accordance with the relevant condition requirements and the principles of the "Blue Book".

Implementation of the CSWMSP was generally evident during the audit and site inspection. Erosion and sediment controls, including sediment fencing, geotextile pit filters and stabilised site access points, were observed to be installed and generally effective, with no evidence of significant sediment

tracking, uncontrolled runoff or off-site impacts observed during the inspection. Due to the sandy site conditions, negligible surface runoff was evident at the time of the audit. Site personnel also advised that routine inspections of erosion and sediment controls are undertaken through HSE inspections and rainfall event inspections.

An aggregate stockpile was observed within the setback area adjacent to Lot 23; however, the material did not present a significant dust or sediment risk at the time of the inspection. Dust cloth screening previously installed during asbestos removal works had also been removed following completion of those activities.

Improvement opportunities were identified to:

- review and update the CSWMSP requirements relating to dust cloth screening and stockpile setbacks adjacent to Lot 23 to reflect the reduced risk profile following completion of asbestos removal works; and
- confirm and document that the installed stormwater controls achieve the required 1 in 5 year ARI design capacity.

Formal documented inspection records for erosion and sediment controls were also not sighted during the audit.

3.4.6 Construction Workers Transportation Strategy (CWTS)

The audit identified that the CWTS had been prepared and approved in accordance with Condition E20 and made publicly available on the project webpage. The strategy included measures to minimise worker parking impacts and encourage the use of public transport and alternative travel arrangements.

At the time of the audit, workforce numbers remained relatively low and no significant parking impacts or complaints were identified. Site personnel advised that parking restrictions, public transport options and carpooling expectations are communicated through inductions and workforce communications. However, limited documented evidence was available to demonstrate implementation of several ongoing CWTS measures, including toolbox talks, parking monitoring activities, communication of public transport information and carpooling initiatives.

Improvement opportunities were identified to strengthen record keeping and monitoring as workforce numbers increase during the main construction phase.

3.4.7 Contamination

A Detailed Site Investigation (DSI) prepared by Douglas Partners prior to demolition concluded that the Early Works area was suitable for the proposed development, subject to implementation of contamination management measures including an Unexpected Finds Protocol (UFP). The DSI did not identify remediation works as being required at that stage and a Construction Certificate was subsequently issued.

During excavation works associated with the detention basin, asbestos fragments were identified, triggering the UFP and preparation of a Remediation Action Plan (RAP). The RAP adopted a containment-based remediation strategy integrated with construction elements such as slabs, capping layers and landscaped areas. Remediation and construction activities were therefore undertaken concurrently under the oversight of Douglas Partners and review by the NSW EPA accredited Site Auditor. While this sequencing differs from a strictly staged interpretation of the condition, the remediation framework and associated controls were being implemented at the time of the audit.

3.4.8 Aboriginal Heritage

The audit identified that archaeological monitoring and sub-surface test excavation had been undertaken by appropriately qualified archaeologists in accordance with the approved Archaeological Research Design and Excavation Methodology. Urbis undertook the test excavation program on 18–19 March 2026 in accordance with the relevant Code of Practice and the approved Aboriginal Cultural Heritage Assessment Report. The methodology included a geomorphological assessment, demolition monitoring protocols and procedures for the management of any Aboriginal objects or archaeological resources identified during excavation works.

Based on the Moriah College Archaeological Investigations Report dated 16 April 2026, it does not appear that updates to the AHIMS register or submission of Aboriginal Site Impact Recording forms were triggered at this stage. The investigation concluded that:

- no Aboriginal objects were identified during monitoring or test excavation;
- no Aboriginal objects were harmed or impacted;
- the area was highly disturbed; and
- the archaeological potential of the Stage 1 area was revised to low.

3.4.9 Community Communication Strategy (CCS)

The audit identified that the (CCS) had been prepared, approved by DPHI prior to commencement of construction, and made publicly available on the project webpage. The CCS identified relevant stakeholder groups and established communication, consultation, complaints management and community feedback mechanisms in accordance with Condition E9.

Implementation of the CCS was generally evident during the audit. Communication mechanisms including the project webpage, contact details, complaints processes and site signage were observed to be operational. Community notifications for relevant works, including out-of-hours works, had reportedly been issued where required, and a complaints register was reportedly maintained and updated monthly. No significant complaints were identified during the audit period.

Stakeholder engagement and consultation arrangements were also evident through ongoing coordination with the school, ELC and broader project stakeholders regarding construction activities and potential impacts.

Comments raised by Centennial Park and Moore Park Trust identified opportunities to strengthen stakeholder and notification processes. In response, the project committed to revising the CCS to formally include CPMPT as a stakeholder and include CPMPT in future external works notifications.

3.5 Complaints and incidents

No complaints were recorded within the reporting period.

No incidents were reported within the reporting period.

3.6 Previous audit report

Not applicable. This is the first IEA for this project.

3.7 Site inspection

A walk-through site inspection was undertaken on 22 April 2026. The site inspection covered the Stage 1A Early Works area.

A photographic record of the site inspection is presented as Appendix E of this report.

4 Recommendations

Recommendations to address non-compliances and improvement opportunities identified during this audit are presented in Tables 8 and 9 respectively. In accordance with the DPE Audit Guideline, The Moriah College is required to submit a response to any recommendations contained in the audit report.

For each recommendation and improvement opportunity, reference is made to the relevant section in the report or compliance tables where the non-compliance was raised.

4.1 Recommendations to address non-compliance

Recommendations to address non-compliance have been identified where the auditor has determined that the Project has not met a substantive requirement and corrective action was required to address the non-compliance.

The recommendations presented in Table 6 Recommendations to address non-compliance have been raised to address non-compliances identified during this audit. Please refer to the reference provided for context on each recommendation.

Table 6 Recommendations to address non-compliance

NC - #	Reference	Noncompliance	Recommendation
NC-Audit #1-01	Table A1 Condition E16	Construction Waste Management Sub-Plan The Construction Waste Management Sub- Plan (CWMS) did not adequately address all waste streams generated by the development, including bulk spoil and demolition wastes managed by the earthworks contractor and other parties, and therefore did not fully demonstrate compliance with the requirements of Condition E16.	CA-Audit #1-01: Update or prepare a revised Waste Management Plan that addresses the requirements of Condition E16 for all waste streams generated by the project, including bulk spoil and demolition wastes.

4.2 Recommendations to address improvement opportunities

Opportunities for improvement have been identified where the project has substantively met the relevant requirement, however an opportunity to improve environmental performance or adequacy of documentation has been identified by the auditor.

The improvement opportunities raised by this audit are presented in Table 7. Please refer to the reference provided for context on each improvement opportunity.

Table 7: Improvement opportunities

Obs - #	Reference	Recommendation
IO Audit #1-01:	Table A1 Condition E11	To improve traceability and clarity for future reviews, amend the CEMP to correctly reference the project-specific HSEMP, rather than the corporate EMS, as the document addressing the key elements of the Environmental Management Plan Guideline. The CEMP should also include a table (similar to the table included under Table A1, Condition E11 of this report) identifying where each element of the Guideline is addressed, including cross-references to the relevant CEMP sub-plans and applicable HSEMP sections.
IO Audit #1-02:	Table A1 Condition E11	The CEMP should identify hold points required by the Approval and other statutory instruments including where Certifier, Council or other agency approvals are required before construction or other activities can commence.
IO Audit #1-03:	Table A1 Condition E13	Amend the Construction Certificate and/or associated approval documentation to explicitly reference the approved CEMP revision and associated appendices relied upon to satisfy Conditions E12 and E13 of the consent.
IO Audit #1-04:	Table A1 Condition E15	Amend Section 6.4 of the NVMP to better document the consultation and mitigation processes currently implemented for high noise generating works in proximity to sensitive receivers. This should include the consultation undertaken with the school, ELC and other sensitive receivers to develop, implement and refine mitigation strategies, consistent with the requirements of Condition E15(d) and (e).
IO Audit #1-05:	Table A2 CSWMP	Review and, where appropriate, update the CSWMP requirements relating to dust cloth screening and stockpile setbacks adjacent to the Lot 23 boundary to reflect the reduced risk profile following completion of the asbestos removal works, subject to DPHI approval where required.
IO Audit #1-06:	Table A2 CNVMP	Maintain records of all community notifications issued under the CNVMP, including notifications to nearby educational facilities and letterbox drop distributions to surrounding receivers, to demonstrate implementation of community communication requirements.
IO Audit #1-07:	Table A2 CTPMP	Maintain formal records of daily inspections of traffic control devices and traffic management arrangements to demonstrate compliance with the inspection and monitoring requirements of the approved Traffic Guidance Scheme (TGS).
IO Audit #1-08:	Table A2 CWTS	As workforce numbers increase during the main building construction phase, implement additional parking management measures and monitoring of surrounding streets to minimise potential parking impacts on neighbouring properties and the local road network.
IO Audit #1-09:	Table A2 CWTS	Maintain documented evidence demonstrating that:

Obs - #	Reference	Recommendation
		<ul style="list-style-type: none"> public transport options, parking restrictions and access arrangements are communicated to workers through inductions, contractor information packs and associated CWTS communications; public transport information is displayed and communicated to workers in accordance with the CWTS; carpooling initiatives and related transport management requirements are communicated to workers; and toolbox talks addressing worker parking management and transport requirements are undertaken at the frequency specified within the CWTS.
IO Audit #1-10:	Table A2 CWMP	Verify and maintain records demonstrating that receiving waste facilities are appropriately licensed under the relevant NSW EPA requirements to accept the waste streams generated by the project.
IO Audit #1-11:	Table A2 CWMP	Obtain and maintain recycling performance records from all waste contractors, including earthmoving contractors, to demonstrate recycling outcomes and implementation of the Waste Management Plan objectives.

Appendix A – Independent audit tables

Appendix A- Table A1: Infrastructure Approval SSD-10352– Moriah War Memorial College Association Compliance Table

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
SCHEDULE 3 - CONDITIONS OF CONSENT FOR STAGE 1 DEVELOPMENT				
PART C ADMINISTRATIVE CONDITIONS				
OBLIGATIONS TO MINIMISE HARM TO THE ENVIRONMENT				
C1	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.	Appendix A, tables A1 and A2.	<p>The project has generally demonstrated compliance with the requirements of this development consent and the applicable environmental management plans. Evidence reviewed indicates that reasonable and feasible measures have been implemented to prevent and minimise potential environmental impacts associated with the construction works.</p> <p>At the time of the audit, there was no evidence of material harm to the environment, nor any indication that the works are likely to result in material harm if current controls are maintained.</p> <p>In addition, no environmental complaints were recorded during the audit period, further supporting that impacts to surrounding receivers have been effectively managed.</p>	Compliant
TERMS OF CONSENT				
C2	<p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) generally in accordance with the EIS, RtS~ and Supplementary RtS and SSD-10352- Mod-1; and</p> <p>(d) in accordance with the approved plans in the table below:</p>	McKenzie group Construction certificate No. 240056/01 for 3 Queens Park Road, Queens Park NSW 2022	The construction certificate makes specific reference to SD-10352 06 May 2021 and SSD-10352-Mod 1 28 July 2025 and specific DA conditions.	Compliant
C3	<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</p>	Questionnaire	No written direction has been issued at this stage.	Not triggered

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
	<p>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>			
C4	<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 condition C2(c) or C2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition C2(c) or C2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	Questionnaire	No inconsistencies have been identified.	Not triggered
LIMITS ON CONSENT				
C5	<p>This consent lapses five years after the date of consent unless work is physically commenced within the meaning of section 4.53(4) of the EP&A Act.</p>	<p>EY Parthenon letter dated 23/01/26 "RE: Notification of Commencement SSD-10352"</p>	<p>The project commenced construction on the 28th of January 2026.</p>	Compliant
STUDENT NUMBERS				
C6	<p>A maximum of 1,840 students are permitted at the school at any one time, to be comprised of a maximum of:</p> <p>(a) 80 Early Learning Centre students;</p> <p>(b) 720 primary school students; and</p> <p>(c) 1,040 secondary school students.</p>		Applicable to the operation of the school.	Not triggered
C7	<p>Any further increase of the school population, beyond the maximum number of students permitted in condition C6, is subject to the requirements in conditions A9 and A 10.</p>		Applicable to the operation of the school.	Not triggered
MODIFICATION OF CONSENTS				
C8	<p>The Applicant must modify the development consents and approvals listed in the table below, pursuant to section 4.17(1)(b) of the EP&A Act, prior to the commencement of works of Stage 1.</p> <p>The modifications must ensure that:</p>		Applicable when modifications are being sought.	Not triggered

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
	<p>(a) any existing school infrastructure is removed or modified to ensure it is not located within the VMP area (shown in Appendix 3 of this consent); and</p> <p>(b) stormwater flows are directed away from the VMP area and Lot 23 in DP 879582.</p>			
C9	<p>Prior to the commencement of operation for Stage 1, the Applicant must to the satisfaction of Council and the Planning Secretary modify any existing development consents and approvals that relate to the site that are identified as being inconsistent with the conditions of this consent, pursuant to section 4.17(1)(b) of the EP&A Act. The modifications must ensure that a condition is inserted specifying that any provision of each of the modified development consents and approvals does not authorise or require anything that is inconsistent with the conditions under Schedule 3 of this development consent. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict.</p>		<p>Applicable prior to the commencement of operation for Stage 1</p>	<p>Not triggered</p>
<p>PRESCRIBED CONDITIONS</p>				
C10.	<p>The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).</p>	<p>This table</p>	<p>The project has substantively demonstrated compliance with the requirements of this development consent and the applicable environmental management plans except for Condition E16 - Construction Waste Management Sub-Plan</p> <p>Refer to Condition E16 for the recorded non-compliance details.</p>	<p>Compliant</p>
<p>PLANNING SECRETARY AS MODERATOR</p>				
C11.	<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>EY Parthenon email dated 13/02/26 " SD-10352-MOD-1 (Moriah War Memorial College, Queens Park) Authority Issue</p> <p>EY Parthenon email dated 17/03/26 " RE: SSD-10352-MOD-1 - Moriah College: Stormwater Management System Location (Condition D3) - Meeting & Site Visit"</p>	<p>The Applicant and Waverley Council were initially unable to reach agreement on the exact location of the stormwater infrastructure within the public domain. In response, EY sought direction from the Planning Secretary to assist in resolving the matter.</p> <p>A site meeting was subsequently held on 16/03/26 with the relevant stakeholders to discuss stormwater and traffic permit requirements. This meeting resulted in an agreed action for the Moriah College team to revise and resubmit the design drawings to Council for review.</p>	<p>Compliant</p>

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
		Waverley Council letter 16 April 2026, Ref: D2026/008143, RE: CONFIRMATION FOR SATISFACTION OF CONDITIONS B19 AND D3, SSD-10352, 1-3 Queens Park Road, Queens Park NSW 2022	On 16 April 2026, Waverly Council confirmed that the general design methodology of the stormwater system and any required connection to Council's infrastructure have been made to Council's satisfaction.	
EVIDENCE OF CONSULTATION				
C12.	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	This table.	The project has demonstrated that it has consulted with relevant parties prior to submitting reports to the Planning Secretary for approval.	Compliant
STAGING				
C13.	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Post approval form 20251219023349 Moriah College Redevelopment - Staging Report SSD-10352, December 2025 EY Parthenon letter dated 23/01/26 "RE: Notification of Commencement SSD-10352" DPHI letter dated 12 January 2026 " Moriah College Redevelopment – Concept and Stage 1 (SSD -10352), Staging Report, Condition s C13 & C14	The Staging Report was submitted to the Planning Secretary for approval on 19/12/2025. EY notified the Department that construction was scheduled to commence on 28 January 2026, being more than one month after submission of the Staging Report for review. The Staging Report was subsequently approved by the Planning Secretary on 12 January 2026. EY further advised that Sub-stage 1 ultimately commenced in February 2026. On this basis, the timing requirements for submission and approval of the Staging Report were met.	Compliant
C14.	A Staging Report prepared in accordance with condition C13 must:	Refer to C13	The staging report has been approved by DPHI.	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status								
	<p>(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p> <p>(b) 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>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>											
C15.	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Refer to C13	Stage 1 – Enabling Works commenced in February 2026 and consisted of demolition of existing slabs and surfaces, and construction of a vehicular turning circle via Gate 4, along with a new car park.	Compliant								
C16.	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Appendix A Table 1A	The project has generally demonstrated compliance with the requirements of this development consent as they apply to Stage 1a of the development.	Compliant								
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS												
C17	<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 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>	Questionnaire	<p>Stage 1 – Enabling Works commenced in February 2026 and consisted of demolition of existing slabs and surfaces, and construction of a vehicular turning circle via Gate 4, along with a new car park.</p> <p>The CEMP and sub-plans have been prepared and some of the plans have been prepared for Stage 1 enabling works only.</p> <table border="1" data-bbox="1249 1162 1782 1349"> <tbody> <tr> <td>CEMP</td> <td>All stages</td> </tr> <tr> <td>CTPMP</td> <td>Stage 1 – Enabling Works</td> </tr> <tr> <td>CSWMP</td> <td>Stage 1 – Enabling Works</td> </tr> <tr> <td>CWTS</td> <td>Stage 1 – Enabling Works</td> </tr> </tbody> </table>	CEMP	All stages	CTPMP	Stage 1 – Enabling Works	CSWMP	Stage 1 – Enabling Works	CWTS	Stage 1 – Enabling Works	Compliant
CEMP	All stages											
CTPMP	Stage 1 – Enabling Works											
CSWMP	Stage 1 – Enabling Works											
CWTS	Stage 1 – Enabling Works											

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status				
	(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).		<table border="1"> <tr> <td data-bbox="1247 310 1430 354">CNVMP</td> <td data-bbox="1430 310 1782 354">All stages</td> </tr> <tr> <td data-bbox="1247 354 1430 402">WMP</td> <td data-bbox="1430 354 1782 402">All stages</td> </tr> </table>	CNVMP	All stages	WMP	All stages	
CNVMP	All stages							
WMP	All stages							
C18.	Any strategy, plan or program prepared in accordance with condition C17, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Interview	As this relates to the initial stage of the development (Stage 1a), no strategies, plans or programs have been previously approved under this consent that would require resubmission.	Not triggered				
C19.	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.	Interview	Refer to C18	Not triggered				
C20.	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.		Refer to C18	Not triggered				
STRUCTURAL ADEQUACY								
C21.	<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: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i></p>		Not triggered at this stage of the development. No structural elements have been constructed.	Not triggered				
EXTERNAL WALLS AND CLADDING								
C22.	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.		Not triggered at this stage of the development.	Not triggered				
APPLICABILITY OF GUIDELINES								
C23.	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.			Note				

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status	
C24.	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.			Note	
MONITORING AND ENVIRONMENTAL AUDITS					
C25.	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>			Note	
ACCESS TO INFORMATION					
C26.	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition C2 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;	https://www.moriah.nsw.edu.au/about-moriah/our-building-project	(i) (ii) (iii) (iv) (v) (vi) (vii) (viii) (ix)	Link to the NSW Major Projects portal Link to the NSW Major Projects portal Project plans were uploaded The CEMP requires monitoring of noise and vibration, erosion and sediment controls, dust management, and waste tracking, primarily through site inspections, audits, and record keeping. Refer to Table A2 for detail. Status provided Form for contact details to be provided. Complaints register available Audit report – not triggered Other matters - not triggered	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
	<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 commencement of operations.</p>			
COMPLIANCE				
C27	<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>Procure excerpt - link to SSDA</p> <p>Prestart entry dated 16/4/26</p> <p>Excerpt of subcontractor contract</p>	<p>Buildcorp has provided evidence demonstrating that employees and subcontractors are made aware of, and instructed to comply with, the conditions of consent relevant to their activities. This includes:</p> <ul style="list-style-type: none"> • Subcontractor agreements which include requirements to comply with the Conditions of Approval (SSDA); • Provision of the SSDA documentation via Procure (project document management system), ensuring accessibility to relevant personnel; and • Pre-start briefings, including environmental inductions, which identify environmental hazards and obligations relevant to the Conditions of Approval. 	Compliant
INCIDENT NOTIFICATION, REPORTING AND RESPONSE				

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
C28.	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.	Questionnaire	No incidents have occurred during the reporting period; therefore this condition has not been triggered.	Not triggered
C29.	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.		Refer to C28	Not triggered
NON-COMPLIANCE NOTIFICATION				
C30	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Questionnaire	No non-compliances were identified by the project during the reporting period; therefore this condition has not been triggered.	
C31.	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.		Refer to 31	Not triggered
C32.	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance			Note
REVISION OF STRATEGIES, PLANS AND PROGRAMS				
C33.	Within three months of: (a) the submission of a compliance report under condition C35; (b) the submission of an incident report under condition C29; (c) the submission of an Independent Audit under condition F35; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition C2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Questionnaire	The triggers requiring a review of strategies, plans or programs have not occurred hence this condition has not been triggered	Not triggered

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
C34.	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	Questionnaire	The triggers requiring a review of strategies, plans or programs have not occurred hence this condition has not been triggered	Not triggered
COMPLIANCE REPORTING				
C35	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).	Staging report	Applicable to Sub-stage 3 only	Not triggered
C36	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	Staging report	Applicable to Sub-stage 3 only	Not triggered
C37	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Staging report	Applicable to Sub-stage 3 only	Not triggered
C38	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Staging report	Applicable to Sub-stage 3 only	Not triggered
PART D PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE				
CERTIFIED DRAWINGS				
D1.	Prior to the issue of a construction certificate, the Applicant must submit to the satisfaction of the Certifier, structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Northrop letter dated 28 January 2026 "Re: Moriah College Stage 1 - Enabling Works – Structural Certificate for CC1"	The structural certificate prepared by Northrop Consulting Engineers, being professional engineers, certified that drawings related to CC1 works as tabulated in Appendix A below were based on architectural drawings numbered 13001 – 41000.	

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
		CONSTRUCTION CERTIFICATE No. 240056/01 dated 2 February 2026 Structural drawing MORIAH COLLEGE 1-3 QUEENS PARK ROAD, QUEENS PARK, NSW 2022 – Not for Construction	Construction Certificate CC1 (No. 240056/01) has been issued.	
EXTERNAL WALLS AND CLADDING				
D2.	Prior to the issue of a 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.	Staging report	Applicable to Sub-stage 2 only	Not triggered
STORMWATER MANAGEMENT SYSTEM				
D3	<p>Prior to the issue of a construction certificate, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the drawings DAC3001 (Rev 04), DAC3002 (Rev 04) and DAC7001 (Rev 04) prepared by Northrop, and dated 11 November 2024;</p> <p>(c) be designed in consultation with Council and in accordance with the Waverley Council Water Management Technical Manual, July 2014, including details of the on-site detention (OSD) system; and</p> <p>(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</p>	<p>Northrop Certificate dated 27/11/25 "Re: Moriah College – Enabling Works Civil Engineering Design Certificate, (70% Design Development)</p> <p>Waverley Council letter dated 16/3/26 "RE: CONFIRMATION FOR SATISFACTION OF CONDITIONS B19 AND D3, SSD-10352, 1-3 Queens Park Road, Queens Park NSW 2022"</p> <p>Mckenzie Group CONSTRUCTION CERTIFICATE No. 240056/01 dated 2 February 2026</p>	<p>(a) Designed and certified by Northrop Consulting Engineers Pty Ltd</p> <p>(b) Certified by Northrop to address conceptual design in the drawings DAC3001 (Rev 04), DAC3002 (Rev 04) and DAC7001 (Rev 04)</p> <p>(c) Confirmation letter from Waverley Council.</p> <p>(d) Certified by Northrop to be designed in accordance Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</p> <p>Construction certificate references:</p> <ul style="list-style-type: none"> 56. Plans for Civil Engineering Works prepared by Northrop numbered: C01.01[7], C01.11[6], C01.12[3], C02.01[6], C02.11[6], C03.01[6], C03.11[6], C04.01[6], C05.01[5], C05.02[5], C05.03[5], C05.04[5], C05.11[3], C06.01[6], C06.11[6], C06.12[6], C06.13[6], C06.14[6], C06.15[5], C07.01[6], C07.11[6], C08.01[4], C09.01[6], C09.02[5], C09.03[5], C09.04[2] 	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
<ul style="list-style-type: none"> 57. Specification for Hydraulic Services Rev 3 prepared by Northrop dated 15 December 2025 				
OPERATIONAL NOISE - DESIGN OF MECHANICAL PLANT AND EQUIPMENT				
D4	Prior to the issue of any construction certificate for the design of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Noise & Vibration Impact Assessment for SSDA (SSD 10352) - Moriah College Redevelopment, Queens Park dated 14 October 2019 and prepared by JHA, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels.	Staging report	Applicable to Sub-stage 2 only	Not triggered
CAR PARKING AND SERVICE VEHICLE LAYOUT				
D5	<p>Prior to the issue of a construction certificate for car parking and service vehicle parking / loading / unloading areas, evidence must be submitted to the Certifier that the operational access and parking arrangements comply with the following requirements:</p> <p>(a) all vehicles can enter and leave the site in a forward direction;</p> <p>(b) a minimum of 93 on-site car parking spaces are included for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</p> <p>(c) the swept path of the longest vehicle entering and exiting the site 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>	Staging report	Applicable to Sub-stage 2 only	Not triggered
BICYCLE PARKING AND END-OF-TRIP FACILITIES				
D6	<p>Prior to the issue of a construction certificate, the following design details in relation to the secure bicycle parking and end-of-trip facilities must be submitted to the Certifier for approval:</p> <p>a) the provision of a minimum 160 bicycle parking spaces outlined in plans listed in condition C2;</p> <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>	Staging report	Applicable to Sub-stage 2 only	Not triggered

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
	c) the provision of end-of-trip facilities for staff.			
VEGETATION MANAGEMENT PLAN				
D7	<p>Prior to the commencement of construction, the Applicant must prepare a revised Vegetation Management Plan (VMP) to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) be prepared in consultation with Council and EES Group;</p> <p>(b) include procedures to demonstrate how plants and seeds of local ESBS provenance are to be obtained and used in the VMP area;</p> <p>(c) be consistent with, and not compromise the objectives and methods of the Centennial Park/lands and York Road Eastern Suburbs Banksia Scrub Vegetation Management Plan, prepared by WSP on behalf of the CPMP Trust and dated November 2018;</p> <p>(d) ensure any provisions are consistent with the conditions of previous development approvals issued by the Commonwealth, NSW State government and Council that relate to protection and conservation of ESBS on the site and on adjoining Lot 23 in DP 879582, including (but not limited to) the following development consents and approvals:</p> <p>(i) LD 282/00 issued by Waverley Council on 22 May 2001;</p> <p>(ii) EPBC 2002/575 issued by the Commonwealth Government on 25 October 2002;</p> <p>(iii) EPBC 2004/1676 issued by the Commonwealth Government on 20 August 2004; and</p> <p>(iv) DA 446-10-2003 issued by the Minister for Infrastructure and Planning on 21 October 2004.</p> <p>(e) include conservation management measures relating to the endangered Maroubra Woodland Snail (<i>Meridolum maryae</i>).</p>	<p>Moriah College, Vegetation Management Plan, 19 December 2024, Final</p> <p>DPHI letter dated 5/02/2025 “Moriah College – Concept and Stage 1 (SSD-10352), Vegetation Management Plan, Condition D7”</p> <p>DCCEEW letter dated 12 September 2025 “ Subject: Moriah College - Concept and Stage 1 (SSD-10352-PA-1) draft Vegetation Management Plan</p> <p>Greater Sydney Parklands Trust email dated 13 August 2024 “Subject: Re Moriah College Vegetation Management Plan - draft”</p> <p>Waverley Council email dated 22 May 2024 “Subject : Moriah College Condition D7 – Consultation with Council”</p>	<p>The Moriah College Vegetation Management Plan (Version V4), prepared by Cumberland Ecology and dated 19 December 2024, was completed prior to the commencement of construction in February 2026.</p> <p>The Planning Secretary confirmed that the Plan was prepared in accordance with Condition D7 of SSD-10352.</p> <p>Correspondence with relevant agencies, as required by the condition, was also sighted.</p>	Compliant
LANDSCAPING				
D8	<p>Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site outside of the VMP area, to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) be prepared in consultation with Council and EES Group;</p>	Staging report	Applicable to Sub-stage 2 only	Not triggered

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
	<p>(b) include substantial and at least semi-mature plantings along the Baranga Avenue and York Road frontages within the site;</p> <p>(c) detail the location, species and height at maturity of plants to be planted on-site;</p> <p>(d) provide for suitable growing conditions to support long term plant health and viability;</p> <p>(e) include a mix of native species and ESBS species (trees, shrubs and groundcovers);</p> <p>(f) include the provision of street tree planting, with the species and spacing of trees to be determined in consultation with Council; and</p> <p>(g) include the provision of nest boxes suitable to native fauna likely to use the site.</p>			
PUBLIC DOMAIN WORKS				
D9.	<p>Prior to the issue of a 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>	Staging report	Applicable to Sub-stage 2 and 3	Not triggered
ROADWORKS AND ACCESS				
D10.	<p>Prior to the issue of construction certificate for roadworks and access, the Applicant must submit design plans to the satisfaction of Council which demonstrate the proposed accesses to the development are designed to accommodate the turning path of a 12.5m Long Rigid Vehicle.</p>	Staging report	Applicable to Sub-stage 2 and 3	Not triggered
D11.	<p>Prior to the issue of a construction certificate for alterations to the Baronga Avenue pedestrian crossing, a Road Safety Audit (RSA) must be undertaken by an independent TfNSW accredited road safety auditor. Any safety measures proposed in the RSA must be implemented in the final design plans.</p>	Staging report	Applicable to Sub-stage 3 only	Not triggered

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
GREEN TRAVEL PLAN				
D12.	<p>D12. Prior to the issue of a construction certificate, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Council, TfNSW, and State Transit Authority;</p> <p>(b) include objectives and modes share targets including a 10% modal shift away from private car use (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</p> <p>(c) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and</p> <p>(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</p>	Staging report	Applicable to Sub-stage 2 only	Not triggered
D13.	<p>The GTP approved by the Planning Secretary under condition D12 must be implemented for the existing school prior to the commencement of construction.</p>	Staging report	Applicable to Sub-stage 2 only	Not triggered
PART E - PRIOR TO COMMENCEMENT OF WORKS				
NOTIFICATION OF COMMENCEMENT				
E1.	<p>The Applicant must notify the Planning Secretary and Council in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.</p>	<p>EY Parthenon letter to Waverly Council dated 23/01/2026 “ Notification of Commencement SSD-10352”</p>	<p>On 23/01/2026, EY Parthenon, on behalf of the Applicant, notified Council and DPHI of the commencement of construction scheduled for 28/02/2026. This notification was provided more than 48 hours in advance, thereby satisfying the requirements of the condition.</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
		EY Parthenon letter to DPHI dated 23/01/2026 " Notification of Commencement SSD-10352"		
E2.	If the construction or operation of the development is to be staged, the Planning Secretary and Council 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.	Refer to E1	Refer to E1	Compliant
PROTECTION OF PUBLIC INFRASTRUCTURE				
E3.	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</p>	<p>Sydney Water Section 73 Certificate – Case No. 215778</p> <p>JHA Engineers Email to EY Parthenon dated 25/325 "RE Moriah College, Queens Park - Need to Alter S.6718 Right-of-Way 202466933 [Filed 25 Mar 2025 1816].eml (3.41 MB), Site Visit Measurements 20241029.pdf (13.51 MB)" confirming consultation with Ausgrid</p> <p>Dial Before you dig drawings for 3 Queens Park Road, Queens Park NSW 2022 Job dates 24/06/2025 → 01/09/2025</p> <p>Majcon report dated 13/10/25 "20250083 Moriah College - Pre-Construction Dilapidation, Survey of Internal and External Common Areas of Building P at Moriah War Memorial College, Queens Park"</p> <p>Majcon report dated 3/10/25 " 20250083 Moriah College – Pre-Construction Dilapidation, Survey of Queens Park Public Toilets, Queens Park</p>	<p>(a) Sample of correspondence with relevant agencies sighted</p> <p>(b) Dilapidation report sighted for</p> <ul style="list-style-type: none"> • Moria College assets including Building P, R, K, G, F and Z, Carpark, Driveway and External Common Areas • Queens Park Public Toilets, Queens Park • Waverley Council assets including Bargon Ave, York Road, Queens Park Road. <p>(c) Emails confirm reports were submitted to Council and DPHI letter confirms receipt of Dilapidation reports</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
PRE-CONSTRUCTION DILAPIDATION REPORT				
E4.	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report and a closed-circuit television (track mounted camera footage) report on the adjacent stormwater drainage infrastructure to Council and the Certifier. The report must provide an accurate record (including use of but not limited to closed-circuit television monitoring reports) of the existing condition of adjoining private properties, and Council stormwater and/or public domain assets that are likely to be impacted by the proposed works.	<p>Build Corp email to Council dated 26/11/25 " SSD-10352-MOD-1 - Moriah College STEAM Dilapidation Report"</p> <p>DPHI letter 1/12/25 " Subject: Moriah College – Concept and Stage 1 (SSD-10352) - Protection of Public Infrastructure, Condition E3</p>	<p>A subterranean report and a sample of Close circuit television video of the following were sighted:</p> <ul style="list-style-type: none"> • Upstream end of scope pit 1 Denison Street Queens Park • Pit 11to Pit 10 Bargaona Ave Queens Park • Upstream end of scope pit 9 Bargaona Ave Queens Park • Upstream end of scope pit 10 Bargaona Ave Queens Park <p>Email correspondence confirmed the report was submitted to Council.</p>	Compliant
PRE-CLEARANCE SURVEY				
E5.	A pre-clearance survey for native fauna must be undertaken by a suitably qualified ecologist in all areas of vegetation on the site that is required to be cleared within one week of any clearing activities commencing and immediately prior to any clearing of vegetation commencing on the site. Any resident native fauna found during the pre-clearance surveys should be appropriately captured by a licensed wildlife carer prior to any clearing commencing and relocated in a sensitive manner to appropriate nearby habitat locations under the supervision of a qualified ecologist/licensed wildlife handler.	SLR letter SLR Project No.: 610.033208.00001, Client Reference No.: SSD-10352-Mod-1, RE: Moriah College – Project Ecologist, Queens Park Road, Queens Park	<p>The project confirmed that vegetation clearing for enabling works commenced on 28 January 2026. Evidence reviewed, including text messages and diary records, indicates that a suitably qualified ecologist was engaged to attend the site during clearing activities.</p> <p>A certification letter prepared by the ecologist was provided to the consent authority, confirming that the biodiversity requirements under Conditions E5 and E6 were satisfactorily implemented for the enabling works. The letter documents the completion of pre-clearance surveys and ecological supervision during clearing.</p> <p>Pre-clearance surveys identified no evidence of resident fauna species utilising the site. One hollow-bearing tree</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
			<p>was recorded within the enabling works area; however, no fauna required relocation at the time of clearing.</p> <p>Clearing associated with the main construction works had not commenced at the time of the audit and will require additional pre-clearance surveys and ecological supervision in accordance with the relevant conditions..</p>	
E6.	<p>A qualified ecologist/licensed wildlife handler must be present on site during the clearing of any vegetation. Any resident native fauna found during the clearing should be appropriately captured by a licensed wildlife carer and relocated in a sensitive manner to appropriate nearby habitat locations under the supervision of a qualified ecologist/licensed wildlife handler.</p>	<p>SLR letter SLR Project No.: 610.033208.00001, Client Reference No.: SSD-10352-Mod-1, RE: Moriah College – Project Ecologist, Queens Park Road, Queens Park</p>	<p>Pre-clearance surveys identified no evidence of resident fauna species utilising the site. One hollow-bearing tree was recorded within the enabling works area; however, no fauna required relocation at the time of clearing.</p> <p>Clearing associated with the main construction works had not commenced at the time of the audit and will require additional pre-clearance surveys and ecological supervision in accordance with the relevant conditions..</p>	Compliant
DEVELOPMENT CONTRIBUTIONS				
E7.	<p>Prior to the commencement of construction for any part of the development, development contributions must be paid to Council under section 7.12 of the EP&A Act and in accordance with the Waverley Council Development Contributions Plan 2006.</p> <p><i>Note: There are approval requirements for imposing a condition under section 7.12 in respect of land within a special contributions area</i></p>	<p>WAVERLEY COUNCIL INVOICE dated 16/12/25 for DA-384/2019, SSD 10352</p> <p>Moriah College Remittance advice dated 22/01/26</p>	<p>A Waverley Council invoice for Section 7.12 contributions, together with Moriah College remittance for the corresponding amount, confirms that the required contributions were paid prior to the commencement of construction.</p>	Compliant
COMMUNITY CONSULTATIVE COMMITTEE				
E8.	<p>Prior to the commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects (2016). The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction and for at least six months following the completion of construction.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> <i>The CCC is an advisory committee only.</i> 	<p>Moriah College Redevelopment Community Consultative Committee Minutes:</p> <ul style="list-style-type: none"> Meeting 18/08/25 Meeting 17/11/25 Meeting 16/2/26 	<p>A Community Consultative Committee (CCC) was established, with the first two meeting held prior to the commencement of construction. Minutes of CCC meetings are published on the project website.</p> <p>The next meeting is scheduled for 25 May 2026.</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
	<p><i>• In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community.</i></p>			
<p>COMMUNITY COMMUNICATION STRATEGY</p>				
E9.	<p>No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for approval and approved by the Planning Secretary prior to the commencement of construction or within another timeframe agreed with the Planning Secretary. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, residents in Queens Park 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 must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; 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>	<p>COMMUNITY COMMUNICATION STRATEGY, December 2025</p> <p>DPHI letter dated 15/12/2025 “Moriah College Redevelopment – Concept and Stage 1 (SSD-10352) Community Communication Strategy, Condition E9”</p>	<p>A copy of the Community Communication Strategy (CCS) is posted on the project webpage. The DPHI approval letter confirmed that the Community Communication Strategy, dated December 2025 and prepared by Muller Enterprise Pty Ltd, was approved by DPHI as being in accordance with Condition E9 of SSD-10352.</p> <p>Construction commenced on 28 February 2026. On this basis, the timing requirements were met.</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status								
DEMOLITION												
E10.	<p>Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.</p>	<p>Buildcorp letter to McKenzie Group dated 4/12/25 “ Re: Moriah War Memorial College – Compliance with AS 2601-2001 for the demolition of structures”</p> <p>DPHI letter datedb 24/12/25 “ Moriah War Memorial College – Concept and Stage 1 (SSD-10352) Demolition, Condition E10</p>	<p>Buildcorp to McKenzie Group provided written confirmation to the Certifier on 4 December 2025 that the Demolition Work Plan was prepared in accordance with AS 2601–2001.</p> <p>A DPHI letter confirmed that the Statement of Compliance (dated 4 December 2025) and the Demolition Work Plan (dated 19 December 2025) were submitted to the Planning Secretary in accordance with Condition E10 of SSD-10352.</p> <p>Construction commenced on 28 February 2026. On this basis, the timing requirements of the condition were met.</p>	Compliant								
ENVIRONMENTAL MANAGEMENT PLAN REQUIREMENTS												
E11.	<p>Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p>Note: The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</p>	<p>Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p>Construction and Environmental Management Plan (C.E.M.P), Moriah College, 1-3 Queens Park Rd & 101 York Rd Waverly NSW 2022, Project No: BN1114, Rev 0 – 19 January 2026</p> <p>Health Safety and Environment Site Management Plan, Moriah BN 1114, 1-3 Queens Park Rd & 101 York Rd Waverly NSW 2022, Rev 2</p>	<p>The preface to the CEMP generally references a corporate EMS compliant with ISO 14001 and states that the CEMP has been prepared to address the key elements of the Environmental Management Plan Guideline. <u>However, upon review, the CEMP itself does not fully address the requirements of the Guideline.</u></p> <p>Buildcorp subsequently provided a copy of the Moriah WHSEMP, which, when read in conjunction with the CEMP, generally addresses the requirements of the Guideline at a high level.</p> <p>The key elements are generally addressed as follows:</p>	Compliant								
		<table border="1"> <tr> <td data-bbox="1251 1044 1514 1117">Relationship to an existing environmental management system</td> <td data-bbox="1514 1044 1776 1117">Sub-plans attached to CEMP</td> </tr> <tr> <td data-bbox="1251 1117 1514 1190">Environmental management structure and responsibilities</td> <td data-bbox="1514 1117 1776 1190">HSE Site Mgt Plan Section 1.13 and Section 3</td> </tr> <tr> <td data-bbox="1251 1190 1514 1239">Legal and compliance requirements</td> <td data-bbox="1514 1190 1776 1239">HSE Site Mgt Plan Section 4.3</td> </tr> <tr> <td data-bbox="1251 1239 1514 1315">Training and awareness</td> <td data-bbox="1514 1239 1776 1315">HSE Site Mgt Plan Section 6.12 and Section 10.</td> </tr> </table>			Relationship to an existing environmental management system	Sub-plans attached to CEMP	Environmental management structure and responsibilities	HSE Site Mgt Plan Section 1.13 and Section 3	Legal and compliance requirements	HSE Site Mgt Plan Section 4.3	Training and awareness	HSE Site Mgt Plan Section 6.12 and Section 10.
Relationship to an existing environmental management system	Sub-plans attached to CEMP											
Environmental management structure and responsibilities	HSE Site Mgt Plan Section 1.13 and Section 3											
Legal and compliance requirements	HSE Site Mgt Plan Section 4.3											
Training and awareness	HSE Site Mgt Plan Section 6.12 and Section 10.											

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
			Environmental risk assessment	HSE Site Mgt Plan Section 6
			Hold points	Not addressed
			Environmental management measures	Sub-plans generally
			Environmental monitoring program	Sub-plans generally
			Environmental inspections	HSE Site Mgt Plan Section 13.2
			Environmental control maps or plans	Sub-plans generally
			Environmental management documents	Sub-plans generally
			Compliance monitoring and reporting	Sub-plans generally
			Environmental auditing	HSE Site Mgt Plan Section 13.2
			Other environmental reporting	HSE Site Mgt Plan Section 5.10
			Environmental incident and emergency planning, preparedness and response	HSE Site Mgt Plan Section 14 and Section 15.8
			Corrective and preventative actions	HSE Site Mgt Plan Section 9
			EMP review and revision process	HSE Site Mgt Plan Section 5.8
			<p>Improvement Opportunity IO Audit #1-01: To improve traceability and clarity for future reviews, amend the CEMP to correctly reference the project-specific HSEMP, rather than the corporate EMS, as the document addressing the key elements of the Environmental Management Plan Guideline.</p> <p>The CEMP should also include a table (similar to the table included under Condition E11 of this report) identifying where each element of the Guideline is addressed, including cross-references to the relevant CEMP sub-plans and applicable HSEMP sections.</p> <p>Improvement opportunity IO Audit #1-02: The CEMP should identify hold points required by the Approval</p>	

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				
E12.	<p>Prior to the commencement of 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 include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; and</p> <p>(vii) community consultation and complaints handling as set out in the Community Communication Strategy required by condition E9.</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition E14);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition E15);</p> <p>(d) Construction Waste Management Sub-Plan (see condition E16);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition E17);</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p>	<p>Construction and Environmental Management Plan (C.E.M.P), Moriah College, 1-3 Queens Park Rd & 101 York Rd Waverly NSW 2022, Project No: BN1114, Rev 0 – 19 January 2026</p>	<p>and other statutory instruments including where Certifier, Council or other agency approvals are required before construction or other activities can commence.</p> <p>The CEMP has been posted on the project web-page.</p> <p>A high level review of the plan has confirmed:</p> <p>(a) details:</p> <p>(i) Section 1</p> <p>(ii) Section 1</p> <p>(iii) Section 1</p> <p>(iv) Section 1 and Appendix E</p> <p>(v) Section 1</p> <p>(vi) Section 1</p> <p>(vii) Section 1 and Appendix A</p> <p>(b) Appendix B</p> <p>(c) Appendix C</p> <p>(d) Appendix D</p> <p>(e) Appendix E</p> <p>(f) Section 5</p> <p>(g) Section 6</p> <p>(h) Section 7</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
	(h) 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.			
E13.	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>Post approval form 20260121060833</p> <p>DPHI letter dated 29/01/2026 "Moriah College Redevelopment – Concept and Stage 1 (SSD-10352), Enabling Works Construction Environmental Management and Sub-plans, Conditions E12 to E20 "</p> <p>McKenzie Group email dated 5 May 2026 " Moriah College Buildcorp and McKenzie".</p>	<p>The available evidence does not clearly demonstrate compliance with this condition.</p> <p>A post-approval form and correspondence from DPHI confirm that the CEMP was submitted to the Planning Secretary and no issues were raised.</p> <p>An email from the Certifier confirmed that the document titled Construction and Environmental Management Plan (CEMP) Rev 0 dated 19 January 2026, prepared by Buildcorp, including Appendices A to F, had been accepted for the purpose of complying with Conditions E12 and E13 of SSD-10352 and SSD-10352-Mod-1. However, the Construction Certificate itself does not explicitly reference approval of the CEMP</p> <p>Improvement opportunity IO Audit #1-03: Amend the Construction Certificate and/or associated approval documentation to explicitly reference the approved CEMP revision and associated appendices relied upon to satisfy Conditions E12 and E13 of the consent.</p>	Compliant
E14.	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Waverley Council, Randwick City Council and TfNSW;</p> <p>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and</p> <p>(d) detail heavy vehicle routes, access and parking arrangements.</p>	<p>Moriah College Redevelopment - Stage 1 – Enabling Works Construction Traffic and Pedestrian Management Sub-Plan dated 14 January 2026.</p> <p>Waverley Council letter dated 17/12/25 " RE: CONSTRUCTION TRAFFIC AND PEDESTRIAN MANAGEMENT SUB-PLAN (CTPMSP) APPROVAL - DA CONDITION E14 OF SSD-10352-MOD-1, MORIAH COLLEGE REDEVELOPMENT – STAGE 1 – ENABLING</p>	<p>(a) The CTPMSP has been prepared by personnel who hold a SafeWork NSW Work Health & Safety Traffic Control Work card, accredited for the 'Prepare a Work Zone Traffic Management Plan'. Details of the accredited personnel are provided below:</p> <ul style="list-style-type: none"> Paul Cai Ticket No. TCT0056802 <p>(b) Waverley Council letter confirms that the general methodology during the construction phase have been approved to Council's satisfaction.</p> <p>Randwick Council provided conditional approval for the CTPMP, required as part of the SSD-10352 Conditions for Construction Certificate 1 (CC1) for the Moriah War Memorial College</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
		<p>WORKS, QUEENS PARK NSW 2022</p> <p>Randwick City Council email dated 20 January 2026 "Conditional Approval of CTPMP for Moriah College STEAM by RCC"</p> <p>TfNSW email dated 20/01/2026 "FW: [EXTERNAL]SSD-10352-MOD-1 - Moriah College STEAM - CTPMP (Consultation with Authorities)"</p>	<p>(MWMC) development subject to standard Council traffic conditions.</p> <p>TfNSW advised that the development doesn't impact any state road or traffic signal and requires no review from TfNSW.</p> <p>(c) Section 5</p> <p>(d) Figure 3.3</p> <p>The TCPMSP has been posted on the project web-page.</p>	
E15	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition E15(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(g) 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 condition E11 .</p>	<p>CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN MORIAH COLLEGE REDEVELOPMENT PROJECT dated 18 December 2025</p> <p>Moriah email dated 2/9/25 "Moriah STEAM Project" meeting</p> <p>Moriah email dated 20/11/25 "Moriah STEAM: Test Hole to Amphitheatre Monday 24/11/25"</p> <p>EY email dated 13/01/26 "Enabling Works Sequencing"</p> <p>EY email dated 13/01/26 Re: Disruption Notice #12 email train.</p> <p>Disruption Notice #20 "FRP Methodology.pdf (2.37 MB), DN020 - Concrete Footpath around ELC Building.pdf (240.75 KB)"</p> <p>Procure Disruption notices (list)</p>	<p>The CNVMSP has been posted on the project web-page.</p> <p>(a) Prepared JHA Engineers and author and reviewer is a Member of the Australian Acoustical Society.</p> <p>(b) Section 6</p> <p>(c) Section 6.5 and 6.7</p> <p>(d) Section 6.4 addresses community consultation but does not "describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers"</p> <p>(e) Section 6.4 addresses community consultation to be undertaken but does not address " the community consultation undertaken to develop the strategies in condition E15(d)".</p> <p>(f) Section 6.4</p> <p>(g) Section 6.8</p> <p>However, in practice, records of correspondence between the project team and the school were sighted, including consultation with the internal ELC and broader school community via Disruption Notices. The consultation process has reportedly been agreed with ELC and school leadership, with governance arrangements reviewed monthly to confirm they remain fit for purpose.</p> <p>As the school is the client, Buildcorp also undertakes meetings with the school and EY as required. Broader community consultation is generally undertaken through the Consultative Committee, as referenced in this report.</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
		Buildcorp email dated 15 May 2026 " Building Update meeting with Moriah College & EY"	<p>Sample evidence included:</p> <ul style="list-style-type: none"> Meeting invitation between the project team and Early Childhood Centre dated 15/01/26. Procure Distribution Notice register and sample Disruption Notice #20. Disruption Notice #12 and follow-up correspondence confirming agreed mitigation measures, including timing of high-impact works to minimise sleep-time impacts on children attending the centre. Meetings scheduled with Moriah Management team 	
E16	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste comprising:</p> <p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	Waste Management Plan (undated and untitled)	<p>The Construction Waste Management Sub-Plan (CWMSWP) has been made publicly available on the project website and addresses waste streams managed by the contractor (Aussie Industries) via the comingled bin service.</p> <p>While the CWMSWP is suitable for this component of waste management, it does not adequately address all waste streams generated by the project, particularly bulk spoil and demolition wastes (e.g. excavated materials, concrete and metals) managed by the earthworks contractor and other parties.</p> <p>A review of available records indicates that these waste streams are being appropriately managed in practice (refer to Conditions F29-F33). However, the absence of these waste streams within the CWMSWP represents a gap in documentation and does not fully demonstrate compliance with the requirements of Condition E16, which applies to all wastes generated by the development.</p>	Non-compliant

Improvement opportunity IO Audit #1-04: Amend Section 6.4 of the NVMP to better document the consultation and mitigation processes currently implemented for high noise generating works in proximity to sensitive receivers. This should include the consultation undertaken with the school, ELC and other sensitive receivers to develop, implement and refine mitigation strategies, consistent with the requirements of Condition E15(d) and (e).

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
E17.	<p>The Construction Soil and Water Management Sub-Plan (CSWMSP) must address, but not be limited to:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council and the CPMP Trust; (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 specific controls to protect the VMP area and the ESBS on Lot 23 in DP 879582 including: <ul style="list-style-type: none"> (i) contractor induction to make construction workers aware of the sensitive site; (ii) temporary site fencing to include dust fence along the length of Lot 23 in DP 879582 boundary; (iii) diverting all stormwater away from Lot 23 in DP 879582; (iv) no stockpiling within 1 Om of Lot 23 in DP 879582; and (v) monitoring boundaries to avoid build-up of sediment adjacent to Lot 23 in DP 879582. (d) provide a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the site); (e) detail all off-site flows from the site; and 	<p>CONSTRUCTION SOIL AND WATER MANAGEMENT PLAN Moriah College - Enabling Works dated 16 January 2026</p> <p>Waverly Council email dated 14/01/2026 "RE: [EXTERNAL] SSD-10352-MOD-1 - Moriah College STEAM - CSWMP (Consultation with Council)"</p>	<p>Non-compliance NC- Audit #1-01: The Construction Waste Management Sub-Plan (CWMSWP) did not adequately address all waste streams generated by the development, including bulk spoil and demolition wastes managed by the earthworks contractor and other parties, and therefore did not fully demonstrate compliance with the requirements of Condition E16.</p> <p><i>Note: The CEMP addresses demolition and contaminated wastes at a high level; however, it does not provide sufficient detail to fully address the requirements of Condition E16.</i></p> <p>The CSWSP has been posted on the project web-page. The plan is limited to Phase 1 enabling woks.</p> <ul style="list-style-type: none"> (a) Prepared by Northrop Consulting Engineers Pty Ltd. Consultation with the CPMP Trust is appended Appendix C. Council acceptance of the plan was sighted. (b) Section 3 (c) Table 2 – site inspection confirmed that the level of the site was below the natural surface leve of the boundary providing physical barrier for stormwater discharge to the VMP area. (d) Appendix A (e) Section 3.1 and 3.2 however Buildcorp advised that due the sandy foundation, no offsite discharge of overland flow occurs. (f) Section 3 and Appendix A 	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
	(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to the 1 in 5-year ARI.			
E18.	<p>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>Moriah College Redevelopment - Stage 1 – Enabling Works Construction Traffic and Pedestrian Management Sub-Plan dated 14 January 2026.</p> <p>Appendix C - Driver Code of Conduct</p> <p>Signed drivers Code of Conduct sample dated 21/04/26</p> <p>Excerpt of subcontractor contract</p>	<p>The Driver Code of Conduct is included as Appendix C of the CPMSP and is publicly available on the project webpage, satisfying the requirement for accessibility. The content of the Code addresses the behavioural and operational expectations of drivers in accordance with the condition.</p> <p>Implementation of the Code is supported by:</p> <ul style="list-style-type: none"> • Driver sign-on and acknowledgement records, confirming that drivers have read and understood the requirements; and • Contractor and subcontractor agreements that reference and incorporate the Code of Conduct, ensuring it is contractually binding. 	
SOIL AND WATER				
E19.	<p>Prior to the commencement of construction, the Applicant must install erosion and sediment controls and other soil and water management measures in accordance with the CSWMSP.</p>	<p>Buildcorp letter to certifier dated 4/12/25 “ Re: Moriah War Memorial College – Installation of Erosion and Sediment Controls”</p> <p>Photos of ERSED installation</p>	<p>The evidence indicates that erosion and sediment controls were installed and in place in accordance with this condition.</p> <p>Buildcorp provided written confirmation to the Certifier that erosion and sediment controls (ESC) would be installed prior to the commencement of construction.</p> <p>Photographic evidence demonstrates that ESC measures were installed, and site inspections verified that controls were in place at the time of inspection.</p> <p>Walk-through inspections also indicate that the installed ERSED controls were generally adequate and consistent with the CSWMSP and the Blue Book</p>	Compliant
CONSTRUCTION WORKER TRANSPORTATION STRATEGY				
E20.	<p>Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy (CWTS) to the satisfaction of the Planning Secretary. The CWTS must detail the provision of sufficient parking facilities or other travel arrangements for construction</p>	<p>Moriah War Memorial College - Stage 1 Construction Worker Transport Strategy dated 12 December 2025</p>	<p>The CWTS has been posted on the project web-page.</p> <p>DPHI correspondence confirmed that, they were satisfied that the Construction Worker Transportation Strategy (Revision 03, dated 12 December 2025), prepared by ttp,</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
	<p>workers in order to minimise demand for construction worker parking in nearby public and residential streets or public parking facilities, including:</p> <p>(a) detailed arrangements designed to minimise the car parking demand for construction workers in the locality including within the Queens Park residential area;</p> <p>(b) options to secure off-site car parking on a temporary basis (such as a leasing arrangement) for the duration of construction, where practicable; and</p> <p>(c) arrangements to effectively manage and monitor construction parking issues that may occur once construction works have commenced.</p>	<p>DPHI letter dated 16/12/25 “Moriah College Redevelopment – Concept and Stage 1 (SSD-10352), Construction Worker Transport Strategy, Condition E20”</p>	<p>was prepared in accordance with Condition E20 of SSD-10352.</p>	
INTERSECTION WORKS				
E21.	<p>Prior to the commencement of construction, the Applicant must submit detailed design plans for approval by Council for the intersection upgrades at the Queens Park Road/ York Road intersection and at the York Road/ Baronga Avenue intersection. In preparing these plans, the Applicant must consider inclusion of a separate left turn lane at the Queens Park Road/ York Road intersection.</p>	Staging report	Applicable to Sub-stage 2 and 3	Not triggered
ABORIGINAL HERITAGE				
E22.	<p>Following the demolition and removal of buildings and prior to the erection of any new buildings and other infrastructure permitted by this consent, archaeological monitoring and sub-surface test excavation must be undertaken to confirm the presence or absence of Aboriginal objects and archaeological resources within the site by appropriately qualified archaeologists with the participation of the nominated Registered Aboriginal Parties in accordance with an Archaeological Research and Design Methodology, which is to include:</p> <p>(a) a geomorphological assessment to investigate the underlying sand body;</p> <p>(b) monitoring protocols for all demolition phases; and</p> <p>(c) protocols for handling of any Aboriginal objects and archaeological resources that might be uncovered during excavations.</p>	<p>Urbis report “Archaeological Research Design and Excavation Methodology, Moriah College, Queens Park, NSW” Date: November 2025</p> <p>Urbis letter 16 April 2026 “Moriah College Archaeological Investigations”</p>	<p>Urbis Ltd undertook a test excavation program on 18–19 March 2026 at Moriah College, Queens Park, NSW, on behalf of the Proponent, in accordance with the relevant Code of Practice. The works were carried out consistent with the approved Aboriginal Cultural Heritage Assessment Report and Archaeological Research Design and Excavation Methodology.</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT				
E23.	Prior to the commencement of the removal of any construction and demolition waste material from the site, the Applicant must notify the TfNSW (RMS) Transport Management Centre of the construction vehicle route(s) to be followed by trucks transporting waste material from the site.	TfNSW email dated 20/01/2026 "FW: [EXTERNAL]SSD-10352-MOD-1 - Moriah College STEAM - CTPMP (Consultation with Authorities)"	TfNSW advised that the development doesn't impact any state road or traffic signal and requires no review from TfNSW.	Compliant
OUTDOOR LIGHTING				
E24.	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.	Staging report	<ul style="list-style-type: none"> Applicable to Sub-stage 2 only 	Not triggered
ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
E25.	<p>Prior to the commencement of construction unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	<p>Green Building Council Australia email dated 7/08/2024 " GS-13064B Moriah College STEAM building – REGISTERED"</p> <p>Northrop report dated 30 July 2024 " SUSTAINABILITY REPORT, Moriah College - Stage 1"</p>	<p>The Green Building Council of Australia certificate confirms that the Moriah College STEAM building was registered for certification under Green Star Buildings v1 on 21 June 2024.</p> <p>he associated Sustainability Report further confirms that the development is targeting a minimum 4 Star Green Star rating, representing Best Practice in environmentally sustainable design and construction.</p>	Compliant
PART F DURING CONSTRUCTION				
SITE NOTICE				
F1	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A 1) with any text on the notice to be a minimum of 30-point type size;</p>	<p>Site photos provided by Buildcorp</p> <p>Site inspection</p>	<p>Photos and the site Inspection confirmed:</p> <ul style="list-style-type: none"> signage must be prominently displayed at the boundaries met minimum dimensions and was durable and weatherproof displayed approve hours of work mounted at eye level. 	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
	<p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>			
OPERATION OF PLANT AND EQUIPMENT				
F2.	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.	Plant register	Buildcorp maintains a plant register that records key information including identification details, date of last inspection, next inspection due, and plant status.	Compliant
DEMOLITION				
F3.	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition E10.	<p>Buildcorp letter to McKenzie Group dated 4/12/25 “ Re: Moriah War Memorial College – Compliance with AS 2601-2001 for the demolition of structures”</p> <p>DPHI letter datedb 24/12/25 “ Moriah War Memorial College – Concept and Stage 1 (SSD-10352) Demolition, Condition E10</p>	<p>Buildcorp to Mckenzie Group provided written confirmation to the Certifier on 4 December 2025 that the Demolition Work Plan was prepared in accordance with AS 2601–2001.</p> <p>A DPHI letter confirmed that the Statement of Compliance (dated 4 December 2025) and the Demolition Work Plan (dated 19 December 2025) were submitted to the Planning Secretary in accordance with Condition E10 of SSD-10352.</p> <p>Construction commenced on 28 February 2026. On this basis, the timing requirements of the condition were met.</p>	Compliant
SITE CONTAMINATION				
F4.	<p>At the completion of demolition, the Applicant must conduct a detailed site investigation to confirm the full nature and extent of any contamination at the project area and comply with the following requirements:</p> <p>(a) site investigations must be undertaken (including the land situated beneath the existing building footprints following demolition) and the subsequent report(s), must be prepared in accordance with relevant</p>	Douglas Partners Report on Detailed Site (Contamination) Investigation, Moriah College - Steam Building, 3 Queens Park Road, Queens Park NSW, dated 28 November 2025	<p>For the area comprising the Early Works construction zone, no buildings required demolition. Accordingly, construction works proceeded based on the Detailed Site Investigation (DSI) prepared prior to demolition.</p> <p>The DSI determined that the site was suitable for the proposed school development, subject to:</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
	<p>guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; and</p> <p>(b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.</p>		<ul style="list-style-type: none"> undertaking a hazardous building materials (HBM) assessment and appropriate management during demolition; preparing and implementing an Unexpected Finds Protocol (UFP) to manage potential residual contamination risks; and completing a data gap investigation and post-demolition inspection to assess surface and near-surface soils for potential contamination. <p>The DSI was prepared by Douglas Partners and reviewed by Paul Gorman, CEnvP(SC) No. SC41094, consistent with Condition F4(b).</p>	
F5.	<p>Should the investigations required by condition F4 identify that remediation works are required, a Remediation Action Plan (RAP) is to be prepared and approved by a NSW EPA accredited Site Auditor to confirm that the RAP is appropriate. Remediation of the site must be carried out in accordance with the RAP prior to the commencement of construction.</p>	<p>Douglas Partners (DP) Remediation Action Plan, Moriah College - Steam Building, 3 Queens Park Road, Queens Park NSW dated 27 February 2026</p> <p>Rambol DP email train dated 9/03/2026 to 19/03/2026 titled "MWMC – Compliance with Conditions F4, F5 and F6.</p> <p>DP email to Buildcorp dated 21/5/26 titled "FW: Remediation at Moriah College</p> <p>Ramboll email to EY dated 22/05/2026 titled "RE: Remediation at Moriah College"</p>	<p>The DSI prepared under Condition F4 did not identify remediation works as being required at that time and, on that basis, a Construction Certificate was issued for the Early Works.</p> <p>Subsequent to commencement of works, asbestos fragments were identified during excavation associated with the detention basin, triggering the Unexpected Finds Protocol. In response, Douglas Partners prepared a Remediation Action Plan (RAP), which was reviewed by a NSW EPA accredited Site Auditor.</p> <p>The RAP adopted a containment-based remediation strategy whereby construction elements, including capping layers, slabs and landscaped areas, formed part of the remediation measures. As a result, remediation activities and construction works were undertaken concurrently in accordance with the RAP framework and in consultation with the Site Auditor.</p> <p>Correspondence reviewed during the audit indicates that the Site Auditor had no objection to the remediation approach, subject to final updates to the documentation. While the sequencing of remediation and construction differs from a strictly staged interpretation of the condition, the remediation framework and controls required by the RAP were being implemented at the time of the audit under the oversight of Douglas Partners.</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
F6.	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	Questionnaire	At the time of audit, the first stage of the development was progressing; however, an Interim Audit Advice had not yet been triggered.	Not triggered
CONSTRUCTION HOURS				
F7.	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 5pm, Saturdays. No work may be carried out on Sundays or public holidays.	Site Notice photo Site Induction excerpt	Site notices and induction materials confirm that construction is restricted to approved hours in accordance with the condition.	Compliant
F8.	Construction activities may be undertaken outside of the hours in condition F7 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	DPHI letter dated 6/3/26 "Moriah College Redevelopment (SSD-10352), Out-of-hours Works Application, Condition F8(d)"	The Applicant proposed out-of-hours excavation and off-site haulage of hazardous soils within the enabling works zone over four consecutive weeknights (commencing 9 March 2026, between 6:00 pm and 3:00 am). The application was supported by a Noise Assessment prepared by JHD. Following review, the Department confirmed it was satisfied that adequate justification had been provided for the out-of-hours works in the circumstances	Compliant
F9.	Notification of such construction activities as referenced in condition F8 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Buildcorp notice to neighbours dated 6/3/26 "RE: SSD-10352-MOD-1 Moriah College Redevelopment – Enabling Works – Out-of-Hours Work Notice"	Notification of the out-of-hours works was provided to affected residents on 6 March 2026, prior to commencement of the works on 9 March 2026, in accordance with Condition F9. The notice outlined the location, timing (6:00 pm to 3:00 am), duration (four consecutive nights), and included measures to minimise noise and disruption.	Compliant
F10.	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	HSE Notice Board Site Induction excerpt	Site notice HSE notice board and induction materials confirm that high impact noise activities are restricted to approved hours in accordance with the condition.	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
IMPLEMENTATION OF MANAGEMENT PLANS				
F11.	The Applicant must carry out the construction of the development in accordance with the most recent version of the submitted CEMP (including Sub-Plans).		Refer to Compliance Table, Appendix A, Table A2	
CONSTRUCTION TRAFFIC				
F12.	All construction vehicles (excluding site personnel vehicles) must be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Waverley Council Permit CP/63-2026 dated 12/2/26 Waverley Council Permit CP/249-2026 dated 16/04/26	Construction vehicles enter the site as per the CTPMP unless approved under the relevant Council permit. Council approvals were sighted for: <ul style="list-style-type: none"> 12/2/26 to stand and operate an occupying footpath on a public road on the North side of Moriah College, York Road, QUEENS PARK NSW 2022 16/04/26 To stand and operate a Within bus bay on Baronga Ave on a public road on the West side of Moriah College, York Road, QUEENS PARK NSW 2022 	Compliant
HOARDING REQUIREMENTS				
	F13. The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Site observation Interview	Buildcorp confirmed that the Construction Site Manager is responsible for managing hoarding presentation, including the removal of graffiti. No graffiti was observed on the construction hoarding at the time of the audit inspection.	Compliant
NO OBSTRUCTION OF PUBLIC WAY				
F14.	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site observation Waverley Council Permit CP/63-2026 dated 12/2/26 Waverley Council Permit CP/249-2026 dated 16/04/26	Site inspections confirmed that the public domain outside the approved construction works zone was maintained clear of obstruction. No materials, plant, vehicles, refuse bins, skips, or similar items were observed encroaching onto the public way. Pedestrian and vehicular access along adjoining roads and footpaths was unobstructed at the time of inspection.	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
<p>Council approvals were sighted permitting temporary occupation of specific public areas, including:</p> <ul style="list-style-type: none"> 12/02/2026 – Approval to stand and operate, including occupation of the footpath on the north side of Moriah College, York Road, Queens Park 16/04/2026 – Approval to stand and operate within a bus bay on Baronga Avenue Additional approval for works on the west side of Moriah College, York Road, Queens Park <p>These approvals demonstrate that where temporary occupation of the public domain was required, it was appropriately authorised and managed.</p>				
<p>CONSTRUCTION NOISE LIMITS</p>				
F15.	<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 Construction Noise and Vibration Management Sub-Plan.</p>	<p>JHA report dated 10/04/2026 “ NOISE MONITORING REPORT, MORIAH COLLEGE REDEVELOPMENT PROJECT”</p>	<p>JHA Consulting Engineers was engaged by Buildcorp to undertake noise monitoring for the OOHW in accordance with DPHI requirements.</p> <p>Monitoring results confirm that no high construction noise level events were recorded that resulted in exceedances of the Noise Management Levels (NMLs), as derived in accordance with the NSW Interim Construction Noise Guideline (ICNG), at residential receivers within the NCA1 and NCA2 catchments.</p> <p>Measured and predicted noise levels were below those assumed in the OOHW Noise Assessment prepared by JHA, noting that the assessment was based on conservative, worst-case scenarios. Based on the monitoring data and predictions, sleep disturbance impacts were not considered likely. The highest recorded noise levels at receivers were generally attributable to external sources such as vehicle pass-bys rather than construction activities.</p> <p>No residential complaints were reported during the monitoring period.</p> <p>Given the separation distance between the construction works and surrounding receivers, vibration impacts were not considered plausible.</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
			The Project advised that no noise-related complaints were received in association with the works during the audit period. This is consistent with the monitoring results and indicates that construction noise impacts were effectively managed.	
F16.	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition F7.	Site induction excerpt. Site notice WHATSAPP communications dated 20/4/26,22/4/26, 29/4/26, 6/3/26,	Buildcorp has implemented controls to prevent out-of-hours vehicle arrivals, including site inductions and notices outlining approved construction hours. Delivery drivers are managed through direct communications and a WhatsApp delivery group to coordinate timing. Site access is physically controlled via a locked gate outside approved hours, preventing unauthorised entry. No evidence of out-of-hours deliveries or related complaints was identified at the time of the audit.	Compliant
F17.	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.	Questionnaire Site observations	Buildcorp confirmed the use of "quackers" to ensure noise impacts on surrounding noise sensitive receivers are minimised. Quackers were observed active on-site on site based vehicles.	Compliant
VIBRATION CRITERIA				
F18.	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Questionnaire Site observations	High risk vibration-generating activities capable of causing structural damage and human disturbance were avoided due to the potential risk to the OSD tank located beneath the site. No vibratory rollers or similar equipment were used during the audit period..	Compliant
F19.	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition F18.		Refer to F18	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
F20.	The limits in conditions F18 and F19 apply unless otherwise outlined in a Construction Noise and Vibration Management Sub-Plan, approved as part of the CEMP required by condition E15 of this consent.		Refer to F18	Compliant
TREE PROTECTION				
F21 .	<p>For the duration of the construction works:</p> <p>(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p> <p>(b) all street trees immediately adjacent to the approved disturbance area/ property boundary/ies 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 Construction Impact Assessment and Management Plan, prepared by Botanics Tree Wise People Pty Ltd and dated September 2019 (updated April 2021); 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> <p><i>Note: Payment of applicable bonds for specific street trees subject to condition F21 above. are to be determined in consultation with Council and in accordance with Council's standard tree protection specifications. conditions and/or guidelines.</i></p>	Staging report	Applicable to Sub-stage 2 and 3	Not triggered
AIR QUALITY				
F22.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.		Refer Condition F23	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
F23.	<p>During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</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>(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>	Site observations	<p>(a) Due to the extent of Stage 1a works, the site was highly constrained and largely active. A spray irrigation system was installed along the site hoarding to minimise dust generation.</p> <p>(b) Trucks entering and leaving the site were observed to have loads covered.</p> <p>(c) No dirt was observed tracking onto the public road network. A concrete/hardstand surface was in place to minimise mud generation, and a rumble grid was installed and maintained in good condition.</p> <p>(d) Public roads surrounding the site were observed to be clean.</p> <p>(e) Progressive stabilisation measures were evident, including installation of ERSED controls, stockpiling of gravel for backfilling, and geofabric covering exposed areas around excavations.</p>	Compliant
EROSION AND SEDIMENT CONTROL				
F24.	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	Site observations	<p>The following ERSED controls, consistent with the ESCP, were observed:</p> <ul style="list-style-type: none"> • The sandy site foundation limits stormwater runoff, with no defined discharge point from the site. • Coir logs were installed around the site perimeter. • Geofabric was laid over embankments leading to the OSD excavation. • No dirt was observed tracking onto the public road network. A concrete/hardstand surface was in place to minimise mud generation, • A rumble grid was installed and maintained in good condition. 	Compliant
IMPORTED SOIL				
F25.	<p>The Applicant must:</p> <p>(a) ensure that only virgin excavated natural material (VENM), excavated natural material (ENM), or other material approved in writing by the EPA is brought onto the site;</p>	<p>Import Materials Register 26/2/26 to 14/4/26</p> <p>Dougals and Partners email dated 24/2/26 "Imported Material – SAND"</p>	An imported materials register is maintained for the site. A review of the register identified entries for sand, soil and mulch, including details of the service provider and confirmation of Douglas Partners approved sources.	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
	(b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	Douglas and Partners memo dated 15/4/26 " STEAM Building Enabling Works – Imported Material Assessment: Nepean, Landscape Supplies Landscape Materials April 2026"	A sample of supplier and materials test reports including contamination assessments for the sand were sighted . Based on the Douglas partners report dated 15/04/26, the Native Garden Mix and Hardwood / Woodchip Mulch were considered suitable for importation and use on site.	
DISPOSAL OF SEEPAGE AND STORMWATER				
F26.	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.	Interview	Due to the sandy foundation, no stormwater runoff is currently generated and no discharge from the site occurs. Accordingly, this condition has not been triggered at this stage of construction. It is noted that once hardstand surfaces are established and runoff is generated, this condition will be triggered, requiring Certifier satisfaction and prior Council approval for any connection or discharge to the stormwater system.	Not triggered
UNEXPECTED FINDS PROTOCOL - ABORIGINAL HERITAGE				
F27.	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.	Questionnaire	No unexpected finds have been identified. Therefore, this condition has not been triggered.	Not triggered
UNEXPECTED FINDS PROTOCOL - HISTORIC HERITAGE				
F28.	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage NSW.	Questionnaire	No unexpected finds have been identified. Therefore, this condition has not been triggered.	Not triggered

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
WASTE STORAGE AND PROCESSING				
F29.	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	<p>Weekly safety walk 260/04/26</p> <p>Site photos</p> <p>Enabling works site plan</p> <p>Site inspection</p>	<p>Weekly site inspections (e.g. 20/04/26) included waste management and housekeeping observations. The Enabling Works site plan identifies skip/bin locations, with photographic evidence confirming designated waste containers on site.</p> <p>Due to site constraints, fixed waste storage areas are not established; instead, bins/skips are provided as required and relocated as works progress. Limited waste was observed, with office and amenities waste contained within appropriate bins. All waste was secured within bins/skips, with no evidence of waste leaving the site.</p> <p>General waste is managed as commingled off-site (receipts sighted), while specific waste streams such as demolition waste are segregated where applicable. Overall housekeeping and waste management practices were observed to be good.</p>	Compliant
F30.	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<p>Douglas Partners Report "In Situ Waste Classification - ELC Area Moriah College - Steam Building, 3 Queens Park Road, Queens Park NSW R005.Rev 0 dated 25/02/26 and R005.Rev 1 dated 11/03/26.</p> <p>Douglas Partners Report "Situ Waste Classification Moriah College - Steam Building (Enabling Works), 3 Queens Park Road, Queens Park NSW, R003.Rev 0 dated 19/02/26 and R003.Rev 1 dated 26/02/26.</p> <p>Douglas Partners Memo " Waste Classification Sports Courts Update - Moriah College – STEAM, Building Enabling Works, 3 Queens Park Road, Queens Park NSW, R012.Rev0</p>	<p>Waste classification</p> <p>In situ waste and stockpiled waste classification reports demonstrate that Buildcorp undertook waste classification of excavated materials prior to off-site disposal. The Classification indicated that the classifications comprised:</p> <ul style="list-style-type: none"> • General Solid waste • General Solid waste - Special Waste asbestos <p>Refer to F32 to F34 for management of Asbestos waste.</p>	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
		Douglas Partners Report “ Stockpile Waste Classification – SP1, Moriah College - Steam Building’ 3 Queens Park Road, Queens Park NSW dated 5 March 2026 R006.Rev1		
F31 .	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.	Weekly HSE Walk Safety walk 260420	Weekly HSE inspections (e.g. 26/04/26) included checks for concrete waste management. At this stage of works, no concrete activities requiring washout were being undertaken, and no washout area was required. No evidence of concrete waste or rinse water disposal on site, or discharge to any watercourse, was observed.	Compliant
F32.	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.	Aussie Skips, Monthly Waste Report March 2026 Disposal Summary for Q4698 – Moriah College – Queens Park 13/2/26 to 14/3/26 Cleanaway St Marys Weighbridge (WB) dockets for 9/3/26 to 14/3/26 Square Civil WB dockets 10/3/26 to 12/3/26 Trick run sheet forms for Square Civil	General waste is collected by Aussie Skips, which provides monthly waste and recycling reports. For March 2026, the site achieved a 97% recycling rate, with 3% of waste directed to landfill. Recycled materials included cardboard/paper, timber/plastic, metal, clean heavy soils, brick/concrete, and tiles. A total of 10 tonnes of waste was generated during the month. A waste register is also maintained for spoil and demolition waste . The register includes information including waste classification, TRS ID, Vehicle rego, Truck type, Net weight Tip site.	Compliant
F33.	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.	SafeWork letter dated 27/03/25 “ SafeWork NSW Friable Asbestos Removal Licence’ for Square Civil Square Civil WHS records including fit tests, medical certificates, training Chalcuhi Asbestos Removal Control Plan, Buildcorp, Moriah College, 1-3 Queens Park Rd,	The Applicant has implemented measures to ensure that the removal of hazardous materials, including the containment and control of airborne fibres and disposal at an approved waste facility, is undertaken in accordance with relevant legislation, codes, standards and guidelines. A SafeWork NSW Friable Asbestos Removal Licence issued to Square Civil (dated 27/03/2025) was sighted, confirming that the contractor is appropriately licensed to undertake friable asbestos removal works. Supporting WHS documentation for Square Civil, including worker fit test records, medical certificates and training records, was	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
		Queens Park Rev 2 dated 27/02/26 Square Civil Disposal tracking records including WB dockets and truck run sheets for 9/3/26 to 12/3/26 Clearance certificates for enabling works, Clearance 1, Front entrance, VENM 1 Remediation Action Plan Air Monitoring results for Feb, Marcc and April	also provided, demonstrating that personnel involved in the works were suitably qualified and medically cleared. The Asbestos Removal Control Plan (Chalcuhi, Rev 2 dated 27/02/2026), outlines the procedures for safe removal, containment and control of asbestos fibres, including air monitoring and decontamination requirements. The plan is consistent with applicable regulatory requirements. Waste disposal records, including weighbridge dockets and truck run sheets for the period 9/03/2026 to 12/03/2026, confirm that asbestos waste was transported and disposed of at an approved facility. Clearance certificates for enabling works areas (including Front Entrance and VENM 1) were also sighted, A Remediation Action Plan was provided to guide the overall approach to contamination management. In addition, air monitoring results for February, March and April were reviewed and indicate that fibre levels were managed within acceptable limits during the works.	
OUTDOOR LIGHTING				
F34.	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.	Questionnaire	At the time of the audit, no external lighting was installed or operational at the site.	Not triggered
INDEPENDENT ENVIRONMENTAL AUDIT				
F35.	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.	DPHI letter dated 20/03/26 "Subject: Moriah College - Concept and Stage 1 – Appointment of Experts"	The Planning Secretary, agreed to the appointment of the following audit team to prepare and undertake the IEAs for the project's construction phase: <ul style="list-style-type: none"> Mr Maurice Pignatelli – OptimE Pty Ltd (Lead Auditor) Mr Tim Cook – L2R Advisory Pty Ltd (Alternate Lead Auditor) 	Compliant
F36.	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).		Refer to Table 2 of this report for detail.	Compliant

Approval (ID)	Requirement	Evidence Collected	Findings	Compliance Status
F37.	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the applicant of the date or timing upon which the audit must be commenced.		The Planning Secretary has not required the initial and subsequent Independent Audits to be undertaken at different times to those specified in the guideline.	Not triggered
F38.	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition F39 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 after submission to the Planning Secretary.		This represents the first audit for the project; therefore, this condition has not been triggered during the reporting period.	Not triggered
F39.	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 represents the first audit for the project; therefore, this condition has not been triggered during the reporting period.	Not triggered
F40.	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.		The project is in the construction phase, therefore this condition is not applicable.	Not triggered
PART G - PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE/ COMMENCEMENT OF OPERATION				Not triggered
PART H - POST OCCUPATION				Not triggered

END.

Appendix A: Table A2 - Moriah College - CEMP and sub-plan audit compliance table - SSD-10352

Construction Environmental Management Plan (CEMP)

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
CEMP	Hours of work compliance (p.6)	Verify works occurring within approved hours	Works observed during the inspection were occurring within the approved construction hours. Site personnel advised that approved working hours and any applicable restrictions are communicated during site inductions and reinforced through information displayed on the site noticeboard.
CEMP	24-hour contact details displayed (p.6)	Confirm site noticeboard displays contact details	A site noticeboard displaying the required 24-hour community contact details was mounted on the hoarding at the site entrance. The contact information was clearly visible and accessible to members of the public and surrounding community.
CEMP	Dust control measures implemented (p.6)	Observe implementation: dampening, covered loads, clean roads, controlled cutting	Dust mitigation measures were observed to be implemented across the site during the inspection. Measures included covered loads, operation of a fixed sprinkler/misting system mounted around the site perimeter, and controls to minimise mud and sediment tracking from the site onto surrounding roads and footpaths.
CEMP	Weather checks for dust management (p.6)	Confirm weather conditions considered during works	Site personnel advised that weather conditions, including forecast wind and rainfall, are discussed during daily pre-start meetings to assist with planning of dust-generating activities and implementation of appropriate mitigation measures where required.
CEMP	Stormwater controls implemented (p.6)	Verify sediment filters at pits, discharge points functioning	The site comprised predominantly sandy soils with negligible evidence of concentrated runoff at the time of inspection. Sediment fences had been installed along the perimeter boundaries of the construction zone, and sediment and trash filters were observed within stormwater pits throughout the active work areas to minimise sediment discharge
CEMP	Sediment tracking controls (cattle grid / wheel wash) (p.6)	Confirm controls installed and functioning; check for tracking onto roads	Controls to minimise sediment and mud tracking from the site were implemented at access and egress points. Site access areas were maintained in a condition that reduced the likelihood of sediment tracking

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
			onto surrounding public roads. No significant evidence of off-site tracking was observed during the inspection.
CEMP	External lighting compliance (AS4282) (p.6)	Verify lighting does not cause off-site spill	Not triggered
CEMP	Unexpected finds – contamination protocol (p.10)	Verify personnel awareness; confirm stop work / isolation capability	Refer to Condition F4, F5 and F6
CEMP	Unexpected finds – heritage protocol (p.11)	Verify awareness of heritage procedures	Not triggered
CEMP	Archaeological monitoring (E22 linkage) (p.11)	Confirm monitoring undertaken where required prior to works	Archaeological monitoring documentation and associated reporting records were sighted for works where monitoring was required prior to disturbance activities, consistent with the approved heritage management requirements.
CEMP	Hazardous materials survey prior to demolition (p.12)	Confirm survey completed prior to demolition works	Demolition and hazardous materials survey documentation was sighted during the audit. The records confirmed that hazardous materials investigations had been undertaken prior to demolition activities commencing. Copies of the demolition survey and hazardous materials report were requested for audit verification records.
CEMP	Waste classification and disposal (p.12)	Verify waste segregation and disposal practices on site	Waste generated on site was observed to be segregated and managed in designated areas. Waste classification documentation was available to support the identification and lawful disposal of waste streams generated by the project.
CEMP	Waste transport tracking (p.12)	Confirm waste transported to approved facilities	Records including waste transport dockets were available to demonstrate that waste materials were transported from the site by appropriately licensed contractors to approved waste management facilities.

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
CEMP	Waste facility compliance verification (p.12)	Verify receiving facility is appropriately licensed	Verification of the receiving waste facility licences was required to confirm that the facilities used were appropriately licensed and permitted to receive the relevant waste classifications generated by the project. Refer to WMP for further discussion.
CEMP	Induction of personnel into environmental requirements (p.10)	Confirm personnel aware of environmental obligations	Environmental requirements formed part of the site induction process. Personnel interviewed during the inspection demonstrated general awareness of key environmental obligations, including dust management, erosion and sediment controls, unexpected finds procedures, and community obligations.
CSWMP	Stormwater discharge pathways (Sec 3.0, 3.1)	Confirm runoff directed to discharge points; no uncontrolled flows or ponding	The site consisted predominantly of sandy soils with high infiltration capacity, resulting in negligible surface runoff at the time of inspection. Stormwater discharge pathways appeared appropriately managed, with no evidence of uncontrolled flows, scour, or prolonged ponding within active work areas.
CSWMP	Kerb inlet sediment controls – mesh/gravel filters (Sec 3.1, Appendix A)	Filters installed; no blockage, bypass or damage	Not applicable
CSWMP	Geotextile pit filters (Sec 3.1)	Filters installed and intact; not clogged or damaged	Geotextile pit filters were observed to be installed within stormwater pits across the site. The filters were generally intact and appropriately fitted, with no significant evidence of clogging, tearing, or failure at the time of inspection.
CSWMP	Stabilised site access / cattle grid (Sec 3.1, Appendix B)	No sediment tracking onto public roads; access stabilised	Site access and egress points were stabilised to minimise sediment tracking onto surrounding public roads. No evidence of sediment deposition or tracking beyond the site boundary was observed during the inspection
CSWMP	Wheel wash (Sec 3.1)	Wheel wash operational; no sediment leaving site	A hose-down arrangement was available at the site access point to facilitate wheel cleaning where required. No significant sediment tracking from vehicle movements was observed on adjoining roads at the time of the inspection.

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
CSWMP	Sediment fencing (Sec 3.1, Sec 4.0)	Fencing intact; no gaps, undermining or overtopping	Sediment fencing had been installed along the site boundaries and disturbance extents.
CSWMP	Dust fencing to sensitive boundary (Table 2(c))	Dust cloth installed and maintained along boundary	Dust cloth during asbestos works and taken off - needs to be replaced
CSWMP	Protection of Lot 23 boundary (Table 2(c))	No stockpiles within setback; no sediment build-up	<p>Dust cloth screening had previously been installed along the sensitive boundary during asbestos removal works. The dust cloth was subsequently removed following completion of those activities. At the time of the inspection, ongoing activities adjacent to the boundary were limited and did not appear to generate significant dust impacts; however, reinstatement of the screening may be required should higher dust-generating activities recommence in proximity to the sensitive boundary.</p> <p>An aggregate stockpile was observed within the setback area adjacent to the Lot 23 boundary. The stockpile consisted of coarse aggregate material and did not present a significant risk of dust generation, sediment runoff, or off-site impact to Lot 23 at the time of the inspection.</p> <p>Improvement Opportunity IO Audit #1-05: Review and, where appropriate, update the CSWMP requirements relating to dust cloth screening and stockpile setbacks adjacent to the Lot 23 boundary to reflect the reduced risk profile following completion of the asbestos removal works, subject to DPHI approval where required.</p>
CSWMP	Stockpile location and management (Sec 2.0)	Stockpiles contained, stabilised, no erosion or runoff	No active stockpiles requiring management controls were observed at the time of the inspection. This requirement was therefore not applicable during the audit inspection.
CSWMP	Waste storage areas (Sec 2.0, 3.3)	Waste contained; no runoff or leakage to stormwater	No dedicated waste storage areas presenting runoff or leakage risks were observed at the time of the inspection. This requirement was not considered applicable during the audit period.
CSWMP	Wet weather management measures (Table 2(d), Sec 3.1)	Controls installed prior to rainfall; materials secured	Permanent stormwater controls had been installed across the site to manage wet weather conditions and rainfall runoff.

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
CSWMP	Sediment containment (no off-site impacts) (Sec 4.0)	No sediment leaving site; no impacts to adjoining areas	No active discharge events were occurring during the inspection and therefore water quality monitoring requirements were not triggered. No evidence of turbid discharge, hydrocarbon sheen, or other contaminants was observed leaving the site.
CSWMP	Water quality discharge criteria (Sec 4.1, Table 3)	Discharge visually clean; no oil/grease sheen	No water quality exceedances or treatment events requiring implementation of additional treatment measures were identified during the audit period. This requirement was therefore not triggered.
CSWMP	Water quality treatment measures (Table 4)	Treatment implemented where water quality non-compliant	Site personnel advised that erosion and sediment controls are inspected as part of routine weekly HSE walks and during rainfall events as required. While inspections appear to be occurring operationally, formal documented inspection records were not sighted during the audit.
CSWMP	Inspection frequency – erosion controls (Table 5)	Evidence inspections occurring as required	General site inspections addressing erosion and sediment risks were reportedly undertaken through routine HSE inspections and supervisory oversight. However, as there is limited Ruoff from the site, formalised inspection records demonstrating compliance with the specified inspection frequencies were not maintained.
CSWMP	General site inspections (Table 5)	General erosion and sediment risks managed	As above
CSWMP	Maintenance of controls (Sec 4.2)	Sediment removed; controls functional; no capacity loss	As above
CSWMP	Stabilisation and rehabilitation (Sec 4.2)	Exposed areas stabilised; vegetation established where applicable	No areas requiring permanent stabilisation or rehabilitation were identified at the time of inspection
CSWMP	Pollution prevention (Sec 3.3)	No discharge of concrete slurry, chemicals or contaminants to stormwater	No evidence was observed of concrete slurry, chemicals, fuels, or other contaminants being discharged to the stormwater system or surrounding environment during the inspection. Pollution prevention measures appeared to be generally implemented across the site

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
CSWMP	Wash-down / wastewater controls (Sec 3.3)	Washout areas contained; no uncontrolled discharge	No dedicated washout or wash-down activities were occurring on site at the time of the inspection. No evidence of uncontrolled wastewater discharge or concrete washout impacts was observed.
CSWMP	Induction and training (Table 2(c), Table 5)	Workers aware of controls and sensitive areas	Erosion and sediment control requirements formed part of the site induction and ongoing pre-start process. Site personnel advised that environmental controls and sensitive areas are also communicated informally through toolbox discussions and reference to the ESC drawings maintained on site.
CSWMP	Non-conformance and corrective actions (Sec 4.3)	Issues identified and rectified promptly	No erosion and sediment control non-conformances or corrective actions requiring formal escalation were identified during the audit period. This requirement was therefore not triggered at the time of the audit.
CNVMP	Identification of sensitive receivers (Sec 2.2)	Nearby residences / sensitive receivers identified and considered in site setup	Sensitive receivers surrounding the site, including nearby residential properties, educational facilities, and childcare uses, were identified within the CNVMP and appeared to have been considered in the planning and management of construction activities and site layout.
CNVMP	Compliance with construction hours (Sec 4.2)	Works occurring within approved hours; no evidence of out-of-hours works unless justified	Construction activities observed during the inspection were occurring within the approved construction hours. No evidence of unauthorised out-of-hours works was identified during the audit period
CNVMP	Use of quieter plant and equipment (Sec 6.5, NV measures)	Equipment fitted with silencers; no excessive noise from poorly maintained plant	The project demonstrated consideration of quieter plant and equipment options, particularly for activities involving night works or potentially noise-sensitive operations. Noise mitigation measures included the selection of quieter work methods and equipment where practicable
CNVMP	Plant positioning and shielding (Sec 6.5, NV measures)	Noisy equipment located away from receivers or shielded where practicable	This requirement was not specifically triggered during the inspection as no significant stationary noisy plant requiring additional shielding or relocation was observed operating adjacent to sensitive receivers at the time of inspection.
CNVMP	Equipment operation practices (Sec 6.3)	No unnecessary idling, revving, shouting, or slamming of equipment/doors	Construction personnel appeared to be implementing generally appropriate equipment operation practices, with no excessive unnecessary revving, shouting, door slamming, or prolonged idling observed during the inspection.

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
			Site personnel advised that machine idle monitoring is undertaken to minimise unnecessary operation time and maintain idle periods below the nominated threshold where practicable.
CNVMP	Avoidance of impulsive noise / best practice (Sec 6.3)	No dropping of materials, metal-to-metal impacts or unnecessary alarms	Toolbox discussions and site supervision reportedly reinforce requirements to minimise impulsive noise, including avoiding unnecessary dropping of materials, metal-on-metal impacts, and excessive use of alarms or noisy work practices.
CNVMP	Scheduling of noisy works (Sec 6.6)	High-noise works scheduled during less sensitive times of day	The project demonstrated consideration of nearby sensitive receivers when scheduling noisy works. Site personnel advised that works with the potential to generate elevated noise levels were scheduled to avoid sensitive periods where practicable, including consideration of nearby childcare centre nap times between approximately 12:30 pm and 2:00 pm.
CNVMP	Respite periods for high noise activities (Sec 6.1, 6.3)	Evidence of breaks/respite during prolonged noisy activities	As above
CNVMP	Traffic and delivery management (Sec 6.3, 6.11)	Truck routes managed; no clustering/idling near sensitive receivers	Truck movements and deliveries appeared appropriately managed during the inspection, with no evidence of significant clustering, prolonged idling, or unnecessary queuing adjacent to sensitive receivers.
CNVMP	Reversing alarms and mobile plant noise (Sec 6.3)	Alarms minimised where safe; no excessive or unnecessary noise	Mobile plant operating on site utilised alternative reversing alarm systems, including "quacker" style alarms, to reduce tonal and intrusive noise impacts while maintaining safety requirements.
CNVMP	Vibration management (Sec 6.2.2, 6.6)	High vibration activities controlled; no visible impacts to adjacent structures	No high-vibration activities with the potential to impact adjacent structures were occurring at the time of the inspection. Vibration monitoring requirements had therefore not been triggered during the audit period.
CNVMP	Response to exceedances (Sec 6.6)	Evidence of changes to methods/equipment if excessive noise/vibration observed	No noise or vibration exceedances requiring modification of work methods, equipment, or additional mitigation measures were identified during the audit period. This requirement was therefore not triggered.

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
CNVMP	Noise monitoring (triggered by complaints or exceedance) (Sec 6.8)	Monitoring undertaken where complaints or exceedances occur	As above
CNVMP	Monitoring method (Sec 6.8)	Monitoring undertaken at affected receivers and/or site boundary	The CNVMP requires monitoring to be undertaken by a suitably qualified acoustic consultant where triggered by complaints or predicted exceedances. No such triggers occurred during the audit period and therefore no attended monitoring reports were required or sighted
CNVMP	Complaints management system (Sec 6.4)	Complaints contact details available; system in place and understood	Community contact details were displayed on site signage and a complaints management process was understood by site personnel. No noise-related complaints requiring escalation or investigation were identified during the audit period.
CNVMP	Community notification (Sec 6.4)	Advance notification provided for noisy or out-of-hours works	Community notifications were undertaken for potentially disruptive and out-of-hours activities, with evidence of night works notifications sighted during the audit. However, no evidence was available to verify that disruption notices had been issued to the nearby school/preschool or that letterbox drop notifications had been distributed to surrounding receivers where required. Improvement Opportunity IO Audit #1-06: Maintain records of all community notifications issued under the CNVMP, including notifications to nearby educational facilities and letterbox drop distributions to surrounding receivers, to demonstrate implementation of community communication requirements.
CNVMP	Site signage and contact details (Sec 6.4)	Signboard visible with contact details and hours of work	Site signage displaying project and community contact details, including hours of work information, was installed and clearly visible at the site entrance.
CNVMP	Worker training and awareness (Sec 6.3, 6.9)	Workers aware of noise controls and expected behaviours	Noise management requirements and expected worker behaviours formed part of the site induction and toolbox process. Personnel interviewed during the inspection demonstrated general awareness of site noise controls and behavioural expectations.
CNVMP	Inclusion of noise requirements in contracts (Sec 6.3)	Evidence subcontractors are required to comply with noise controls	Site management advised that subcontractors are required to comply with project environmental and noise management requirements as part of contractual and site induction obligations.

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
CNVMP	Ongoing site checks by management (Sec 6.3)	Site managers actively checking for noise impacts at receivers	Site supervisors and management personnel were observed actively monitoring construction activities and site conditions, including potential impacts to nearby receivers, as part of routine site inspections and daily oversight activities.
CNVMP	Implementation of feasible and reasonable mitigation (Sec 6.6)	Controls implemented where noise levels high (screening, rescheduling etc.)	Feasible and reasonable mitigation measures appeared to be implemented where required, including rescheduling of potentially disruptive activities and communication with nearby sensitive receivers such as the preschool facility regarding disruptive works.
CTPMP	Traffic Guidance Scheme (Sec 5.1)	Traffic control measures implemented in accordance with approved TGS	<p>Traffic control measures observed during the inspection appeared generally consistent with the approved Traffic Guidance Scheme (TGS). Site personnel advised that daily checks of traffic control devices and arrangements are undertaken; however, formal documented records of these inspections were not sighted during the audit.</p> <p>Improvement Opportunity IO Audit #1-07: Maintain formal records of daily inspections of traffic control devices and traffic management arrangements to demonstrate compliance with the inspection and monitoring requirements of the approved Traffic Guidance Scheme (TGS).</p>
CTPMP	Traffic control devices (signage, barriers) (Traffic Control Notes)	Signs correctly installed, visible, compliant with AS1742.3	<p>Traffic signage, barriers, and associated traffic control devices were observed to be appropriately installed, visible, and generally consistent with applicable traffic management requirements and AS1742.3 principles. Site personnel advised that daily inspections are undertaken, although formal inspection records were not available for review.</p> <p>Improvement Opportunity – see above</p>
CTPMP	Implementation of Traffic Control Plans (Appendix A / TCP Notes)	TCP implemented correctly by qualified personnel	Accredited traffic controllers were utilised where required to manage vehicle and pedestrian movements associated with construction activities. Traffic control operations were undertaken by Babanna Traffic Control personnel.
CTPMP	Traffic controllers (Sec 5.1)	Accredited traffic controllers present where required	As above

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
CTPMP	Vehicle access and truck routes (Sec 5.2)	Trucks using approved routes; no unauthorised routes observed	Site personnel advised that construction vehicles and deliveries utilise approved access routes consistent with the project traffic management requirements. Printed route maps and designated construction vehicle routes were reportedly provided to drivers and contractors.
CTPMP	Truck scheduling and deliveries (Sec 5.2)	No queuing on public roads; deliveries coordinated	Deliveries and truck movements appeared appropriately coordinated during the inspection, with no evidence of significant vehicle queuing or obstruction occurring on surrounding public roads.
CTPMP	Construction vehicle movements (Sec 4.1)	Movements consistent with plan assumptions	Construction vehicle movements observed during the inspection appeared generally consistent with the scale and nature of activities anticipated by the traffic management documentation.
CTPMP	Pedestrian access and safety (Sec 4.3, Sec 5.1)	Safe pedestrian paths maintained; assistance provided where required	Safe pedestrian access paths were maintained around the site during the inspection. Appropriate separation between pedestrians and construction activities was observed, with traffic management controls implemented where required to assist pedestrian safety.
CTPMP	Cyclist access (Sec 4.3)	Cyclist movements safely managed	Cyclist movements in the vicinity of the site appeared to be safely managed through the implementation of traffic management controls.
CTPMP	Access to adjoining properties (Sec 4.6)	Access maintained at all times	Access to adjoining properties and surrounding premises appeared to be maintained throughout the audit period, with no significant obstructions or restrictions observed during the inspection.
CTPMP	Construction zone management (Sec 3.7)	Construction zone established in approved location; no unauthorised use	The construction zone was established within the approved work area and appeared to be appropriately delineated and managed. No evidence of unauthorised occupation or use of surrounding public areas was observed.
CTPMP	Hoarding and separation (Sec 3.8)	Separation between public and works maintained	Hoarding and physical separation measures were installed to maintain segregation between public areas and the active construction zone. The separation measures appeared intact and effective during the inspection.

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
CTPMP	Driver code of conduct (Sec 5.7, Appendix C)	Drivers adhering to speed limits, routes, and safety requirements	Site personnel advised that drivers are required to comply with project traffic management requirements, including designated routes, speed limits, and safe driving behaviours. No unsafe driver behaviour was observed during the inspection.
CTPMP	Site induction – traffic requirements (Sec 5.6)	Workers and drivers aware of site access and traffic rules	Traffic management requirements, including site access arrangements, vehicle routes, and pedestrian safety obligations, formed part of the site induction process for workers and contractors.
CTPMP	Construction worker parking (Sec 5.3)	Parking managed as per plan; no off-site impacts	Some construction worker parking was observed on York Street during the inspection. CTWS reportedly provides advice and direction to workers regarding appropriate parking locations to minimise impacts on surrounding streets and neighbouring properties. Refer to Construction Worker Transport Strategy.
CTPMP	Heavy vehicle management (Sec 4.5)	Heavy vehicles managed safely; no conflicts observed	Heavy vehicle movements associated with the project appeared to be appropriately managed during the inspection, with no significant conflicts observed between construction traffic, pedestrians, cyclists, or public vehicles.
CTPMP	Public transport interface (Sec 4.4)	No disruption to bus stops or services	No significant disruption to nearby public transport infrastructure, bus stops, or public transport services was observed during the inspection.
CTPMP	Emergency vehicle access (Sec 4.5)	Emergency access maintained at all times	Emergency vehicle access routes appeared to be maintained at all times during the inspection, with no obstructions identified that would prevent emergency access to surrounding areas.
CTPMP	Road cleanliness (Sec 5.2)	No material tracked onto public roads; spills addressed promptly	Public roads surrounding the site were observed to be generally clean, with no significant sediment, spoil, or construction material tracked onto surrounding roadways at the time of inspection.
CTPMP	Community notification (Sec 5, communications)	Notification provided prior to works (e.g. letterbox drop)	Community notifications for relevant works and traffic impacts were reportedly undertaken in accordance with project requirements, including the use of letterbox drops and other communication methods prior to disruptive works.

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
CTPMP	Complaints and stakeholder communication (Sec 5, communications)	Contact details available; complaints managed appropriately	Community contact details and complaints mechanisms were available to stakeholders. Site personnel advised that complaints and feedback are managed through the project communication system, with a complaints register maintained on the project website.
CTPMP	Site signage (contact details) (Sec 5)	Contact details displayed at site entrance	Site signage displaying relevant project and community contact details was installed and clearly visible at the site entrance during the inspection.
CTPMP	Compliance with TfNSW Traffic Control at Worksites Manual (Sec 5.1 / TCP Notes)	Controls consistent with TfNSW and AS1742.3 requirements	Traffic management personnel and contractors engaged for the works were reportedly appropriately licensed and accredited.
CWTS	No on-site worker parking provided (Section 3.4, p.8)	Confirm no worker parking areas established within site	<p>No designated on-site worker parking area had been established at the time of the inspection, consistent with the intent of the plan. Current workforce numbers were relatively low and no significant parking impacts were observed during the audit. However, as the project transitions into the main building construction phase and workforce numbers increase, there is potential for parking pressures to affect surrounding streets.</p> <p>Improvement Opportunity IO Audit #1-08: As workforce numbers increase during the main building construction phase, implement additional parking management measures and monitoring of surrounding streets to minimise potential parking impacts on neighbouring properties and the local road network.</p>
CWTS	Workers encouraged to use public transport (Sections 3.4, 4.1, 4.3)	Verify workers predominantly arriving via public transport; observe minimal private vehicle use	<p>Site personnel advised that workers are encouraged to utilise public transport where practicable. Public transport options and access arrangements are reportedly communicated through inductions and contractor information packs; however, supporting records were not available for review at the time of the audit.</p> <p>Improvement Opportunity IO Audit #1-09: Maintain documented evidence demonstrating that:</p> <ul style="list-style-type: none"> public transport options, parking restrictions and access arrangements are communicated to workers through inductions, contractor information packs and associated CWTS communications;

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
			<ul style="list-style-type: none"> public transport information is displayed and communicated to workers in accordance with the CWTS; carpooling initiatives and related transport management requirements are communicated to workers; and toolbox talks addressing worker parking management and transport requirements are undertaken at the frequency specified within the CWTS.
CWTS	Workers informed not to park in surrounding streets (Section 3.4, p.8)	Observe surrounding streets for worker vehicle presence; confirm compliance with restrictions	As above
CWTS	Site induction includes transport requirements (Section 4.1, p.10)	Confirm induction content includes parking restrictions and transport strategy	Transport management requirements, including parking restrictions, site access arrangements, and worker travel expectations, reportedly form part of the site induction process. Induction information was understood to be communicated at the main site gate and through induction materials.
CWTS	On-site tool drop-off/storage provided (Section 4.2, p.10)	Verify presence and use of tool drop-off/storage area	A tool drop-off and storage arrangement was available at the main site gate to support workers arriving by public transport or being dropped off, reducing the need for worker vehicle access into the site.
CWTS	Public transport information displayed (Section 4.3, p.10)	Confirm maps/timetables displayed at accessible site locations	Public transport information, including nearby transport options and access arrangements, was reportedly available to workers; however, supporting records or evidence of displayed maps, timetables, or signage were not available for review at the time of the audit. Refer to Improvement Opportunity IO Audit #1-09.
CWTS	Carpooling encouraged (Section 4.4, p.10)	Verify whether carpooling is being promoted or used (e.g. informal observation)	Site personnel advised that carpooling is encouraged through site inductions and workforce communications to reduce parking demand and traffic impacts associated with the project; however, no supporting evidence was available for review at the time of the audit. Refer to Improvement Opportunity IO Audit #1-09.

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
CWTS	Monthly toolbox talks reinforcing parking controls (Section 4.5, p.10)	Confirm toolbox talks include parking/transport messaging	No specific toolbox talks relating to parking management or worker parking controls were sighted during the audit. While parking expectations are reportedly communicated through inductions, there was limited evidence of ongoing monthly reinforcement through toolbox talks as contemplated by the plan. Refer to Improvement Opportunity IO Audit #1-09.
CWTS	Monitoring of surrounding streets for worker parking (Section 4.5, p.11)	Inspect surrounding streets for worker vehicles; evidence of active monitoring	No formal monitoring records relating to worker parking in surrounding streets were sighted during the audit. Site personnel advised that workforce numbers currently remain relatively low (approximately 20 personnel on site), and therefore active monitoring has not been considered necessary at this stage
CWTS	Targeted monitoring in response to complaints (Section 4.5, p.11)	Confirm additional inspections undertaken where complaints received	No parking-related complaints had been received during the audit period and therefore targeted parking monitoring or additional inspections had not been triggered.
CWTS	Corrective action where worker vehicles identified (Section 4.5, p.11)	Verify follow-up actions (e.g. communication to contractors, relocation of vehicles)	Not triggered
CWTS	Community Communication Strategy implemented (E9 linkage) (Section 4.5, p.11)	Confirm mechanism for receiving/responding to community complaints	No complaints relate to parking
CWTS	Off-site parking options considered (if practicable) (Section 3.5, p.9)	Confirm whether off-site parking has been investigated or implemented (if applicable)	No evidence was provided demonstrating that alternative off-site worker parking arrangements had been formally investigated or implemented. Given the relatively small workforce at the time of the audit, this had not been identified as a current operational requirement
CCS	Community Communication Strategy prepared and approved prior to construction (E9; Section 1.1)	Confirm Strategy is approved and implemented	A Community Communication Strategy (CCS) had been prepared, approved, and implemented prior to the commencement of construction activities, consistent with the project approval requirements. Evidence of approval and implementation was available for review.

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
CCS	Identification of stakeholders (E9(a); Section 3)	Verify stakeholder groups are defined and understood by project team	The CCS identified relevant stakeholder groups associated with the project, including nearby residents, educational facilities, businesses, road users, and other affected community members. Site personnel demonstrated general awareness of key stakeholder groups and communication obligations.
CCS	Communication mechanisms established (E9; Section 4)	Confirm communication channels (webpage, email, phone, signage) are in place and active	Multiple communication mechanisms had been established for the project, including the project webpage, community contact details, email communication channels, telephone contact arrangements, and site signage. These mechanisms appeared operational and accessible to the community at the time of inspection.
CCS	Project webpage established (Section 4.1)	Verify webpage exists and includes project information	A project webpage had been established and was available to the public. The webpage included project information, contact details, complaints mechanisms, and other community communication information relevant to the project.
CCS	Regular distribution of information (E9(b); Section 4.1)	Confirm updates are being issued to stakeholders	N/A
CCS	Community feedback and enquiry mechanisms established (E9(d); Sections 4.4–4.5)	Verify contact channels are operational and publicly available	Community feedback and enquiry mechanisms had been established through the project website and associated contact channels, including a “Contact Us” function for community enquiries and feedback submissions.
CCS	Response timeframes defined and implemented (Section 4.5; Table 5)	Confirm enquiries/complaints are responded to within stated timeframes	Community contact arrangements and response processes were available through the project website.
CCS	Complaints management process implemented (Section 4.6)	Verify complaints are logged, investigated and closed out	A complaints management process had been established through the project communication system and website. The process included mechanisms for recording, investigating, and responding to complaints where received

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
CCS	Complaints Register maintained and updated monthly (Section 4.6; C26 reference)	Confirm register is current and updated as required	A complaints register was reportedly maintained and updated monthly in accordance with the CCS requirements. No significant complaints were identified during the audit period.
CCS	Community consultative forums established (E9(c); Section 4.2)	Verify forums are operating (e.g. MCRCCC)	Community consultation arrangements and stakeholder engagement mechanisms were established in accordance with the approved communication framework. Evidence of consultation arrangements, approvals, and associated information was available through the project website and supporting documentation.
CCS	Construction notifications issued (Section 4.1; F9 reference)	Confirm notifications provided for out-of-hours works	Notifications for relevant works, including out-of-hours works where required, had been issued to affected stakeholders and surrounding receivers in accordance with the communication requirements of the project.
CCS	Site signage displaying contact details (Section 4.1; F1 reference)	Verify signage installed and visible at site boundary	Site signage displaying project and community contact details was installed at the site boundary and was clearly visible to the public during the inspection.
CWMP	Waste Management Plan in place and implemented (Introduction; Scope)	Confirm WMP is available and being implemented on site	A Waste Management Plan (WMP) was available on site and appeared to be implemented during the audit period. Waste management practices observed during the inspection were generally consistent with the requirements of the plan.
CWMP	Waste minimisation, reuse and recycling objectives applied (Objectives)	Verify waste avoidance, reuse and recycling practices are evident	Waste minimisation and recycling practices were implemented on site through the use of comingled waste collection systems managed by Aussie Skips. The project demonstrated a general commitment to waste diversion and recycling where practicable.
CWMP	Waste streams identified and segregated (Waste Streams / Recycling Processes)	Verify segregation of waste streams (e.g. cardboard, plastics, metals, concrete, timber)	Waste streams generated by the project were generally identified and managed through designated waste collection arrangements. Segregation practices were implemented where practicable, although a substantial proportion of waste was managed through comingled waste systems for off-site sorting and recycling

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
CWMP	Appropriate storage and collection of waste (Objectives)	Confirm bins/skips are provided, labelled and managed appropriately	Waste storage and collection arrangements were observed on site, including the provision of skips and collection bins for construction waste. Waste was predominantly managed through comingled skip arrangements serviced by the waste contractor.
CWMP	Waste transported and processed by licensed contractor (EPA licence reference)	Verify waste contractor is being used and operating on site	Waste generated by the project was transported and processed by an appropriately licensed waste contractor. Aussie Skips was identified as the primary waste contractor servicing the site during the audit period. However, evidence was not available to verify that the receiving waste facilities were appropriately licensed to accept the specific waste streams generated by the project. Improvement Opportunity IO Audit #1-10: Verify and maintain records demonstrating that receiving waste facilities are appropriately licensed under the relevant NSW EPA requirements to accept the waste streams generated by the project.
CWMP	Bin identification and tracking implemented (Collection of Materials)	Confirm bins are identifiable and tracked from site to facility	Waste materials were primarily managed through comingled waste skips. While skips were identifiable on site, no detailed bin tracking system or individual bin identification records were sighted during the audit.
CWMP	Weighbridge and load tracking (Receipt of Materials)	Confirm loads are weighed and recorded at facility	Waste loads transported from site were reportedly weighed and recorded at the receiving facility. Waste receipt documentation and load tracking records were available to support waste quantity reporting and disposal verification.
CWMP	Waste inspection and processing at facility (Identification and Processing)	Confirm waste is visually inspected and processed	Waste materials collected from site were reportedly subject to inspection and processing at the receiving waste facility. Comingled demolition and construction waste streams were processed off site for recycling and disposal.
CWMP	Monthly recycling reporting (Reports)	Confirm reporting is occurring and reviewed by project	Monthly recycling and waste reporting was reportedly undertaken as part of the project waste management process. Relevant reporting documentation was available for review during the audit.

Management Plan	Audit Element & Source Reference	Site Observation (to verify)	Finding
CWMP	Waste quantities tracked and reported (Reports)	Confirm waste quantities are being tracked	Waste quantities generated by the project were tracked and reported through waste contractor documentation and associated reporting processes. Waste quantity data was available for review.
CWMP	Recycling performance reported (Reports)	Verify recycling outcomes are reported	<p>Recycling performance information, including percentage recovery and recycling outcomes, was sighted for waste managed by Aussie Skips. However, equivalent recycling performance records for waste generated by the earthmoving contractor were not available for review at the time of the audit.</p> <p>Improvement Opportunity IO Audit #1-11: Obtain and maintain recycling performance records from all waste contractors, including earthmoving contractors, to demonstrate recycling outcomes and implementation of the Waste Management Plan objectives.</p>
CWMP	Documentary evidence of recycling/disposal available (Reporting Procedures)	Confirm ability to verify recycling/disposal outcomes	Documentary evidence supporting waste disposal and recycling outcomes, including waste docket, disposal records, and contractor documentation, was available and could be provided upon request.

Appendix B –

Planning secretary approval letters

Department of Planning, Housing and Infrastructure

Reference: SSD-10352-PA-11

Conor Barry
Senior Project Manager
Moriah War Memorial College Association
C/ EY-Parthenon Limited
200 George Street
Sydney, NSW 2000
20/03/2026

Sent via the Major Projects Portal only

Subject: Moriah College - Concept and Stage 1 – Appointment of Experts

Dear Mr Barry

I refer to your request for the Planning Secretary's agreement for a team of suitably qualified, experienced, and independent persons to conduct an Independent Environmental Audit (**IEA**) of the Moriah College – Stage 1 project (**project**), submitted as required by Schedule 3, Condition F35 of SSD-10352 as modified (**consent**) to NSW Department of Planning, Housing and Infrastructure (**Department**) on 11 March 2026.

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

Consequently, as nominee of the Planning Secretary, I agree to the appointment of the following audit team to prepare and undertake the IEAs for the project's construction phase:

- Mr Maurice Pignatelli – OptimE Pty Ltd (Lead Auditor)
- Mr Tim Cook – L2R Advisory Pty Ltd (Alternate 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, should it be appropriate in the circumstances.
- Any change to the auditor or auditor roles must be approved by the Planning Secretary prior to the audit commencing.

Department of Planning, Housing and Infrastructure

- A Lead Auditor must attend the site inspection component of the audit.

Notwithstanding the endorsement of the above IEA team for the project, each respective project approval or consent requires a request for endorsement of the independent auditor or audit team be submitted to the Department, for consideration of the Planning Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

Should you wish to discuss the matter further, please contact Divyansh Kumar, (Compliance Officer) on (02) 9274 6308 or email compliance@planning.nsw.gov.au

Yours sincerely

A handwritten signature in dark ink, appearing to be "S. Condon".

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

As nominee of the Planning Secretary

Appendix C – Consultation with agencies

Moriah College Redevelopment Project - Independent Environmental Audit Agency consultation summary

Agency	Incoming / outgoing	Details
Department of Planning, Housing and Industry (DPHI), Compliance	Outgoing 04/05/2026	Invitation to comment email to compliance@planning.nsw.gov.au , Navdeep.singhshergill@planning.nsw.gov.au; Shiraz.Ahmed@planning.nsw.gov.au
	Incoming 14/05/2026	The Department does not require any additional items to be included in the scope of the upcoming audit other than what is required under SSD-10352 and the Independent Audit Post Approval Requirements, May 2020.
Waverley Council	Outgoing 04/05/2026	Invitation to comment email to 'info@waverley.nsw.gov.au'
	Outgoing 22/05/2026	Reminder email to 'info@waverley.nsw.gov.au' to submit comments by 25/05/2026
	Incoming 22/05/2026	Waverley Council requested that the audit investigate delineation and appropriate fencing between the construction works and the Centennial Parklands managed ESBS area, as well as monitoring associated with implementation of the Vegetation Management Plan (VMP).
Heritage NSW ACH	Outgoing 04/05/2026	Invitation to comment email to 'heritagemailbox@environment.nsw.gov.au'
	Incoming	Heritage NSW requested to scope of the audit include: <ul style="list-style-type: none"> any conditions relating to heritage within the Conditions of Consent for the project and any approved Management confirm that any required updates to the AHIMS register, including Aboriginal Site Impact Recording forms, have been completed.
Transport for NSW	Outgoing 04/05/2026	Invitation to comment emailed to 'information@transport.nsw.gov.au'
	Outgoing 22/05/2026	Reminder email to 'information@transport.nsw.gov.au' to submit comments by 25/05/2026
Centennial Park and Moore Park Trust	Outgoing 04/05/2026	Invitation to comment emailed to amara.glynn@gsp.nsw.gov.au
	Incoming 06/05/2026	CMPT provided the following feedback on the project: <ul style="list-style-type: none"> The Community Communication Strategy does not list Centennial Park & Moore Park Trust as a stakeholder, although we are the adjoining landowner. CPMPT was not notified of the Project commencement. Construction Soil and Water Management Plan (Appendix C) – Centennial Parklands Staff names and contact details are released in this document and there was no notification prior to this disclosure. Please remove contact info.

Agency	Incoming / outgoing	Details
		<ul style="list-style-type: none">The Complaint Register Updated 31 March 2026 notes that Soil contaminated with Asbestos containing material was found in the enabling works construction area. CPMPT was not notified of the contamination and any risks with working in the neighbouring site (Eastern Suburbs Banksia Scrub conservation area), which is a volunteer Bushcare site.

Maurice Pignatelli

From: Divyansh Kumar <divyansh.kumar@dpie.nsw.gov.au> on behalf of DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Sent: Thursday, 14 May 2026 10:42 AM
To: Maurice Pignatelli
Cc: Nav Shergill; Shiraz Ahmed; Tim Cook; Everly Yang
Subject: Re: Staged redevelopment of Moriah College (the Project) - SSD-10352 - Independent Environmental Audit

Hi Maurice,

Thank you for consulting with the NSW Department of Planning, Housing and Infrastructure (the **Department**).

The Department does not require any additional items to be included in the scope of the upcoming audit other than what is required under SSD-10352 and the *Independent Audit Post Approval Requirements, May 2020*.

Regards,
Div

Divyansh Kumar

Planning Compliance Officer

Department of Planning, Housing and Infrastructure

T 02 9274 6308 | M 0458 001 751 | E Divyansh.kumar@dpie.nsw.gov.au

dphi.nsw.gov.au

Locked Bag 5022 | 4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2124

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



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

Please consider the environment before printing this email.

From: Maurice Pignatelli <maurice@optimenv.com.au>

Sent: Monday, May 04, 2026 11:17 AM

To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>

Cc: Nav Shergill <navdeep.singhshergill@dpie.nsw.gov.au>; Shiraz Ahmed <Shiraz.Ahmed@planning.nsw.gov.au>; Tim Cook <tim.cook@l2r.com.au>; Everly Yang <everly.yang@parthenon.ey.com>

Subject: Staged redevelopment of Moriah College (the Project) - SSD-10352 - Independent Environmental Audit

Staged redevelopment of Moriah College (the Project)
Development Approval SSD-10352 - Independent Environmental Audit
Invitation to comment by 25 May 2026

OptimE Pty Ltd has been engaged by Moriah War Memorial College Association to undertake an independent audit of the staged redevelopment of Moriah College (the Project) in accordance with Development Approval SSD-10352 (the Approval), granted by the Minister for Planning.

Construction commenced on 28 January 2026. This first audit covers the initial 12-week construction period to 22 April 2026. Interviews and the site inspection were undertaken on 22 April 2026.

A link to the Project's webpage is provided for your information.

[Our building project | Moriah College](#)

Consultation with the Secretary

I am writing to you to confirm that the audit will be conducted in accordance with the Auditor Guideline, Independent Audit Post approval requirements, May 2020. I also seek to consult with the Department, as required by Section 3.2 of the guideline, specifically in relation to:

- Any particular area of focus for the audit
- Any consultation with agencies deemed necessary by the Department. For this audit I have contacted agencies nominated in the Approval. Namely:
 - Waverley Council
 - Centennial Park and Moore Park Trust
 - Heritage NSW
 - Transport for NSW.

Timing

To meet the timeline specified in the Approval, I request any comments on the scope or performance of the Project by 25 May 2026. All comments will be acknowledged, appended to the report, and considered within the scope of the audit.

Please direct all correspondence to Maurice Pignatelli, Lead Auditor, on 0407 493 176 or maurice@optimenv.com.au.

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. Pignatelli', written in a cursive style.

Maurice Pignatelli
Lead auditor

Maurice Pignatelli

Director

Certified Lead Environmental Auditor

T: +61 407 493 176

E: maurice@optimenv.com.au

W: [www.optimenv.com.au]www.optimenv.com.au

OptimE Pty Ltd

Optimising Environmental Assurance



Maurice Pignatelli

From: Sam McGuinness <Sam.McGuinness@waverley.nsw.gov.au >
Sent: Friday, 22 May 2026 3:31 PM
To: Maurice Pignatelli
Cc: Chavvauhn Calver
Subject: RE: Staged Redevelopment of Moriah College (the Project) - SSD-10352 – Independent Environmental Audit
Attachments: Vegetation Management Plan (VMP) Report 19139RP3.pdf

Dear Maurice,

As per the Vegetation Management Plan there are a few actions.

I don't know if delineation and appropriate fencing is in place between zone 2 and the Centennial Parklands managed ESBS, see screenshot:

Table 3 Timing and Responsibilities

Management	Action	Responsibility	Key Performance Indicators	Timing
Phase 1: Site Preparation				
VMP Area	Delineation of clearing boundary	Property Owner or Construction Subcontractor	Existing fencing remains in place in Zone 1 Removal of any hardstand areas in Zone 2	Before construction works commence

The monitoring is outstanding, or we haven't been sent it.

9.2. Reporting

A brief and concise report should be submitted every year for the life of the VMP (5 years). This report will be forwarded to Waverley Council and Biodiversity, Conservation and Science group (BCS), and will provide a record of the implementation of the VMP. The report will:

- Describe the bushland regeneration works undertaken;
- State the findings of the monitoring activities;
- Discuss any problems encountered in implementing the VMP; and
- Recommend any adaptations or additions to the VMP.

The report should contain the photographs taken during the monitoring surveys, as well as a short description of weeds in the VMP Area and a short comparison of the photographs to the previous years. The report should also recommend and prioritise areas where weed control should be targeted within the VMP Area.

A final report should be prepared at the end of the initial five-year intensive management period of the VMP documenting the success of the works against performance criteria. Although it is intended that management of the VMP Area will continue in perpetuity, this VMP will be current only for the first five years. After this time, management requirements will be reviewed and if required a new VMP will be prepared to guide subsequent management of the VMP Area. The final report will be submitted to Waverley Council and BCS for review.

Kind regards,
Sam

Sam McGuinness

Executive Manager, Environmental Sustainability

A: PO Box 9, Bondi Junction NSW 1355

T: +61 2 9083 8176 **M:** +61 415477611

E: sam.mcguinness@waverley.nsw.gov.au

Social: Facebook | Instagram | LinkedIn

Web: Council | Bondi Pavilion | Newsletters

Waverley Council acknowledges the Bidiagal, Birrabirragal and Gadigal people, who traditionally occupied the Sydney Coast. We pay our respects to Elders past and present.



From: Maurice Pignatelli <maurice@optimenv.com.au>

Sent: Friday, 22 May 2026 1:27 PM

To: Records Management <info@waverley.nsw.gov.au>

Cc: Tim Cook <tim.cook@l2r.com.au>; Everly Yang <everly.yang@parthenon.ey.com>

Subject: CM: [EXTERNAL]RE: Staged Redevelopment of Moriah College (the Project) - SSD-10352 – Independent Environmental Audit

You don't often get email from maurice@optimenv.com.au. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

Just a gentle prompt to encourage you to submit any comments Council may wish to provide in relation to the audit by 25/5/26.

I am scheduled to commence extended leave from 29/5/26 and would appreciate the opportunity to give due consideration to your comments, and where necessary seek further clarification or response from the Project, prior to finalising the report before my leave.

If you are short of time, I would also be happy to receive any comments via email or discuss them over the telephone.

Kind regards

Maurice Pignatelli

Director

Certified Lead Environmental Auditor

T: +61 407 493 176

E: maurice@optimenv.com.au

W: www.optimenv.com.au



From: Maurice Pignatelli
Sent: Monday, 4 May 2026 11:19 AM
To: 'info@waverley.nsw.gov.au' <info@waverley.nsw.gov.au>
Cc: Tim Cook <tim.cook@l2r.com.au>; Everly Yang <everly.yang@parthenon.ey.com>
Subject: Staged Redevelopment of Moriah College (the Project) - SSD-10352 – Independent Environmental Audit

**Staged Redevelopment of Moriah College (the Project)
Development Approval SSD-10352 – Independent Environmental Audit
Invitation to Comment by 25 May 2026**

OptimE Pty Ltd has been engaged by Moriah War Memorial College Association to undertake an independent environmental audit of the staged redevelopment of Moriah College (the Project) in accordance with Development Approval SSD-10352 (the Approval), granted by the Minister for Planning.

Construction commenced on 28 January 2026. This first audit covers the initial 12-week construction period to 22 April 2026. Interviews and the site inspection were undertaken on 22 April 2026.

Consultation

I am writing to you as the Approval requires the audit to be undertaken in consultation with relevant agencies. As your organisation is nominated in the Approval, I extend this invitation to provide any information that may assist the auditor in determining the Project's compliance, as it relates to the scope of the audit.

The scope of the audit is to assess whether the development complies with the relevant requirements of the Approval, and any strategy, plan or program required under the Approval. A link to the project documents, including the Approval, is provided below:

[Our building project | Moriah College](#)

Timing

To meet the timeline specified in the Approval, I request any comments on the scope or performance of the Project by 25 May 2026. All comments will be acknowledged, appended to the report, and considered within the scope of the audit.

Please direct all correspondence to Maurice Pignatelli, Lead Auditor, on 0407 493 176 or maurice@optimenv.com.au.

Yours faithfully



Maurice Pignatelli
Lead auditor

Maurice Pignatelli

Director
Certified Lead Environmental Auditor

T: +61 407 493 176

E: maurice@optimenv.com.au

W: www.optimenv.com.au

OptimE Pty Ltd

Optimising Environmental Assurance



Maurice Pignatelli

From: Alison Lamond <alison.lamond@dcceew.nsw.gov.au>
Sent: Tuesday, 5 May 2026 4:38 PM
To: Maurice Pignatelli
Cc: Tim Cook; Everly Yang
Subject: RE: Staged Redevelopment of Moriah College (the Project) - SSD-10352 – Independent Environmental Audit

Hello Maurice,

Thank you for your referral seeking comment from Heritage NSW on the scope for the Independent Environmental Audit for your project. Please consider as a part of your audit scope any conditions relating to heritage within the Conditions of Consent for the project and any approved Management Plans. In addition, please confirm that any required updates to the AHIMS register, including Aboriginal Site Impact Recording forms, have been completed.

It is recommended that the Department of Planning Housing and Infrastructure Compliance Team be contacted via compliance@planning.nsw.gov.au to determine if there is any non-compliance with Conditions of Consent for the project.

If you have any questions regarding these comments, please contact heritagemailbox@environment.nsw.gov.au.

Kind regards,

Alison Lamond *BSci, BA (Hons), (she/her)*
Strategic Manager – Major Projects
Heritage NSW
**Department of Climate Change,
Energy, the Environment and Water**

M 0419 762 918 **E** alison.lamond@dcceew.nsw.gov.au

dcceew.nsw.gov.au

Level 3, 6 Stewart Ave
Newcastle West NSW 2303

Locked Bag 1002, Dangar NSW 2309

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



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

Please consider the environment before printing this email.

From: Maurice Pignatelli <maurice@optimenv.com.au>
Sent: Monday, 4 May 2026 11:23 AM
To: heritagemailbox@environment.nsw.gov.au
Cc: Tim Cook <tim.cook@l2r.com.au>; Everly Yang <everly.yang@parthenon.ey.com>
Subject: Staged Redevelopment of Moriah College (the Project) - SSD-10352 – Independent Environmental Audit

**Staged Redevelopment of Moriah College (the Project)
Development Approval SSD-10352 – Independent Environmental Audit
Invitation to Comment by 25 May 2026**

OptimE Pty Ltd has been engaged by Moriah War Memorial College Association to undertake an independent environmental audit of the staged redevelopment of Moriah College (the Project) in accordance with Development Approval SSD-10352 (the Approval), granted by the Minister for Planning.

Construction commenced on 28 January 2026. This first audit covers the initial 12-week construction period to 22 April 2026. Interviews and the site inspection were undertaken on 22 April 2026.

Consultation

I am writing to you as the Approval requires the audit to be undertaken in consultation with relevant agencies. As your organisation is nominated in the Approval, I extend this invitation to provide any information that may assist the auditor in determining the Project's compliance, as it relates to the scope of the audit.

The scope of the audit is to assess whether the development complies with the relevant requirements of the Approval, and any strategy, plan or program required under the Approval. A link to the project documents, including the Approval, is provided below:

[Our building project | Moriah College](#)

Timing

To meet the timeline specified in the Approval, I request any comments on the scope or performance of the Project by 25 May 2026. All comments will be acknowledged, appended to the report, and considered within the scope of the audit.

Please direct all correspondence to Maurice Pignatelli, Lead Auditor, on 0407 493 176 or maurice@optimenv.com.au.

Yours faithfully



Maurice Pignatelli
Lead auditor

Maurice Pignatelli

Director
Certified Lead Environmental Auditor

T: +61 407 493 176

E: maurice@optimenv.com.au

W: www.optimenv.com.au

OptimE Pty Ltd

Optimising Environmental Assurance



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

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

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

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

Maurice Pignatelli

From: Amara Glynn <Amara.Glynn@gsp.nsw.gov.au>
Sent: Wednesday, 6 May 2026 2:51 PM
To: Maurice Pignatelli
Cc: Tim Cook; Everly Yang; Nikky Hansen
Subject: FW: Staged Redevelopment of Moriah College (the Project) - SSD-10352 – Independent Environmental Audit

Hi Maurice,

Centennial Parklands has the following feedback on the project:

The Community Communication Strategy does not list Centennial Park & Moore Park Trust as a stakeholder, although we are the adjoining landowner. CPMPT was not notified of the Project commencement.

Construction Soil and Water Management Plan (Appendix C) – Centennial Parklands Staff names and contact details are released in this document and there was no notification prior to this disclosure. Please remove contact info.

The Complaint Register Updated 31 March 2026 notes that Soil contaminated with Asbestos containing material was found in the enabling works construction area. CPMPT was not notified of the contamination and any risks with working in the neighbouring site (Eastern Suburbs Banksia Scrub conservation area), which is a volunteer bushcare site.

The Parklands has scheduled an inspection for the fence-line boundary this Fri 8 May 2026.

Kind regards,
Amara.

Amara Glynn
Environment and Sustainability Officer
[Greater Sydney Parklands](#)

*Greater Sydney Parklands acknowledges the Traditional Custodians of the Lands, Waters and Sky of Greater Sydney and pay our respect to all Elders past, present and emerging.
We extend that respect to all Aboriginal and Torres Strait Islander peoples living in Greater Sydney today.*



From: Maurice Pignatelli <maurice@optimenv.com.au>
Sent: Monday, 4 May 2026 11:21 AM
To: Amara Glynn <Amara.Glynn@gsp.nsw.gov.au>
Cc: Tim Cook <tim.cook@l2r.com.au>; Everly Yang <everly.yang@parthenon.ey.com>
Subject: Staged Redevelopment of Moriah College (the Project) - SSD-10352 – Independent Environmental Audit

Staged Redevelopment of Moriah College (the Project)
Development Approval SSD-10352 – Independent Environmental Audit
Invitation to Comment by 25 May 2026

OptimE Pty Ltd has been engaged by Moriah War Memorial College Association to undertake an independent environmental audit of the staged redevelopment of Moriah College (the Project) in accordance with Development Approval SSD-10352 (the Approval), granted by the Minister for Planning.

Construction commenced on 28 January 2026. This first audit covers the initial 12-week construction period to 22 April 2026. Interviews and the site inspection were undertaken on 22 April 2026.

Consultation

I am writing to you as the Approval requires the audit to be undertaken in consultation with relevant agencies. As your organisation is nominated in the Approval, I extend this invitation to provide any information that may assist the auditor in determining the Project's compliance, as it relates to the scope of the audit.

The scope of the audit is to assess whether the development complies with the relevant requirements of the Approval, and any strategy, plan or program required under the Approval. A link to the project documents, including the Approval, is provided below:

[Our building project | Moriah College](#)

Timing

To meet the timeline specified in the Approval, I request any comments on the scope or performance of the Project by 25 May 2026. All comments will be acknowledged, appended to the report, and considered within the scope of the audit.

Please direct all correspondence to Maurice Pignatelli, Lead Auditor, on 0407 493 176 or maurice@optimenv.com.au.

Yours faithfully



Maurice Pignatelli
Lead auditor

Maurice Pignatelli

Director
Certified Lead Environmental Auditor

T: +61 407 493 176

E: maurice@optimenv.com.au

W: www.optimenv.com.au

OptimE Pty Ltd

Optimising Environmental Assurance



Appendix D –

Independent audit declaration form



17 March 2026

Ernst & Young, Australia

conor.barry@parthenon.ey.com

Dear Conor,

RE: Declaration of Independence

Please find below a signed Declaration of Independence for the Audit pertaining to the Moriah War Memorial College redevelopment.

Declaration of Independence - Auditor

Project Name: Moriah War Memorial College Redevelopment.

Consent Number: SSD-10352-MOD-1

Description of Project: The staged redevelopment of Moriah War Memorial College

Project Address: 3 Queens Park Road, Queens Park, NSW 2022

Proponent: Moriah War Memorial College Association

I declare that:

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



Notes:

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

Name of Proposed Auditor: Maurice Pignatelli

Signature: 

Qualification: Lead Environment Auditor (Exemplar Global C-359604)

Bachelor of Engineering (Civil), Master of engineering Science (Public health)

Company: OptimE Pty Ltd ATF MAJOCAEV Trust

Kind Regards,



OptimE Pty Ltd
Director

17 March 2026

Conor Barry

Ernst & Young, Australia
conor.barry@parthenon.ey.com

42 Marlo Road 
Towradgi, NSW 2518
+61 409 555 316 
Tim.Cook@L2R.com.au 

Dear Conor,

RE: Declaration of Independence

Please find below a signed Declaration of Independence for the Audit pertaining to the Moriah War Memorial College redevelopment.

Declaration of Independence - Auditor

Project Name: Moriah War Memorial College Redevelopment.

Consent Number: SSD-10352-MOD-1

Description of Project: The staged redevelopment of Moriah War Memorial College

Project Address: 3 Queens Park Road, Queens Park, NSW 2022

Proponent: Moriah War Memorial College Association

I declare that:

- i. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
- ii. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;

- iii. I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;
- iv. I am not an Environmental Representative for the project; and
- v. I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

Notes:

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

Name of Proposed Auditor: Tim Cook

Signature: 

Qualification: Lead Environment Auditor (Exemplar Global #113135)
Bachelor of Science (Geology), University of Wollongong

Company: L2R Group Pty Limited ATF L2R Group Discretionary Trust,
Trading as L2R Advisory.

Kind Regards,



Tim Cook
Managing Director
17 March 2026

Appendix E –

Site inspection photographs

Appendix E: Site photographs, 22 April 2026

Photo1 & 2: Western boundary – External security hoarding installed along the road alignment boundary, including project signage.



Photo 3: Northeastern corner – Early Learning Centre (ELC) located adjacent to the construction site, separated by physical hoarding and shade cloth screening.



Photo 4: Southern boundary – Hoarding delineating the construction site. Astro turf was installed along the designated worker pedestrian pathway to minimise tracking and spread of sediment outside the construction zone.



Photo 5: Southern boundary – Fixed sprinkler systems installed for dust suppression.



Photo 6: Western boundary - Waste skip provided for packaged wastes, with designated bins for general waste segregation.



Photo 7: Northern boundary - Site personnel advised that shade cloth screening had previously been installed on the fence during asbestos removal works but had since been removed following completion of those works.



Photo 8 & 9: Northern boundary - Erosion and sediment controls (ESC) were installed along the northern boundary. At the time of inspection, the construction site surface levels were lower than the adjoining boundary, reducing the risk of off-site discharge of sediment-laden water.





Photo 10: Northern boundary – Stormwater grates within the construction zone were protected with geofabric to minimise the ingress of sediment and rubbish into the stormwater system.



Photo 11: Northern boundary – Concrete pad and rumble grid installed at the site access/egress point. The area was observed to be clean at the time of inspection.

A stockpile of aggregate was located adjacent to the northern boundary due to tight site constraints; however, it presented a negligible risk of dust migrating off site.



Photo 12: Public road – Traffic control signage installed along surrounding public roads approaching the site access/egress point.




Photo 13: Emergency, environmental and safety notices displayed within the construction compound.



OptimE

OptimE Pty Ltd Report: 2601.01-REP

No:	Revision:	Approved:	Signature	Date:
Rev A	Draft report	M Pignatelli		22/05/2026
Rev 0	Final Report	M Pignatelli		27/05/2026