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An abstract background graphic consisting of three concentric, slightly irregular circles. The innermost circle is a light teal color, the middle circle is a light green color, and the outermost circle is a light blue color. The circles overlap each other.

INDEPENDENT ENVIRONMENTAL AUDIT REPORT

27-29 and 37 Bancroft Avenue, Roseville

The Anglican Schools Corporation
30 July 2025
AU122160 R6

Quality Management

Document Distribution

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This report was prepared in accordance with the scope of services set out in the contract between Geosyntec Consultants Pty Ltd (ABN 23 154 745 525) and the client.

Executive Summary

Geosyntec Consultants Pty Ltd (Geosyntec) was engaged by The Anglican Schools Corporation (ASC) to conduct an operational Independent Environmental Audit (IEA) of the Roseville College Sport and Wellbeing Centre, located on part of 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069 ('the site'). The appointed Principal Contractor was Taylor Construction (Taylor) and the Project Coordinator is EPM Projects Pty Ltd (EPM).

The boundary of the site covered by this IEA is provided in Appendix A, and occupies an area of approximately 5,900m².

This audit is the first operational IEA for the project. The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance of the operational phase of the approved development at the site.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions C36 to D41 of the NSW Department of Planning and Environment (DPE)¹ State Significant Development Approval (SSD 9912) ('SSD Approval') issued 18 June 2021 and its subsequent modifications.

The IEA was conducted in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements. The site inspection was conducted on 25 June 2025.

A total of 171 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 72 items
- Number of non-compliances = 0 item
- Number of non-triggered = 99 items

A total of 23 items were assessed in reviewing the implementation and compliance with Site's operational environmental management plans and EIS. A summary of the findings is provided as follows:

- Number of compliances = 16 items
- Number of non-compliances = 0 item
- Number of non-triggered = 7 items

A discussion of IEA findings is presented in this document. The Auditor also provides recommendations on opportunities for improvement.

¹ Now Department of Planning, Housing and Infrastructure (DPCI)

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Glossary

Term	Description
Audit	Systematic, independent and documented process for obtaining objective evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled (ISO 19011:2018). For the purpose of this report, Audit refers to an Independent Environmental Audit in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements
Audit criteria	Set of requirements used as a reference against which objective evidence is compared.
Audit evidence	Records, statements of fact or other information which are relevant to the audit criteria and verifiable.
Audit findings	Results of the evaluation of the collected audit evidence against audit criteria.
Audit conclusion	Outcome of an Audit after consideration of the Audit objectives and all audit findings.
Auditee	Organisation being audited.
Audit Program	Audit Schedule and Audit Table as defined in NSW Government (June 2020) prepared by Geosyntec prior to the commencement of the Audit.
Auditor	Person(s) who conduct(s) the Audit, as defined in this report. Lead Auditor and Auditor in Training
Audit Team	One or more persons conducting the Audit, supported if needed by technical experts.
Authorised Reporting Officer	A director, executive, employee or office of the proponent who is authorised by the proponent to submit formal reporting on the proponent's behalf.
Competence	Ability to apply knowledge and skills to achieve intended results.
Compliant	The Auditor has obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
CSSI	Critical State Significant Infrastructure
DoEE	The Commonwealth Department of the Environment and Energy administering the EPBC Act, and includes the Minister for the DoEE
DPE	NSW Department of Planning and Environment (previously DPIE)
DPIE	NSW Department of Planning, Industry and Environment
DPHI	NSW Department of Planning, Housing and Infrastructure (previously DPIE or DPE)
EIS	Environmental Impact Statement
Environmental Representative (ER)	A suitably qualified and experienced person independent of project design and construction personnel employed for the duration of Construction, who will be the principal point of advice in relation to all questions and complaints concerning environmental performance.
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
EPL	NSW Environment Protection Licence under the Protection of the Environment Operations Act 1997
Federal CoA	Federal DoEE Condition of Approval
Incident	An occurrence or set of circumstances that causes, or threatens to cause material harm and which may or may not be or cause a non-compliance.
Minister	Minister of DPHI or delegate.
NSW CoA	NSW DPHI Condition of Approval
Non-compliant	The Auditor has not obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
Not triggered	The specific item has not been activated at the time of the Audit and therefore, the Audit was not completed for the item.

Term	Description
Planning Secretary	The Planning secretary under the EP&A Act or nominee.
PoEO Act	NSW Protection of the Environment Operations Act 1997
Post approval document	A document required by conditions of consent, including Environmental Management Plans and Sub-plans.
Predicted impact	Predicted impacts described in the Environmental Impact Assessment documents that comprise the approved project (if available).
Project	As per definition in Section 1
Proponent	The person or entity that is referred to as the proponent in an approval or the applicant in a consent or any other person carrying out any part of the development to which the approval or consent applies.
Risk	Effect of uncertainty.
Site	As per definition in Section 1
State significant projects	Means any of the following in accordance with the EP&A Act:
	<ul style="list-style-type: none"> • State significant development projects • State significant infrastructure projects, including critical State significant infrastructure projects. • Transitional Part 3A projects • Part 4 projects for which the Minister is the consent authority

1 Introduction

Geosyntec Consultants Pty Ltd (Geosyntec) was engaged by The Anglican Schools Corporation (ASC) to conduct an operational Independent Environmental Audit (IEA) of the Roseville College Sport and Wellbeing Centre, located on part of 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069 ('the site'). The appointed Principal Contractor was Taylor Construction (Taylor) and the Project Coordinator is EPM Projects Pty Ltd (EPM).

The boundary of the site covered by this IEA is provided in Appendix A, and occupies an area of approximately 5,900m².

1.1 Background

The site is located within part of Lot 100 DP1283300 (previously identified as Lot 2003 DP1084428 and Lot 18 DP5035).

The site use prior to development comprised Roseville College sports field and a residential dwelling.

As per the SSD 9912, following the demolition of outdoor sports courts at 27-29 Bancroft Avenue and demolition of a dwelling and ancillary structures at 37 Bancroft Avenue, the completed development includes:

- Construction of a three-storey building, comprising:
 - 48 basement car parking spaces;
 - eight-lane swimming pool, associated concourse and grandstand;
 - gymnasium;
 - food technology space;
 - general learning areas;
 - change facilities, amenities and storage;
 - mechanical plant, on-site detention, filtration plant and chemical store; and
 - rooftop multi-purpose sports courts.
- Landscaping; and
- Signage.

1.2 Audit Team

The Audit team comprised the following Geosyntec personnel.

Table 1.1. Audit Team

Name	Role
Lia Young	Lead Environmental Auditor <ul style="list-style-type: none"> • ISO14001:2015 Environmental Management Systems (EMS) Lead Auditor (EMS LA 2599181897) • BE (Chemical) • PhD (Chemical Engineering)
Priya Dass	Senior Environmental Scientist <ul style="list-style-type: none"> • B.Sc (Geology) • M.Sc (Environmental Science)

The Audit Team Declaration is provided in Appendix B.

1.3 Purpose and Objective of Audit

The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance status of the operational phase of the approved development. This audit is the first operational Audit, completed within 26 weeks of the commencement of operation (29 January 2025).

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions C36 to D41 of the NSW Department of Planning and Environment (DPE)² State Significant Development Approval (SSD 9912) ('SSD Approval') issued on 18 June 2021, and its subsequent modifications, which state:

Independent Environmental Audit

C36. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.

C37. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.

C38. 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 weeks notice to the Applicant of the date or timing upon which the audit must be commenced.

C39. In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:

- (a) review and respond to each Independent Audit Report prepared under condition C37 of this consent, or condition C38 where notice is given;*
- (b) submit the response to the Planning Secretary; and*

² Now Department of Planning, Housing and Infrastructure (DPHI)

(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.

C40. Independent Audit Reports and the applicant/proponent'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 unless otherwise agreed by the Planning Secretary.

C41. Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.

This Independent Environment Audit was conducted in accordance with the requirements of the NSW Government (May 2020) Independent Audit Post Approval Requirements (IAPAR).

1.4 Audit Scope

1.4.1 Audit Scope (Physical and Temporal Boundaries)

The physical and temporal boundaries of the current IEA are as follows:

- Physical boundary: The site is 5,900m² and located within Lot 100 DP1283300. The boundary of this Audit is shown in the site plan included in Appendix A. The site is currently a operational Sports and Wellbeing Centre and classrooms, forming part of Roseville College. The Audit also included observation of the general surrounding area.
- Temporal boundary of the audit is for the duration of the operational phase. The audit period is stipulated in Section 1.5 below.

1.4.2 Audit Criteria (Audit Works)

The Audit criteria are identified by the conditions for SSD 9912 and the requirements outlined in the NSW Government (May 2020) Independent Audit Post Approval Requirements.

The Audit Table (Appendix F) presents the requirements to evaluate during the Audit including:

- An assessment of compliance with the Conditions of Consent and other relevant approvals and licences
- An assessment of environmental performance of the site, including:
 - Assessment of actual impacts compared to predicted impacts documented in the Environmental Impact Statement (EIS) and Return to Submission (RTS) documents.
 - Assessment of any incidents, non-compliances and complaints that have occurred on the project.
 - Assessment of any feedback received by DPHI, other agencies and stakeholders (as appropriate)
 - Assessment of performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the Audit scope.
- A high-level assessment of the adequacy of the Project's operational environmental management plan (OEMP) and sub-plans and their implementation.

1.5 Audit Period

This Audit comprises the sixth IEA for the site (the first operational Audit) and covers the review of environmental documentation and records for the relevant operational site activities from 25 October 2024 (last site inspection) to 25 June 2025 (current site inspection).

This IEA has been completed within the period of 26 weeks from the commencement of operation (29 January 2025) which is consistent with requirements of IAPAR 2020.

1.6 Environmental Representative

EPM was engaged by The Anglican Schools Corporation as the Project Manager. Taylor was the engaged civil contractor who completed the construction of the project in January 2025.

Jordan Graham from EPM was the appointed Environmental Representative, who assisted Geosyntec during this Audit process. Ben Langshaw from Taylor, Kate Coventry and Ian Vallentine from Roseville College (the School) also assisted Geosyntec during the Audit process.

2 Audit Methodology

2.1 Auditor Notification to DPHI

The Audit team was approved by DPHI in a letter dated 1 April 2025. A copy of the correspondences is attached in Appendix C.

2.2 Development of Audit Scope – Independent Audit Program

The Audit scope was prepared in general accordance with AS/NZS ISO 19011:2018 Guidelines for Auditing Management Systems, which is listed in Section 1.4 and documented in the Audit Table provided in Appendix F.

2.3 Site Audit Process

The Audit comprised:

1. Opening meeting
2. Review of evidence of consultation with identified stakeholders
3. Closing meeting
4. Issue of Draft Independent Environment Audit report
5. Review of additional information (if any)
6. Finalisation of Independent Environment Audit report

2.3.1 Opening Meeting

The opening meeting was conducted onsite on 25 June 2025. The agenda for the meeting and the record of attendees are provided in Appendix D.

2.3.2 Sources of Information to Assess Compliance to Audit Program

Sources of information reviewed to assess compliance with the audit program included:

- Review of project records, documentation, and reports.
- Interview with key project personnel (available during site inspection) and post site inspection follow-up.
- Site walkover and inspection for implementation of environmental controls.
- Review of complaints registers for the project.

2.3.3 Closing Meeting

The closing meeting was held on 30 June 2025. It was agreed that the closing meeting could be conducted via email correspondence. The closing email provided an overview of key findings and confirmed the timing for the Audit Report. The closing meeting email provided preliminary findings of the Audit.

2.3.4 Issue of Independent Environment Audit Report

The Draft Independent Environmental Audit Report was issued on 24 July 2025.

2.3.5 Finalisation of Independent Environment Audit Report

The IEA report was finalised on 30 July 2025.

2.4 Interviews

The following project personnel were interviewed during the Audit onsite:

- Jordan Graham (EPM – Project Manager)
- Ben Langshaw (Taylor – Former Site Manager)
- Kate Coventry and Ian Valentine (Roseville College – Assistant Director of Business Services and Facility Manager)

2.5 Site Inspection

The site inspection was conducted by Lia Young on 25 June 2025, accompanied by Jordan Graham of EPM, Laura Elder, Kate Coventry, and Ian Valentine of Roseville College. The site inspection comprised a walkover of the site footprint, including the perimeter of the site.

2.6 Consultation

Geosyntec conducted consultation with DPHI and Ku-ring-gai Council (Council) via email. Evidence of consultation is provided in Appendix C.

The outcome of the consultation is provided in Section 3.8.

2.7 Compliance Status Descriptors

The findings of the Audit have been divided into the following categories:

Table 2.1. Compliance Evaluation

Assessment	Criteria
Compliant	Sufficient verifiable evidence is available to demonstrate that all elements of the requirement have been met
Non-Compliant	One or more specific elements of the conditions or requirements have not been met
Not-Triggered	A requirement has an activation of timing trigger that has not been met at the time of the audit, therefore compliance is not relevant. Items not considered for Independent Environment Audit have also been recorded as "Non-Triggered."

3 Audit Findings

3.1 Approvals and Documents Audited

The following documents were audited:

Table 3.1. Audited Documents

SSD Reference	Document Details
Environmental Impact Statement (EIS)	Environmental Impact Statement State Significant Development. New Sport and Wellbeing Centre Development. Roseville College – 27-29 and 37 Bancroft Avenue, Roseville (11 November 2022)
SSD 9912 Development Consent	SSD 9912 dated 18 June 2021 modified on 26 May 2022 (Mod1) and 25 January 2024 (Mod 2).
B8 (Community Communication Strategy)	Australian Public Affair (March 2022) Community Communication Strategy.
D21 Green Travel Plan (GTP)	Ptc (4 December 2024) Roseville College Green Travel Plan.
D22 Operational Transport and Access Management Plan	Ptc (4 December 2024) Roseville College SWELL Centre. Operational Transport and Access Management Plan.
D23 Heritage Interpretation Plan	GBA Heritage (4 April 2024) Interpretation Plan. Roseville College, 27 Bancroft Avenue, Roseville.
D25 Stormwater Operation and Maintenance Plan	Acor Consultants (9 July 2024) Stormwater Operation & Maintenance Manual. Roseville College SWELL Centre.
D27 Operational Waste Management Plan	Waste Audit (February 2022) Roseville College (SWELL Centre), 27-29 Bancroft Avenue Roseville Operational Waste Management Plan
D29 Landscape Management Plan	Precision Landscapes (13 December 2024) Landscape Management Plan.
D30 Operational Flood Emergency Management Plan	Acor (11 December 2024) Roseville College SWELL Project Flood Statement Letter 27 Bancroft Avenue, Roseville.

Other supporting documents reviewed are provided in the Audit Table in Appendix F.

3.2 Summary of Assessment of Compliance

A total of 171 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 72 items
- Number of non-compliances = 0 item
- Number of non-triggered = 99 items

In addition, assessment of 23 items of the implementation and compliance with the site's operational environmental management plans was conducted. A summary of the findings is provided as follows:

- Number of compliances = 16 items
- Number of non-compliances = 0 item

- Number of non-triggered = 7 items

3.3 Agency Notices, Orders, Penalty Notices or Prosecutions During Audit Period

Taylor and EPM confirmed that no Agency notices, orders, penalty notices or prosecutions were received during the Operational period and during October 2024 to January 2025 Construction period.

3.4 Discussion of Non-Compliances

There was no identified non-compliance in this Audit period.

3.5 Assessment from Previous Audits

There was no previous operational Audit for the site.

3.6 OEMP, Sub-plans and Post Approval Documents

The Auditor considers that the OEMP and sub-plans are appropriate for the operation to minimise environmental impact, with the following opportunities for improvement:

- The Operational Waste Management Plan should be reviewed and updated accordingly to reflect the changes and/or improvements made to site practices, including the current arrangement of the mobile garbage bin (MGB) at 31 Bancroft Ave and segregation between general waste and recyclable waste.
- Stormwater Operation and Maintenance Plan should specify the frequency and the responsible person for the rainwater tank maintenance.

3.7 Discussion of Other Matters

The Auditor does not consider that there are other matters requiring attention, based on regulatory requirements and legislation or the development's past performance, other than those covered in this IEA.

3.8 Outcomes of Consultation with Relevant Agencies and/or Stakeholders

Prior to conducting the site audit, Geosyntec consulted with DPHI and Council. Consultation correspondence and responses from the Agencies are provided in Appendix C. The consultation indicated:

- Council did not have any comments/concerns regarding environmental matters relating to the project for the operational independent audit. Council also stated that Council reviewed the relevant files and there have been no complaints from the public.
- DPHI requested that the operational audit to include any incident or complaints during the final few months of construction before the commencement of operation (October 2024 to January 2025). These items are addressed in Sections 3.9 and 3.10 of this report.

3.9 Complaints and Management of Complaints

Taylor and Roseville College provided a complaint register, which is also available online at the Project website (www.roseville.nsw.edu.au/wellbeing/swell-centre/). Complaint review is provided in Table 3.2. Complaint review includes complaints that were made during the last few months of construction (October 2024 to January 2025)³ and during the operation of the SWELL centre January 2025 to 30 June 2025).

Table 3.2. Complaint Details

Date Lodged by the school	Nature of Complaint	Applicant's or Contractor's Response	Auditors Comment
9 October 2024	Loud noise from the sucker truck and question about the end period to the noise.	Taylor stated that the site had to use non-destructive digging for the small excavation near the sub-station. In response to the complaint, Taylor apologised and neighbour was informed that noise would cease on the same day.	The Auditor considers this complaint has been appropriately addressed.
14 November 2024	Traffic controller personnel was considered to have responded negatively when asked about the use of traffic cones.	Taylor clarified the situation and informed the complainant that the traffic cones were placed in accordance with the Traffic Management Plan.	The Auditor considers this complaint has been addressed.
7 December 2024	Fan noise emitting from the site on Saturday.	Taylor apologised to the neighbour on 9 December 2024 and rectified the issue. Taylor advised the Auditor that the faulty carpark exhaust fan was switched off and repaired following the complaint.	The Auditor considers this complaint has been addressed.
20 October 2024, 1, 14, 15, and 26 November 2024, 17, 18, and 19 December 2024.	Complaint about vehicles parked in exclusion zone/adjacent streets to the school development site.	<p>Taylor reiterated that the ongoing measures such as the following were still in place:</p> <ul style="list-style-type: none"> • A dedicated officer was on duty from 6.30 – 7 AM to ensure staff park outside the exclusion zone. • Taylor confirmed parking issue was addressed in daily briefings and in toolbox meetings. • Each time the complaint was received, Taylor reminded workers about parking restrictions in the toolbox talk and contacted the neighbour via email or phone. Daily patrols were timed following the toolbox talk, to promote accountability. • When owner/vehicle was identified, Taylor stated that they acted in a timely manner, instructing the relocation of the vehicle. Apologies were communicated by Roseville College to the neighbour. New construction staff were inducted to the no parking requirement. Taylor also stated that they conducted high monitoring frequency. 	The Auditor considers Taylor's corrective action addressed the nature of complaint to the practical extent.

³ Requested by DPHI.

Date Lodged by the school	Nature of Complaint	Applicant's or Contractor's Response	Auditors Comment
3 February 2025	Complaint about built up dust on windows located at 24 Bancroft Ave.	On the 4 February 2025, the complainant was offered a meeting with the school, however there was no response since. It is noted that the construction was completed on 28 January 2025. Since November 2024, the majority of the works conducted on site were mainly indoor finishes and tennis court surfacing. Other works in the area, such as public works by Council, may have occurred around the site.	Given that there was no response from the complainant, and there was other construction work around the site, the Auditor could not establish if the complaint was justified. No further action was considered required as the construction work at the site has been completed.

3.10 Incidents and Management of Incidents

There was no incident that has been reported by Applicant during this Audit period and there was also no incident that has been reported by Taylor during the last few months of construction (October 2024 to January 2025).

3.11 Performance of Environmental Management Plans

The review of mitigation measures listed in the EIS and associated documents associated with the operational phase versus actual impact is assessed in the Audit Table provided in Appendix F and is summarised in Table 3.3.

Table 3.3. Environmental Impact Assessment – Operational Phase

Environmental Aspect	Requirement	Auditor's Review
Noise – School (Play Spaces). Isolation Procedures and Training	<ol style="list-style-type: none"> 1. Proposal to incorporate screens/barriers along perimeter of rooftop sport area to mitigate noise impacts (Appendix 28); 2. Outdoor activities to be undertaken primarily in the designated play spaces located within the Site to minimise the impacts of noise on neighbours. 3. Staff and students to be informed regularly of residential neighbours and advised to keep noise to a minimum. 4. Public announcement systems not to be used outside of core school hours. 	<ul style="list-style-type: none"> • SSD Condition D10 states that the consent does not permit installation of an acoustic barrier around the roof-top sports courts. During the Audit it was observed that there was no acoustic barrier observed around the roof-top sports courts. • During the Audit, student outdoor activities were observed to be in the designated play spaces within the site, including recess time. Observations during the audit (during class and recess times) indicated that noise level was unlikely to present impact to neighbours. • During the site inspection, there was no school public announcement outside core school hours. Based on information provided by the School, public announcement system is only to be used when there is fire.
Increase in parking demands on local roads during operation phase. Reduction Procedures and Training	<p>PTC has prepared a Transport Impact Assessment (Appendix 21) which provides an assessment of the existing on-street parking conditions. A Green Travel Plan (Appendix 23) and recommends promotion of sustainable travel methods to reduce the dependence on</p>	<p>PTC had prepared Operational Transport and Access Management Plan and submitted to the satisfaction of the Planning Secretary. Green Travel Plan was also provided to Planning Secretary.</p> <p>Based on information provided by the School, the implementation of Green Travel Plan and Operational Transport & Access Management Plan includes:</p> <ul style="list-style-type: none"> • The preparation of Travel Access Guide (TAG). The TAG includes the train, metro and bus routes that can be used to get

Environmental Aspect	Requirement	Auditor's Review
	private vehicle transport within the school catchment.	<p>to the School. The TAG was provided in the school website, staff TEAM repository, and to the parents.</p> <ul style="list-style-type: none"> During the Audit, a significant number of students were observed to be coming from the public transport (Roseville train station). The private bus service route published in the school website shows that Roseville College private bus service covers the Lower Northern Beaches area. Junior School Handbook communicates the number of parking spots at the School. The school diary also provides information about public transport options and Roseville College bus services. The 2025 Term 1 Information sheet communicates the use of car line, staggered pick up, and traffic flow management. The 2025 Duty Roster indicates that staff is located along Bancroft Gate (for Senior school) in the morning and afternoon. A different set of staff member has been allocated to supervise students catching the Roseville College private bus service and public bus service. The Term 2 2025 Junior School Duty Roster indicates that staff is located along Victoria St gate every morning and afternoon. During the Audit, a number of staff were observed assisting with the drop-off of Junior students. An crossing supervisor was observed on the Victoria Street pedestrian crossing to assist students crossing the road. Student Pick-Up Notification 2025 encourages safe behaviour during drop off and pick up. Parent handbook includes pick up and parking etiquettes. School pick-up and drop-off zone along Victoria Street has spaces for at least 15 vehicles. During the Audit, the 48 additional on-site car parking spaces (part of the development) were observed. The School organised the Junior school 14 May 2025 Walk to School Day. For 3 weeks, the school newsletter includes walking safely to school. Staff Amenities Map shows 4 end-of-trip facilities, bike racks and bike repair kit station. The locations of Ku-Ring-Gai cycle paths are provided on staff noticeboard. A weekly staff briefing note provided survey if staff were interested to cycle to work. The School used public transport for Junior School Excursions in May 2025.

3.12 Evidence Collected through Site Inspection

The evidence collected during the site inspection is recorded in Appendix E and F and included:

- Observation of traffic access and flow, pedestrian pathways, driveways, parking areas, signage, and way finding signage.
- Observation of noise levels.
- Observation of outdoor activities in the designated play spaces.
- Observation of appropriate waste storage and disposal.
- Observation of pool service room and chemical storage practices.

3.13 Evidence to Support Compliance Assessment

Evidence provided during the Audit comprised the following:

- Chemical register.
- School communications and correspondences.
- Complaint records and evidence of investigation and follow up.
- Maintenance records.
- Waste reports/records.
- Permits and licences.
- Other documents required by the conditions of consent.

3.14 Environmental Management Improvement Opportunities

The Auditor's recommendations on improvement opportunities are provided in Section 4.

3.15 Key Strengths of the Project Environmental Management and Performance

The key strengths demonstrated in the project include:

- The School, Taylor, and EPM have an organised system and record keeping.
- All parties demonstrated a high level of understanding of the requirements for environmental management and have positive attitude towards recommendations made during the Audit.

4 Recommendations and Opportunities for Improvements

The Auditor makes the following recommendations to improve record keeping and/or work practices on site:

- A copy of this IEA and the Applicant response must be submitted to DPHI by the Applicant.
- A copy of this IEA and the Applicant response must be uploaded to the public website following completion of this IEA within 60 days after submitting it to DPHI.
- The Operational Waste Management Plan should be reviewed and updated accordingly to reflect the changes and/or improvements made to site practices, including the current arrangement of the mobile garbage bin (MGB) at 31 Bancroft Ave and segregation between general waste and recyclable waste.
- The Stormwater Operation and Maintenance Plan should specify the frequency and the responsible person for the rainwater tank maintenance.
- It is prudent to update the Maintenance Schedule sheet to include the 3 monthly requirement for pruning, mulch, and plant inspections so it is aligned with the Landscape Management Plan.
- Recycling bins should be placed in relevant classrooms as per the plan mentioned by the school during the audit.
- The practice drills shall be continued at least yearly in accordance with the Emergency Response Plan (for both shelter in place and evacuation procedure).

5 Limitations

This report has been prepared by Geosyntec Consultants Pty Ltd ("Geosyntec") for use by the Client who commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the Client and other parties. The findings of this report are based on the scope of work outlined in Section 1. The report has been prepared specifically for the Client for the purposes of the commission, and use by any explicitly nominated third party in the agreement between Geosyntec and the Client. No warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party (other than where specifically nominated in an agreement with the Client).

This report relates to only this project and all results, conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be reproduced without prior approval by the Client, or amended in any way without prior written approval by Geosyntec.

Geosyntec's assessment was limited strictly to identifying environmental conditions associated with the subject property area as identified in the scope of work and does not include evaluation of any other issues.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigation.

This report does not comment on any regulatory obligations based on the findings. This report relates only to the objectives stated and does not relate to any other work conducted for the Client.

The absence of any identified hazardous or toxic materials on the site should not be interpreted as a guarantee that such materials do not exist on the site.

All conclusions regarding the site are the professional opinions of the Geosyntec personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, Geosyntec has not independently verified and assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Geosyntec, or developments resulting from situations outside the scope of this project.

Geosyntec is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The Client acknowledges that this report is for its exclusive use.

Appendix A Figures



Source: Google map

LEGEND

— Site Boundary

This product has been created to support the main report and is not suitable for other purposes.

Figure 1: Site Layout Plan

Site Address: 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069

Approx. 10 m

Datum: GDA 1994 MGA Zone 56 - AHD

Client: The Anglican Schools Corporation

Job Number: AU122160 Date: November 2022

Appendix B Auditor Declaration

Independent Audit Declaration Form

Project Name	Roseville College Sport and Wellbeing Centre
Consent Number	SSD 9912
Description of Project	The operation of a Sport and Wellbeing Centre on the Roseville College school campus.
Project Address	27-29 and 37 Bancroft Avenue, Roseville, NSW 2069
Proponent	The Anglican Schools Corporation (ASC)
Title of Audit	Independent Environmental Audit of the Roseville College Sport and Wellbeing Centre
Date	30 July 2025

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

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

Notes:

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

Name of Lead Auditor	Lia Young
Signature	
	
Qualifications	
	<ul style="list-style-type: none"> • BE (Chemical) • PhD (Chemical Engineering)
Name of Support Auditor	Priya Dass
Signature	
	
Qualifications	<ul style="list-style-type: none"> • B.Sc (Geology) • M.Sc (Environmental Science)
Company	Geosyntec Consultants Pty Ltd
Company Address	Suite 3.04, 1 York St, Sydney NSW 2000

Appendix C Correspondence

NSW Planning ref: SSD-9912-PA-36

Laura Elder
Director of Business Services
Anglican Schools Corporation
ABN 63544529806
27 Bancroft Avenue
Roseville NSW 2069
1 April 2025

Sent via the Major Projects Portal only

Subject: Sport and Wellbeing Centre, Roseville College (SSD-9912) - Operational Independent Auditor Nomination 1

Dear Ms Elder

I refer to your request for the Planning Secretary's agreement (SSD-9912-PA-36) to a suitably qualified, experienced, and independent team to conduct the first operational Independent Environmental Audit (**IEA**) of the Sport and Wellbeing Centre, Roseville, submitted as required by Schedule 2, Condition C36 of SSD-9912 as modified (**Consent**) to the NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 24 March 2025.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed team is suitably qualified, experienced, and independent.

Consequently, as nominee of the Planning Secretary, I agree to the appointment of the following independent audit team from Geosyntec to undertake the first operational IEA and prepare the final IEA Report:

- Lia Young - Lead Auditor
- Priya Dass - Assistant Auditor

Please ensure this correspondence is appended to the IEA Report.

The IEA must be prepared, undertaken, and finalised in accordance with the Conditions of Consent and the *Independent Audit Post Approval Requirements* (2020). Failure to meet these requirements will require revision and resubmission of the IEA Report.

The appointed Lead Auditor must also attend the site inspection at the project that forms part of the IEA.

Please note that this is an agreement for the auditors detailed above for this IEA only. If there are any changes to the project's auditors, a new request must be submitted and agreed to by the Planning Secretary prior to commencement of the IEA.

For each future IEA, you must submit a new request for the Planning Secretary's agreement.

Please also note that this agreement is for SSD-9912 as modified only, and each such request across different projects is assessed on the merits of the proposed auditor and the requirements of each project.

Approval for an auditor on one project does not necessarily guarantee their suitability for endorsement on another. NSW Planning nevertheless reserves the right to request and alternative auditor or audit team for future audits, should it be appropriate in the circumstances.

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

Yours sincerely



Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

AU122160 L17 DPHI Consultation SSD9912 Roseville College Jun25

3 June 2025

Brigitte Healey
Department of Planning, Housing and Infrastructure

Via email: compliance@planning.nsw.gov.au

Dear Brigitte,

Re: Operational Independent Environmental Audit, Roseville College Sport & Wellbeing Centre, 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by The Anglican Schools Corporation (ASC) via EPM Projects Pty Ltd (EPM) to conduct an independent environmental audit (IEA) for the operational phase of Roseville College Sport & Wellbeing Centre at 27-29 and 39 Bancroft Avenue, Roseville, NSW ('the site'). The site is legally identified as part of Lot100 DP1283300 (previously identified as Lot 2003 DP1084428 and Lot 18 DP5035), is currently used as a school.

The Independent Environmental Audit is conducted to meet Conditions C36 to D41 of State Significant Development (SSD) No. 9912 (18 June 2021 and subsequent modification). The Independent Environmental Audit will be conducted in accordance with the NSW Government Independent Audit Post Approval (May 2020) (IAPAR 2020). As required by the IAPAR (2020), we need to conduct consultation with DPHI and other agencies. Please advise if DPHI has any comments/concerns regarding environmental matters relating to the project, that need to be considered as part of the operational independent audit, which is scheduled on 25 June 2025.

DPHI has previously approved the audit team in a letter dated 1 April 2025 (Attachment A).

Should you have any queries or wish to discuss any points, please do not hesitate to contact the undersigned.

Yours sincerely,

Lia Young

**Independent Environmental Lead Auditor
Geosyntec Consultants Pty Ltd**

Attachments: Attachment A – Approval of Audit Team

Attachment A – Approval of Audit Team

NSW Planning ref: SSD-9912-PA-36

Laura Elder
Director of Business Services
Anglican Schools Corporation
ABN 63544529806
27 Bancroft Avenue
Roseville NSW 2069
1 April 2025

Sent via the Major Projects Portal only

Subject: Sport and Wellbeing Centre, Roseville College (SSD-9912) - Operational Independent Auditor Nomination 1

Dear Ms Elder

I refer to your request for the Planning Secretary's agreement (SSD-9912-PA-36) to a suitably qualified, experienced, and independent team to conduct the first operational Independent Environmental Audit (**IEA**) of the Sport and Wellbeing Centre, Roseville, submitted as required by Schedule 2, Condition C36 of SSD-9912 as modified (**Consent**) to the NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 24 March 2025.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed team is suitably qualified, experienced, and independent.

Consequently, as nominee of the Planning Secretary, I agree to the appointment of the following independent audit team from Geosyntec to undertake the first operational IEA and prepare the final IEA Report:

- Lia Young - Lead Auditor
- Priya Dass - Assistant Auditor

Please ensure this correspondence is appended to the IEA Report.

The IEA must be prepared, undertaken, and finalised in accordance with the Conditions of Consent and the *Independent Audit Post Approval Requirements* (2020). Failure to meet these requirements will require revision and resubmission of the IEA Report.

The appointed Lead Auditor must also attend the site inspection at the project that forms part of the IEA.

Please note that this is an agreement for the auditors detailed above for this IEA only. If there are any changes to the project's auditors, a new request must be submitted and agreed to by the Planning Secretary prior to commencement of the IEA.

For each future IEA, you must submit a new request for the Planning Secretary's agreement.

Please also note that this agreement is for SSD-9912 as modified only, and each such request across different projects is assessed on the merits of the proposed auditor and the requirements of each project.

Approval for an auditor on one project does not necessarily guarantee their suitability for endorsement on another. NSW Planning nevertheless reserves the right to request and alternative auditor or audit team for future audits, should it be appropriate in the circumstances.

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

Yours sincerely



Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

From: [Lia Young](#)
To: [Brigitte Healey](#)
Subject: RE: IEA Consultation - Roseville College Sport & Wellbeing Centre, 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069 - SSD 9912
Date: Wednesday, 18 June 2025 9:42:00 AM
Attachments: [image001.png](#)
[image002.png](#)

Thank you for your time, it was good to obtain a final clarification over the telephone conversation just then. I understand that Planning would like the current audit to capture whether there were any incidents or complaints during the final months of construction (24 Oct 2024 to commencement of occupation). As such, it is concluded that I will review the complaint register and interview the school & the PM (EPM Project) to address this in the upcoming operational audit and include these items in the report. However, SSD Part B and C will not be part of the operational Audit other than C36 to C41 (regarding Independent Environmental Audit).

Thank you for your clarification and all correspondences.
Have a good day!

Kind Regards,

Lia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd
A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000
P: +61 (2) 9251 8070
M: +61 405 578 350
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From: Brigitte Healey <brigitte.healey@dpie.nsw.gov.au>
Sent: Tuesday, 17 June 2025 3:18 PM
To: Lia Young <lia.young@geosyntec.com>
Subject: RE: IEA Consultation - Roseville College Sport & Wellbeing Centre, 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069 - SSD 9912

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Hi Lia

In this instance we are requesting that the scope of the first Operation Independent Environment Audit (**IEA**) include the period of construction works between the end of the last audit period and completion of construction works. This request was also emailed to Jordan Graham from EPM Projects on 17 December 2024. Alternatively, the project can carry out a final Construction IEA.

Kind regards

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

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

dphi.nsw.gov.au

Locked Bag 5022 PARRAMATTA NSW 2124

Working days Monday to Friday, 09:00am - 05:00pm



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 on NSW Government at this time.

Please consider the environment before printing this email.

From: Lia Young <lia.young@geosyntec.com>

Sent: Thursday, 12 June 2025 12:26 PM

To: Brigitte Healey <brigitte.healey@dpie.nsw.gov.au>

Subject: RE: IEA Consultation - Roseville College Sport & Wellbeing Centre, 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069 - SSD 9912

Hi Brigitte,

Thank you for your email.

Based on IAPAR 2020 Section 3.3 (Audit scope) it states that

An Independent Audit must include:

1. an assessment of compliance with:

a. all conditions of consent applicable to the phase of the development that is being audited.

In this coming audit, we are conducting an Operational phase audit. Therefore, based on SSD 9912 C37 and the IAPAR 2020, our scope is the conditions of consent that are applicable to the operational phase of the development.

Should Planning require another Construction Audit to cover period between 24 October 2024 to the completion of construction, based on C38 we would expect at least 4 weeks notice to the Applicant of the date or timing upon which the audit must be commenced.

Trust this is correct. So, from SSD Part C (During Construction) we will only include Conditions C36 to C41 (regarding Independent Environmental Audit).

Kindly confirm, please as we are only engaged and scoped for a certain budget and scope. Thank you

Condition

Kind Regards,

Lia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

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M: +61 405 578 350

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From: Brigitte Healey <brigitte.healey@dpie.nsw.gov.au>

Sent: Thursday, 12 June 2025 9:57 AM

To: Lia Young <lia.young@geosyntec.com>

Subject: FW: IEA Consultation - Roseville College Sport & Wellbeing Centre, 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069 - SSD 9912

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Hi Lia

Please also assess compliance with any Part C conditions that were triggered between the end of the last audit period and completion of construction works. For example, whether there were any non-compliances, incidents or complaints during the final months of construction.

Feel free to call me on the number below if you have any questions.

Kind regards

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

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

dphi.nsw.gov.au

Locked Bag 5022 PARRAMATTA NSW 2124

Working days Monday to Friday, 09:00am - 05:00pm



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: Lia Young <lia.young@geosyntec.com>
Sent: Tuesday, 10 June 2025 3:30 PM
To: Brigitte Healey <brigitte.healey@dpie.nsw.gov.au>
Subject: RE: IEA Consultation - Roseville College Sport & Wellbeing Centre, 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069 - SSD 9912

Hi Brigitte,

Thank you for your respond.

I believe your response means that SSD Part D (Prior to Commencement of Operation) shall be forming part of the first operational audit. This is indeed our standard of service for the first Operational IEA.
Thank you.

CONSOLIDATED CONSENT

PART D PRIOR TO COMMENCEMENT OF OPERATION

Notification of Occupation

D1. At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

External Walls and Cladding

D2. Prior to commencement of operation, the Applicant must provide the Certifier with documented

Kind Regards,

Lia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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From: Brigitte Healey <brigitte.healey@dpie.nsw.gov.au>

Sent: Tuesday, 10 June 2025 2:49 PM

To: Lia Young <lia.young@geosyntec.com>

Subject: RE: IEA Consultation - Roseville College Sport & Wellbeing Centre, 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069 - SSD 9912

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Hi Lia

Thank you for the opportunity to provide input into the first Operational Independent Environmental Audit (**IEA**) for the Sport and Wellbeing Centre, Roseville College approved under state significant development consent SSD-9912 (**Consent**).

It is understood there was a period of construction works (24 October 2024 to commencement of occupation) that was not captured in the last Construction IEA (**IEA 5**). Please ensure that compliance with the Consent during this period is assessed in the project's first Operational IEA.

The Department of Planning, Housing and Infrastructure requests that you consult with the local council.

Kind regards

Brigitte Healey *she/her*

Compliance Officer

Metro

Department of Planning, Housing and Infrastructure

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

dphi.nsw.gov.au

Locked Bag 5022 PARRAMATTA NSW 2124

Working days Monday to Friday, 09:00am - 05:00pm



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: Lia Young <lia.young@geosyntec.com>

Sent: Tuesday, 3 June 2025 10:30 AM

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

Subject: IEA Consultation - Roseville College Sport & Wellbeing Centre, 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069 - SSD 9912

Dear Brigitte,

Trust all well.

We will be conducting the Independent Environmental Audit at Roseville College Sport & Wellbeing Centre, 27-29 and 37 Bancroft Avenue, Roseville, NSW 2069. As required by the Independent Audit Post Approval Requirements, we need to conduct consultation with stakeholders, including DPHI.

Please find attached our consultation letter. Please kindly let us know if there is any feedback from the Department.

Thank you.

Kind Regards,

Lia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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From: [Lia Young](#)
To: "Selwyn Segall"; "krg@krg.nsw.gov.au"
Subject: SSD 9912 - Council Consultation for the operation of Roseville College Sport & Wellbeing Centre (27-29 and 37 Bancroft Avenue, Roseville, NSW)
Date: Tuesday, 3 June 2025 10:30:00 AM

Dear Sir/Madam and Selwyn,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by The Anglican Schools Corporation (ASC) via EPM Projects Pty Ltd (EPM) to conduct an independent environmental audit (IEA) for the operational phase of Roseville College Sport & Wellbeing Centre, 27-29 and 39 Bancroft Avenue, Roseville, NSW ('the site'). The State Significant Development (SSD) consent for the site (SSD No. 9912) issued by the NSW Planning requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020). In accordance with the Independent Audit IPAR (2020), we are required to consult with key stakeholders to obtain their input into the scope of the Audit.

Please advise if Council has any comments/concerns regarding environmental matters relating to the project, that need to be considered as part of the operational independent audit, which is scheduled on 25 June 2025.

Please do not hesitate to contact us if you have any questions.
We look forward to hearing back from you. Thank you.

Kind Regards,

Lia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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From: [Selwyn Segall](#)
To: [Lia Young](#)
Subject: RE: SSD 9912 - Council Consultation for the operation of Roseville College Sport & Wellbeing Centre (27-29 and 37 Bancroft Avenue, Roseville, NSW)
Date: Wednesday, 4 June 2025 2:01:25 PM

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Thankyou Lia for your recent email.

From a planning point of view, we have no concerns/issues with the above development. There have been no complaints from the public on record either. I have also discussed the above application with my colleagues in the engineering, landscaping, health, building, heritage and ecology divisions and no issues were raised.

You are always able to e-mail or call me my direct line 9424-0993 for any further assistance/enquiries.

Kind regards,

Selwyn Segall | Team Leader Development Assessment – (Team Central) - Ku-ring-gai Council
P: 9424 0888 | F: 9424 0001
E: ssegall@krg.nsw.gov.au | www.krg.nsw.gov.au
Ku-ring-gai: Sydney's green heart

From: Lia Young <lia.young@geosyntec.com>
Sent: Tuesday, 3 June 2025 10:31 AM
To: Selwyn Segall <ssegall@krg.nsw.gov.au>; Mailbox Ku-ring-gai Council <krg@krg.nsw.gov.au>
Subject: SSD 9912 - Council Consultation for the operation of Roseville College Sport & Wellbeing Centre (27-29 and 37 Bancroft Avenue, Roseville, NSW)

Dear Sir/Madam and Selwyn,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by The Anglican Schools Corporation (ASC) via EPM Projects Pty Ltd (EPM) to conduct an independent environmental audit (IEA) for the operational phase of Roseville College Sport & Wellbeing Centre, 27-29 and 37 Bancroft Avenue, Roseville, NSW ('the site').

The State Significant Development (SSD) consent for the site (SSD No. 9912) issued by the NSW Planning requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

In accordance with the Independent Audit IPAR (2020), we are required to consult with key stakeholders to obtain their input into the scope of the Audit.

Please advise if Council has any comments/concerns regarding environmental matters relating to the project, that need to be considered as part of the operational independent

audit, which is scheduled on 25 June 2025.

Please do not hesitate to contact us if you have any questions.

We look forward to hearing back from you.

Thank you.

Kind Regards,

Lia Young
Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

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Appendix D Record of Meeting and Agenda

AU122160 L18 Opening Meeting Agenda - Operational Audit

Independent Environmental Audit – Opening Meeting Agenda

Site: **Roseville College**

SSD: **9912**

Date & Time: **25 June 2024, 8.30am**

Invitees:

Jordan Graham (EPM)	Ian Valentine (Roseville College)	Kate Coventry (Roseville College)
Lia Young (Geosyntec)		

AGENDA

1. Introductions
 - a. Participants and Roles
 - b. Purpose and Objective of Audit
 - c. Scope of Audit (boundary, activities, processes)
 - d. Criteria for Audit (SSD Conditions, OEMP commitments) –
2. Audit Methodology
 - a. Timing – site based/desktop based
 - b. Evidence based (record and observation)
 - c. Recording of observations (notes, photographs, discussions)
 - d. Any site limitation, cultural, religious or social sensitivities
 - e. Additional Audit requirements from Agency Consultation
 - f. Notification from DPHI or other agencies
 - g. Complaints
 - h. Incidents
3. Reporting
 - a. Method (at time of observation, closing meeting (recap, formal report)
 - b. Grading – Compliant, Non-Compliant, Not Triggered, Recommendations
 - c. Post Audit opportunity to respond prior to Final Report
4. Close out meeting – timing via Teams or email

Independent Environmental Audit – Attendance Sheet

From: [Lia Young](#)
To: ["jgraham@epmprojects.com.au"](mailto:jgraham@epmprojects.com.au); ["ivallentine@roseville.nsw.edu.au"](mailto:ivallentine@roseville.nsw.edu.au); ["kcoventry@roseville.nsw.edu.au"](mailto:kcoventry@roseville.nsw.edu.au)
Cc: [Cheryl Halim](#)
Subject: Roseville College 2025 Operational IEA closing meeting. SSD9912. AU122160
Date: Monday, 30 June 2025 10:39:00 AM
Attachments: [Roseville App F. Audit 6 - Operational.xlsx](#)

Dear All,

Thank you for participating in the 2025 Operational IEA audit conducted on 25 June 2025.

1. Background and Objective of Email

During the site visit, we observed environmental management and conducted interviews with key representatives regarding on site practices. We also completed a review of the information provided against the IEA Audit Table.

Please treat this email as the Closing Meeting for the IEA.

As discussed, compliance is evaluated as follows:

- Compliant
- Non-compliant
- Non-triggered

The purpose of this email is to provide an overview of our findings, and outline any additional information required to address outstanding items.

2. Status of Review, Outstanding Items, and Timing.

The status of our Audit Table is attached. Outstanding items are flagged in yellow.

Please provide additional records, if any, before **14 July 2025**. We will aim to issue the Draft Report by **18 July 2025**, subject to receiving the additional information.

After the issue of draft report, please use the last opportunity to provide additional information and rectify any non-compliances by **26 July 2025**, after which we will issue our final report.

3. Identified Strengths

The School and EPM have quite an organised system and record keeping, which generally assisted our audit.

During the site audit, all demonstrated a proactive approach to environmental management and is amenable to suggestions on improvement.

4. Potential non-compliances and opportunities for improvement

Geosyntec identified that the following key items will need additional records to be provided:

Item G28, G107, G113, G121, G122, G124, G127, G141, G142, G154, G156, G167, G181, G182, G184 and G186.

These are outlined in yellow in the attached audit table. Should there be no additional information, some of these items may become non-compliant.

Thank you for your time.

Please do not hesitate to contact me back if you have any questions.

Kind Regards,

Lia Young
Environmental Engineer

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Appendix E Photographs

Photograph Log

Client Name:

Roseville College

Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160

Photo Number: G7	Date: 25/06/2025			
Description: The school pick-up and drop-off zone along Victoria Street observed to be able to accommodate 15 vehicles.				

Photo Number: G119, G172	Date: 25/06/2025		
Description: No roof-top acoustic barrier was observed on tennis courts. Signage illumination was not observed at Bancroft Avenue front.			

Photograph Log

Client Name:

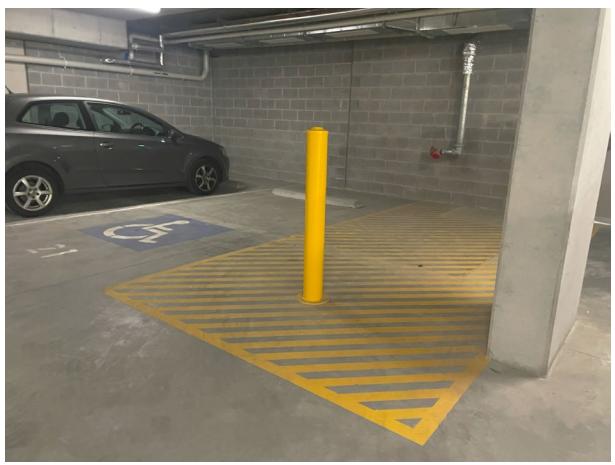
Roseville College

Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160

Photo Number: G128	Date: 25/06/2025	 A photograph showing a concrete parking lot with several white handicapped parking symbols painted on the ground. A silver car is parked in one of these bays. The surface is textured concrete with some minor staining.	 A photograph showing a concrete parking lot with several white handicapped parking symbols painted on the ground. A silver car is parked in one of these bays. The surface is textured concrete with some minor staining.
Description: Forty-eight (23 at level 1 + 25 at level 2) new unobstructed carpark were observed. Accessible carpark also observed.		 A photograph of an accessible parking space. The ground is marked with yellow diagonal stripes. A blue handicapped parking symbol is painted on the concrete. A yellow bollard stands in the center of the space. A silver car is parked in the adjacent space. The background shows a brick wall and some pipes.	

Photograph Log

Client Name:

Roseville College

Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160

<p>Photo Number: G135, G147</p>	<p>Date: 25/06/2025</p>		
<p>Description:</p> <p>Way-finding signage to staff car parking were observed to be present and well maintained.</p> <p>Driveways, footways and parking areas were observed to be unobstructed during the audit.</p>			
			

Photograph Log

Client Name:

Roseville College

Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160

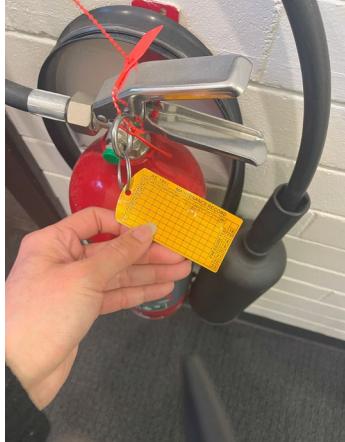
Photo Number: G141	Date: 25/06/2025		
Description: Fire extinguisher tag was up to date			

Photo Number: G175	Date: 25/06/2025			
Description: Bicycle racks, signage, and bike repair tools & kits were observed.				

Photograph Log

Client Name:

Roseville College

Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160

Photo Number: G179	Date: 25/06/2025	
<p>Description: The interpretive display panel was observed to be well maintained.</p>		

Photograph Log

Client Name:

Roseville College

Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160

<p>Photo Number: G180</p>	<p>Date: 25/06/2025</p>		
<p>Description:</p> <p>The school landscaping areas were observed to be well maintained.</p>			
			

Photograph Log

Client Name:

Roseville College

Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160

<p>Photo Number: G181, G183</p> <p>Date: 25/06/2025</p>			
<p>Description:</p> <p>General bins were observed around the site including classrooms</p> <p>The bins observed were within capacity. No bin observed to be overflowing.</p> <p>MGBs (mobile garbage bin) were observed around the grounds.</p> <p>Food waste bins were observed in the food technology kitchen.</p>			
			

Photograph Log

Client Name:

Roseville College

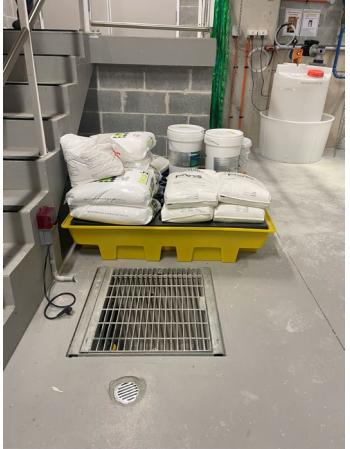
Site Location:

27-29 and 37 Bancroft Avenue,
Roseville

Project Number:

AU122160

Photo Number: G184	Date: 25/06/2025			
Description: Signage containing the emergency evacuation diagram was observed to be placed around the site.				

Photo Number: G154	Date: 25/06/2025			
Description: Chemicals were stored in a bunded facility, spill kit, and spill kit bin were observed near the chemicals.				

Appendix F Audit Table

Geos yntec ID old	Document	SSD Condition / OEMP Section	Item	Condition	Evidence Collected on 31 March 2025, 23, 25 June 2025, and 18 July 2025 for Audit No. 6 (Operation IEA). The project website https://www.roseville.nsw.edu.au/news-and-events/project-details/	Independent Audit Findings and Recommendations	Compliance Status		
							Compliant	Non-Compliant	Not Triggered
G4	SSD 9912 - Mod2	A4	Terms of Consent	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Condition noted		Green	Red	Grey
G5	SSD 9912 - Mod2	A5	Limits of Consent	This consent lapses five years after the date of consent unless work is physically commenced.	Construction work has commenced on 5 August 2022.		Green	Green	Green
G6	SSD 9912 - Mod2	A6	Student Numbers	A maximum of 1,000 students are permitted to be enrolled at the school.	This condition is considered not triggered as an occupation certificate for the basement carpark in the Sport and Wellbeing Centre has been obtained (see Condition A7).		Green	Green	Grey
G7	SSD 9912 - Mod2	A7	Student Numbers	<p>The student population may increase to a maximum of 1,250 student enrolments, subject to the Applicant demonstrating that the following requirements have been addressed to the satisfaction of the Planning Secretary:</p> <p>(a) an occupation certificate for the basement carpark in the Sport and Wellbeing Centre has been obtained which includes provision of a minimum of 48 additional on-site car parking spaces; and</p> <p>(b) confirmation that the capacity of the school pick-up and drop-off zone along Victoria Street has been increased to accommodate a minimum of 15 vehicles.</p>	<p>Record Sighted:</p> <ul style="list-style-type: none"> - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173 with list of documents submitted to the certifier. Certificate is for the carpark and educational establishment under the SSD. - 2025 Term 2 School report. There were 1116 student enrolled at the start of 2025 Term 2 <p>Observation:</p> <ul style="list-style-type: none"> - Capacity of the school pick-up and drop-off zone along Victoria Street is at least 15 vehicles 		Green	Green	Green
G8	SSD 9912 - Mod2	A8	Surrender of Existing Development Consents	<p>Within 12 months of the date of commencement of development to which this consent applies, or within another timeframe agreed by the Planning Secretary, the Applicant must surrender the following existing development consents in accordance with the EP&A Regulation:</p> <p>(a) DA0262/16 approved by the Sydney North Planning Panel on 25 January 2017; and</p> <p>(b) DA0261/16 approved by Ku-ring-gai Council on 6 April 2017.</p>	<p>Record sighted:</p> <ul style="list-style-type: none"> - Ku Ring Gai Council letter to Anglican School (13 September 2024). - Acknowledgement of Surrender of Development Consent DA0261/16 - Ku Ring Gai Council letter to Anglican School (13 September 2024). - Acknowledgement of Surrender of Development Consent DA0262/16 		Green	Green	Green
G9	SSD 9912 - Mod2	A9	Surrender of Existing Development Consents	<p>Upon the commencement of development to which this consent applies, and before the surrender of existing development consents or project approvals required under condition A8, the conditions of this consent prevail to the extent of any inconsistency with the conditions of those consents or approvals.</p> <p><i>Note: This requirement does not extend to the surrender of construction and occupation certificates for existing and proposed building works under the former Part 4A of the EP&A Act or Part 6 of the EP&A Act as applies from 1 September 2018. The surrender should not be understood as implying that works legally constructed under a valid consent or approval can no longer be legally maintained or used.</i></p>	This Audit is conducted in accordance with SSD9912 (this consent).		Green	Green	Green

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							Compliant	Non-Compliant	Not Triggered
G10	SSD 9912 - Mod2	A10	Modification of Existing Development Consent	Prior to the commencement of operation, the Applicant must modify any existing development consents 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 modification(s) 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 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.	Record sighted: - Ku Ring Gai Council letter to Anglican School (13 September 2024). Acknowledgement of Surrender of Development Consent DA0261/16 - Ku Ring Gai Council letter to Anglican School (13 September 2024). Acknowledgement of Surrender of Development Consent DA0262/16		 	 	
G11	SSD 9912 - Mod2	A11	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	The Auditor notes that this item refers to the EP&A Regulation 2000 (http://www5.austlii.edu.au/au/legis/nsw/consol_reg/epaar2000480/), which has now been superseded with EP&A Regulation 2021. This item has been assessed against Part 6, Division 5 of the EP&A Regulation Record sighted: - BHA (18 July 2022) Design Compliance Statement - GDLA (3 August 2022) Construction Certificate No. GDL 190173. - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173 with list of documents submitted to the certifier. Certificate is for the carpark and educational establishment under the SSD		 		
G12	SSD 9912 - Mod2	A12	Planning Secretary as Moderator	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview: - EPM and school stated that there has been no known dispute.				
G13	SSD 9912 - Mod2	A13	Evidence of Consultation	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.	Reviewed in items G20 (A20), G130 (D21), G131 (D22), G132 (D23), G139 (D30), G149 (E12)		 		
G14	SSD 9912 - Mod2	A14		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).	A staging report has been prepared but construction was not staged. Condition is considered not triggered.				

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G15	SSD 9912 - Mod2	A15	Staging, Combining and Updating Strategies, Plans or Programs	A Staging Report prepared in accordance with condition A14 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) 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); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	A staging report has been prepared but construction was not staged. Condition is considered not triggered.				
G16	SSD 9912 - Mod2	A16	Staging, Combining and Updating Strategies, Plans or Programs	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	A staging report has been prepared but construction was not staged. Condition is considered not triggered.				
G17	SSD 9912 - Mod2	A17	Staging, Combining and Updating Strategies, Plans or Programs	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.	A staging report has been prepared but construction was not staged. Condition is considered not triggered.				
G18	SSD 9912 - Mod2	A18	Staging, Combining and Updating Strategies, Plans or Programs	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	A staging report has been prepared but construction was not staged. Condition is considered not triggered.				

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G19	SSD 9912 - Mod2	A19	Staging, Combining and Updating Strategies, Plans or Programs	Any strategy, plan or program prepared in accordance with condition A18, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	A staging report has been prepared but construction was not staged. Condition is considered not triggered.				
G20	SSD 9912 - Mod2	A20	Staging, Combining and Updating Strategies, Plans or Programs	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.	A staging report has been prepared but construction was not staged. Condition is considered not triggered.				
G21	SSD 9912 - Mod2	A21	Staging, Combining and Updating Strategies, Plans or Programs	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.	Interview: - EPM stated that there is no change to the staging plan and management plan during the audit period.				
G22	SSD 9912 - Mod2	A22	Structural Adequacy	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the Building Code of Australia (BCA). <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Record sighted: - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173 with list of documents submitted to the certifier. Certificate is for the carpark and educational establishment Previously: - BHA (18 July 2022) Design Compliance Statement. - GDLA (3 August 2022) Construction Certificate No. GDL 190173.		Green		
G23	SSD 9912 - Mod2	A23	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Interview - EPM stated there has been no change to the plans since the previous Audit and there is no additional CC. No change to the external walls. Record sighted: - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173 with list of documents submitted to the certifier. Certificate is for the carpark and educational establishment Previously: - BHA (18 July 2022) Design Compliance Statement. - GDLA (3 August 2022) Construction Certificate No. GDL 190173 includes External Details 1 and 2, and Elevation Sheets 1, 2, and 3 which shows to external walls.		Green		
G24	SSD 9912 - Mod2	A24	External Materials	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.	Interview - EPM stated there has been no change to the colour and finish of approved external materials since previous Audit. This item has been considered compliant in previous audits.		Green		
G25	SSD 9912 - Mod2	A25	Applicability of Guidelines	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The Auditor has reviewed items as per the guideline, protocol, Australian Standard or policy at the time of the consent, where applicable.		Green		

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G26	SSD 9912 - Mod2	A26	Applicability of Guidelines	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview: - EPM advised that there has been no direction from Planning Secretary during the audit period.				
G27	SSD 9912 - Mod2	A27	Monitoring and Environmental Audits	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing. <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>	This is reviewed in specific conditions in relation to monitoring and environmental audit and considered compliant.				
G28	SSD 9912 - Mod2	A28	Access to Information	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	Record sighted: The project website https://www.roseville.nsw.edu.au/news-and-events/project-details/ , provide the following when accessed on 23 June 2025: i. SSD, EIS, RTS, and approved plans ii. Staging report and approval from DPHI (24 October 2023). AAAC (27 March 2025) Roseville College Post Occupation Noise Compliance. Certification of Acoustic Requirements and DPHI letter ((23 April 2025) Sport and Wellbeing Centre Roseville College SSD 9912 Operational Noise Limits Condition E7. Heritage Interpretation Plan approval by Council and DPHI. Landscape Management Plan approval by DPHI. iii. and iv. Approved plans: Green Travel Plan, Heritage Interpretation Plan, Landscape Management Plan, Operational Flood Emergency Management Plan, Operational Transport and Access Management Plan, Community Communication Strategy, Operational Waste Management Plan, previous CEMPs and sub-plans. v. Previous construction monitoring results for August 2022 to May 2023. vi. Summary of work in the form of Final Constructions Work Notices and Community Bulletin vii. Phone number and email were sighted. viii. Complaints register up to May 2025. ix. The first to fifth IEA Reports and responses were sighted. x. None available.				
G29	SSD 9912 - Mod2	A29	Compliance	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Interview: - School (KC and LE) stated that they ensure SSD are adhered to and relevant personnel such as the Director of Curricular and Head of Sport were made aware of relevant Conditions. Director of Curricular and Head of Sport then ensure that the SSD Condition requirements were adhered to, including the operation under the approved hours at the approved locations.				
G30	SSD 9912 - Mod2	A30	Incident Notification, Reporting and Responses	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Interview: - EPM stated that there was no incident during Audit period. This Condition is considered non-triggered.				
G31	SSD 9912 - Mod2	A31	Incident Notification, Reporting and Responses	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Interview: - EPM stated that there was no incident during Audit period. This Condition is considered non-triggered.				

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							Compliant	Non-Compliant	Not Triggered
G32	SSD 9912 - Mod2	A32	Non-Compliance Notification	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Interview: - EPM stated that there was no known non-compliance during Audit period. This Condition is considered non-triggered.				
G33	SSD 9912 - Mod2	A33	Non-Compliance Notification	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Interview: - EPM stated that there was no known non-compliance during Audit period. This Condition is considered non-triggered.				
G34	SSD 9912 - Mod2	A34	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Condition noted				
G35	SSD 9912 - Mod2	A35	Revision of Strategies, Plans and Programs	Revision of Strategies, Plans and Programs within three months of: (a) the submission of a compliance report under condition A38;	This item is considered not yet triggered as the compliance report is not yet prepared. The compliance report is not yet due until January 2026 (52 weeks from the date of commencement of operation).				
				(b) the submission of an incident report under condition A31;	Interview: - EPM stated that there was no known non-compliance during Audit period. This Condition is considered not triggered.				
				(c) the submission of an Independent Audit under condition C37 or C38;	This is the first Operational Audit. Hence there was no previous operational audit that would trigger the revision of strategies, plans and programs under condition A35 (c)				
				(d) the approval of any modification of the conditions of this consent; or	There has been no modification of consent in this Audit period.				
				(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Interview - EPM advised that there has been no direction from Planning Secretary during the audit period.				

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							Compliant	Non-Compliant	Not Triggered
G36	SSD 9912 - Mod2	A36	Revision of Strategies, Plans and Programs	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	This is the first Operational Audit.. Thus, this condition is considered to be non-triggered.				
G37	SSD 9912 - Mod2	A37	Compliance Reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	This item is considered not yet triggered as the compliance report is not yet prepared. The compliance report is not yet due until January 2026 (52 weeks from the date of commencement of operation).				
G38	SSD 9912 - Mod2	A38	Compliance Reporting	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	This item is considered not yet triggered as the compliance report is not yet prepared. The compliance report is not yet due until January 2026 (52 weeks from the date of commencement of operation).				
G39	SSD 9912 - Mod2	A39	Compliance Reporting	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	This item is considered not yet triggered as the compliance report is not yet prepared. The compliance report is not yet due until January 2026 (52 weeks from the date of commencement of operation).				
G40	SSD 9912 - Mod2	A40	Compliance Reporting	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, 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.	This is the first Operational Audit.. Thus, this condition is considered to be non-triggered.				
Part B Prior to Commencement of Construction									
G41	SSD 9912 - Mod2	B1	Notification of Commencement	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	This item is considered not triggered as this audit is an operational audit.				
G42	SSD 9912 - Mod2	B2	Notification of Commencement	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	This item is considered not triggered as this audit is an operational audit.				

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							Compliant	Non-Compliant	Not Triggered
G43	SSD 9912 - Mod2	B3	Certified Drawings	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	This item is considered not triggered as this audit is an operational audit.				
G44	SSD 9912 - Mod2	B4	External Walls and Cladding	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	This item is considered not triggered as this audit is an operational audit.				
G45	SSD 9912 - Mod2	B5	Protection of Public Infrastructure	Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council. 	This item is considered not triggered as this audit is an operational audit. This item is considered not triggered as this audit is an operational audit. This item is considered not triggered as this audit is an operational audit.				

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							Compliant	Non-Compliant	Not Triggered	
G46	SSD 9912 - Mod2	B6	Pre-Construction Dilapidation report	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	This item is considered not triggered as this audit is an operational audit.					
G47	SSD 9912 - Mod2	B7	Development Contributions	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 Ku-ring-gai s94A Contributions Plan 2015.	This item is considered not triggered as this audit is an operational audit.					
G48	SSD 9912 - Mod2	B8	Community Communication Strategy	<p>No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for approval, prior to the commencement of construction or within another timeframe agreed with the Planning Secretary. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. (e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage. 	<p>Records Sighted:</p> <ul style="list-style-type: none"> - Australian Public Affairs (March 2022) Community Communication Strategy. - Department of Planning and Environment (10 June 2022) Letter to Anglican School Corporation states: Community Communication Strategy has been submitted to the Department prior to commencement of construction, and contains the information required by condition B8. 			Compliant		

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G49	SSD 9912 - Mod2	B9	Ecologically Sustainable Development	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.	This item is considered not triggered as this audit is an operational audit.				
					This item is considered not triggered as this audit is an operational audit.				
G50	SSD 9912 - Mod2	B10	Outdoor Lighting	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting. Outdoor lighting is to be designed generally in accordance with the description prepared by DFP Planning Pty Ltd in its email response to the Independent Planning Commission dated 2 June 2021.	This item is considered not triggered as this audit is an operational audit.				
G51	SSD 9912 - Mod2	B11	Demolition	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.	This item is considered not triggered as this audit is an operational audit.				
G52	SSD 9912 - Mod2	B12	Environmental Management Plan Requirements	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). <i>Note:</i> • The Environmental Management Plan Guideline is available on the Planning Portal at: http://www.planning.portal.nsw.gov.au/major_projects/assessment/post_approval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	This item is considered not triggered as this audit is an operational audit.				

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G53	SSD 9912 - B13 Mod2		Construction Environmental Management Plan	<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 for information. The CEMP must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) Details of: <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; and (viii) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B8; (b) a works methodology outlining protective measures for 31 Bancroft Avenue (Rose Cottage) and 39 Bancroft Avenue during the excavation and construction; (c) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (d) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B14); (f) Construction Noise and Vibration Management Sub-Plan (see condition B15); (g) Construction Waste Management Sub-Plan (see condition B16); and (h) Construction Soil and Water Management Sub-Plan (see condition B17). 	<p>This item is considered not triggered as this audit is an operational audit.</p> <p>This item is considered not triggered as this audit is an operational audit.</p> <p>This item is considered not triggered as this audit is an operational audit.</p> <p>This item is considered not triggered as this audit is an operational audit.</p> <p>This item is considered not triggered as this audit is an operational audit.</p> <p>This item is considered not triggered as this audit is an operational audit.</p> <p>This item is considered not triggered as this audit is an operational audit.</p> <p>This item is considered not triggered as this audit is an operational audit.</p> <p>This item is considered not triggered as this audit is an operational audit.</p> <p>This item is considered not triggered as this audit is an operational audit.</p> <p>This item is considered not triggered as this audit is an operational audit.</p> <p>This item is considered not triggered as this audit is an operational audit.</p> <p>This item is considered not triggered as this audit is an operational audit.</p> <p>This item is considered not triggered as this audit is an operational audit.</p> <p>This item is considered not triggered as this audit is an operational audit.</p>				

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G55	SSD 9912 - Mod2	B15	Construction Environmental Management Plan	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	This item is considered not triggered as this audit is an operational audit.				
				(a) be prepared by a suitably qualified and experienced noise expert;					
				(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	This item is considered not triggered as this audit is an operational audit.				
				(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	This item is considered not triggered as this audit is an operational audit.				
				(d) include strategies that have been developed with the community for managing high noise generating works;	This item is considered not triggered as this audit is an operational audit.				
				(e) describe the community consultation undertaken to develop the strategies in condition B15(d);	This item is considered not triggered as this audit is an operational audit.				
				(f) include a complaints management system that would be implemented for the duration of the construction; and	This item is considered not triggered as this audit is an operational audit.				
G56	SSD 9912 - Mod2	B16	Construction Environmental Management Plan	The Construction Waste Management Sub-Plan (CWMS) must address, but not be limited to, the procedures for the management of waste including the following:	This item is considered not triggered as this audit is an operational audit.				
				(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;					
				(b) information regarding the recycling and disposal locations; and	This item is considered not triggered as this audit is an operational audit.				
				(c) confirmation of the contamination status of the development areas of the site based on the validation results.	This item is considered not triggered as this audit is an operational audit.				

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G57	SSD 9912 - Mod2	B17	Construction Environmental Management Plan	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:	This item is considered not triggered as this audit is an operational audit.				
				(a) be prepared by a suitably qualified expert, in consultation with Council;					
				(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	This item is considered not triggered as this audit is an operational audit.				
				(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';	This item is considered not triggered as this audit is an operational audit.				
				(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the site);	This item is considered not triggered as this audit is an operational audit.				
				(e) detail all off-site flows from the site; and	This item is considered not triggered as this audit is an operational audit.				
G58	SSD 9912 - Mod2	B18	Construction Environmental Management Plan	(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized flooding events up to the 1 in 100-year ARI.	This item is considered not triggered as this audit is an operational audit.				
				A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:	This item is considered not triggered as this audit is an operational audit.				
				(a) minimise the impacts of construction on the local and regional road network;					
				(b) minimise conflicts with other road users;					
				(c) minimise road traffic noise; and					
G59	SSD 9912 - Mod2	B19	Construction Worker Transportation Strategy	(d) ensure truck drivers use specified routes.					
				Prior to the commencement of construction, the Applicant must prepare and submit a Construction Worker Transportation Strategy (CWTS) for the development to the satisfaction of the Planning Secretary. The CWTS must include the following:	This item is considered not triggered as this audit is an operational audit.				
				(a) detailed the provision of sufficient parking facilities to minimise the car parking demand for construction workers in the locality and impacts on nearby public and residential streets or public parking facilities;					
				(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	This item is considered not triggered as this audit is an operational audit.				
G60	SSD 9912 - Mod2	B20	Operational Noise – Design of Mechanical Plant and Equipment	(c) arrangements to effectively manage and monitor construction parking issues that may occur once construction works have commenced.	This item is considered not triggered as this audit is an operational audit.				
				Prior to installation of mechanical plant and equipment, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in Roseville College SWELL Centre Development Application Acoustic Assessment 29-37 Bancroft Avenue, Roseville, NSW prepared by Acoustic Dynamics and dated 2 November 2020 (Revision 3) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels (PNTLs).	This item is considered not triggered as this audit is an operational audit.				

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G61	SSD 9912 - Mod2	B21	Construction Access Arrangements	Prior to the commencement of construction, evidence of compliance of construction access arrangements with the following requirements must be submitted to the Certifier: (a) all vehicles must enter and leave the site in a forward direction;	This item is considered not triggered as this audit is an operational audit.				
				(b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and	This item is considered not triggered as this audit is an operational audit.				
				(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.	This item is considered not triggered as this audit is an operational audit.				
G62	SSD 9912 - Mod2	B22	Operational Access, Car Parking and Service Vehicle Arrangements	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 48 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and	This item is considered not triggered as this audit is an operational audit.				
				(b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	This item is considered not triggered as this audit is an operational audit.				
G63	SSD 9912 - Mod2	B23	Public Domain Works	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	This item is considered not triggered as this audit is an operational audit.				

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G64	SSD 9912 - Mod2	B24	Archival Photographic Record	Prior to the commencement of demolition works, or alternative timing as agreed to in writing by the Planning Secretary, a photographic archival record of 37 Bancroft Avenue, Roseville must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture (2006) and in accordance with the recommendations in both the Heritage Impact Statement, Roseville Anglican College: 27-37 Bancroft Avenue, Roseville prepared by Urbis Pty Ltd, dated 4 January 2019 and the Statement of Heritage Impact for SSD-9912 prepared by GBA Heritage Pty Ltd, dated January 2021. The archival photographic record must capture the internal and external areas of the dwelling at 37 Bancroft Avenue, Roseville and its garden and views from the street showing its relationship to the neighbouring properties and streetscape.	This item is considered not triggered as this audit is an operational audit.				
G65	SSD 9912 - Mod2	B25	Archival Photographic Record	Within 12 months of completing the archival recording required under condition B24, a digital copy must be provided to Council, including: (a) high resolution images (i.e. 6" x 4") printed on archival quality paper and contained within acid-free photo sleeves;	This item is considered not triggered as this audit is an operational audit.				
				(b) thumbnail images printed on archival quality paper and contained within acid-free photo sleeves;	This item is considered not triggered as this audit is an operational audit.				
				(c) scaled site plan showing the location of each photograph and the direction of which the images were taken;	This item is considered not triggered as this audit is an operational audit.				
				(d) a photographic catalogue sheet cross-referenced to the site plan; and	This item is considered not triggered as this audit is an operational audit.				
				(e) two copies of the recording are to be provided to Council on USBs.	This item is considered not triggered as this audit is an operational audit.				
G66	SSD 9912 - Mod2	B26	Landscape	Prior to the commencement of construction, the Applicant must consult with the owners of the residential property at 39 Bancroft Avenue regarding tree planting at the eastern boundary of the site, including species selection.	This item is considered not triggered as this audit is an operational audit.				
G67	SSD 9912 - Mod2	B27	Landscape	Prior to the commencement of construction, details of the landscape plan(s) listed in condition A2(d) must be updated to the satisfaction of the Secretary, including the landscape treatment of the northern and eastern boundaries of the site and the landscape treatment at the boundaries of the roof-top sports courts. Landscape plans must include: (a) details of proposed plant species;	This item is considered not triggered as this audit is an operational audit.				
				(b) details demonstrating adequate soil depth in planter beds;	This item is considered not triggered as this audit is an operational audit.				
				(c) the provision of trees at the eastern boundary of the site that include a mix of native and deciduous trees set out informally, selected in consultation with the owners of the residential property at 39 Bancroft Avenue, as required by condition B26;	This item is considered not triggered as this audit is an operational audit.				
				(d) the provision of a 1.8 metre tall vegetated trellis at the eastern side of the roof-top sports courts to provide visual privacy to the residential property at 39 Bancroft Avenue;	This item is considered not triggered as this audit is an operational audit.				
				(e) the provision of planting at the northern boundary of the site that is in keeping with the garden setting of the surrounding heritage conservation areas; and	This item is considered not triggered as this audit is an operational audit.				
				(f) the preparation of a protection and maintenance strategy for the mature Himalayan Cedar tree (Tree 7) on Bancroft Avenue in consultation with an Arborist.	This item is considered not triggered as this audit is an operational audit.				

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G68	SSD 9912 - B28 Mod2		Landscape	In the event of a dispute between the Applicant and the owners of the adjoining residential property at 39 Bancroft Avenue in relation to appropriate landscape screening, 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.	This item is considered not triggered as this audit is an operational audit.				
Part C During Construction									
G69	SSD 9912 - C1 Mod2	Site Notice		A site notice(s): (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;	This item is considered not triggered as this audit is an operational audit.				
				(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;	This item is considered not triggered as this audit is an operational audit.				
				(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	This item is considered not triggered as this audit is an operational audit.				
				(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	This item is considered not triggered as this audit is an operational audit.				
				(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.	This item is considered not triggered as this audit is an operational audit.				
G70	SSD 9912 - C2 Mod2		Operation of Plant and Equipment	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	This item is considered not triggered as this audit is an operational audit.				
G71	SSD 9912 - Mod2	C3	Demolition	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 B11.	This item is considered not triggered as this audit is an operational audit.				

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G72	SSD 9912 - Mod2	C4	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	This item is considered not triggered as this audit is an operational audit.				
G73	SSD 9912 - Mod2	C5	Construction Hours	Construction activities may be undertaken outside of the hours in condition C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	This item is considered not triggered as this audit is an operational audit.				
G74	SSD 9912 - Mod2	C6	Construction Hours	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	This item is considered not triggered as this audit is an operational audit.				
G75	SSD 9912 - Mod2	C7	Construction Hours	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.	This item is considered not triggered as this audit is an operational audit.				
G76	SSD 9912 - Mod2	C8	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	This item is considered not triggered as this audit is an operational audit.				
G77	SSD 9912 - Mod2	C9	Construction Traffic	All construction 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.	This item is considered not triggered as this audit is an operational audit.				
G78	SSD 9912 - Mod2	C10	Hoarding Requirements	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.	This item is considered not triggered as this audit is an operational audit.				
G79	SSD 9912 - Mod2	C11	No Obstruction of Public Way	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.	This item is considered not triggered as this audit is an operational audit.				

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G80	SSD 9912 - Mod2	C12	Construction Noise Limits	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	This item is considered not triggered as this audit is an operational audit.				
G81	SSD 9912 - Mod2	C13	Construction Noise Limits	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 C4.	This item is considered not triggered as this audit is an operational audit.				
G82	SSD 9912 - Mod2	C14	Construction Noise Limits	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.	This item is considered not triggered as this audit is an operational audit.				
G83	SSD 9912 - Mod2	C15	Vibration Criteria	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).	This item is considered not triggered as this audit is an operational audit.				
G84	SSD 9912 - Mod2	C16	Vibration Criteria	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C15.					
G85	SSD 9912 - Mod2	C17	Vibration Criteria	The limits in conditions C15 and C16 apply unless otherwise specified in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B15 of this consent.	This item is considered not triggered as this audit is an operational audit.				
G86	SSD 9912 - Mod2	C18	Site Contamination	At the completion of demolition of the dwelling and associated structures at 37 Bancroft Avenue, the Applicant must submit to the satisfaction of the Certifier, the results of a data gap analysis within the building(s) footprint to confirm the full nature and extent of any contamination at the site, in accordance with the Report on Preliminary Site Investigation, Proposed Roseville SWELL Centre 29 & 37 Bancroft Avenue, Roseville prepared by Douglas Partners and dated September 2020.	This item is considered not triggered as this audit is an operational audit.				

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							Compliant	Non-Compliant	Not Triggered
G87	SSD 9912 - C19 Mod2	Tree Protection		For the duration of the construction works:	This item is considered not triggered as this audit is an operational audit.				
				(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;					
				(b) all street trees and trees on neighbouring properties immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements and must be protected from possible water table movement during excavation. Any street tree or tree on a neighbouring property which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;	This item is considered not triggered as this audit is an operational audit.				
				(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Appraisal and Method Statement - Rev B Including: Root Investigation Report prepared by Ezigrow and dated 10 September 2020; and	This item is considered not triggered as this audit is an operational audit.				
G88	SSD 9912 - C20 Mod2	Air Quality		The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	This item is considered not triggered as this audit is an operational audit.				

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							Compliant	Non-Compliant	Not Triggered
G89	SSD 9912 - Mod2	C21	Air Quality	During construction, the Applicant must ensure that:	This item is considered not triggered as this audit is an operational audit.				
				(a) exposed surfaces and stockpiles are suppressed by regular watering;					
				(b) all trucks entering or leaving the site with loads have their loads covered;	This item is considered not triggered as this audit is an operational audit.				
				(c) trucks associated with the development do not track dirt onto the public road network;	This item is considered not triggered as this audit is an operational audit.				
				(d) public roads used by these trucks are kept clean; and	This item is considered not triggered as this audit is an operational audit.				
G90	SSD 9912 - Mod2	C22	Erosion and Sediment Control	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	This item is considered not triggered as this audit is an operational audit.				
				(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.					
G91	SSD 9912 - Mod2	C23	Imported Soil	The Applicant must:					
				(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;					
				(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.					

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G92	SSD 9912 - Mod2	C24	Disposal of Seepage and Stormwater	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.	This item is considered not triggered as this audit is an operational audit.				
G93	SSD 9912 - Mod2	C25	Emergency Management	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	This item is considered not triggered as this audit is an operational audit.				
G94	SSD 9912 - Mod2	C26	Stormwater Management System	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the documents and plans referred to in condition A2 of this consent; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	This item is considered not triggered as this audit is an operational audit.				
G95	SSD 9912 - Mod2	C27	Unexpected Finds Protocol – Aboriginal Heritage	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 under Department of Premier and Cabinet 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.	This item is considered not triggered as this audit is an operational audit.				

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G96	SSD 9912 - Mod2	C28	Unexpected Finds Protocol – Historic Heritage	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	This item is considered not triggered as this audit is an operational audit.				
G97	SSD 9912 - Mod2	C29	Waste Storage and Processing	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	This item is considered not triggered as this audit is an operational audit.				
G98	SSD 9912 - Mod2	C30	Waste Storage and Processing	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	This item is considered not triggered as this audit is an operational audit.				
G99	SSD 9912 - Mod2	C31	Waste Storage and Processing	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.	This item is considered not triggered as this audit is an operational audit.				
G100	SSD 9912 - Mod2	C32	Waste Storage and Processing	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.	This item is considered not triggered as this audit is an operational audit.				
G101	SSD 9912 - Mod2	C33	Waste Storage and Processing	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.	This item is considered not triggered as this audit is an operational audit.				

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G102	SSD 9912 - Mod2	C34	Outdoor Lighting	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	This item is considered not triggered as this audit is an operational audit.				
G103	SSD 9912 - Mod2	C35	Site Contamination	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	This item is considered not triggered as this audit is an operational audit.				
G104	SSD 9912 - Mod2	C36	Independent Environmental Audit	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Record sighted: - NSW DPHI (1 April 2025) Sport and Wellbeing Centre, Roseville College - Operational Independent Auditor Nomination.		Green		
G105	SSD 9912 - Mod2	C37	Independent Environmental Audit	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This audit is conducted in accordance with the Independent Audit Post Approval Requirements.		Green		
G106	SSD 9912 - Mod2	C38	Independent Environmental Audit	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 weeks notice to the Applicant of the date or timing upon which the audit must be commenced.	Interview: - EPM (JG) stated that no request has been provided by Planning to change the timing to conduct the operational IEA.				
G107	SSD 9912 - Mod2	C39	Independent Environmental Audit	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C37 of this consent, or condition C38 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Record sighted: - EPM response (25 November 2024) to Geosyntec 5th IEA. - EPM submission of 5th IEA and response to IEA to DPHI on 25 November 2024. - Post approval form from DPHI is in an email dated 18 December 2024. DPHI email acknowledged the submission of 5th IEA and its responses. - Documents are available in the project website when sighted on 18 July 2025 (https://www.roseville.nsw.edu.au/news-and-events/project-details/).		Green		
G108	SSD 9912 - Mod2	C40	Independent Environmental Audit	Independent Audit Reports and the applicant/proponent'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 unless otherwise agreed by the Planning Secretary.	Record sighted: - EPM submission of 5th IEA and response to IEA to DPHI on 25 November 2024. - Post approval form from DPHI is in an email dated 18 December 2024		Green		
G109	SSD 9912 - Mod2	C41	Independent Environmental Audit	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	This item is not yet triggered as this is only the first operational audit.				
Part D Prior to Commencement of Operation									
G110	SSD 9912 - Mod2	D1	Notice of Occupation	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Record sighted: - EPM letter (3 October 2024) to DPHI. SSD-9912 – Roseville Anglican College. D1 Notification of Occupation. The date of intended commencement of the occupation is Friday, 29 November 2024. - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173 with list of documents submitted to the certifier. Certificate is for the carpark and educational establishment Interview: - EPM/ School (KC and JG) stated that the actual operation commencement date was 29 January 2025. Prior to 29 January 2025, there was no operation in the area under the SSD.		Green		
G111	SSD 9912 - Mod2	D2	External Walls and Cladding	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Record sighted: - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173. .		Green		

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G112	SSD 9912 - Mod2	D3	External Walls and Cladding	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.	Record sighted: - NSW Government Post approval form in accordance with D3 (18 December 2024) - Group DLA email to EPM (18 December 2024 Taylor-GCOR-002864) confirming that D3 is closed.				
G113	SSD 9912 - Mod2	D4	Works as Executed Plans	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the satisfaction of the Certifier. The documentation must demonstrate that: (a) the minimum retention and on-site detention storage volume requirements of the Ku-ring-gai Development Control Plan 2015 – Part 24 Water Management have been achieved; (b) retained water is connected and available for use; (c) all grates potentially accessible by children are secured; (d) components of the new drainage system have been installed by a licensed plumbing contractor in accordance with AS 3500.3 (2018) and the BCA; and (e) all enclosed floor areas are safeguarded from outside stormwater runoff ingress by suitable differences in finished levels, gradings and provision of stormwater collection devices.	Record sighted: - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173 lists the works as executed plans for hydraulic works issued by Anthony Bennett of Usher & Company. - Installation Certificate for Internal and External Plumbing, Drainage and Stormwater issued by Alex Hayward of Hix Group Pty Ltd, dated 09/12/2024. - Installation Certificate for Internal and External Plumbing, Drainage and Stormwater issued by Brendan Roots of PF Civil, dated 09/10/2024. - Usher & Company (16 December 2024) certified drawings (No. 4635.C.01.10.02, C11.06, C11.07, C08-0001, C13.01, C13.02, C13.03). - Photographic evidence provided by EPM shows 14 filter cartridges of Ocean Protect.				
G114	SSD 9912 - Mod2	D5	Warm Water Systems and Cooling Systems	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Record sighted: - Eagle Air Conditioning Installation Certificate for Mechanical Services & Ventilation (9 December 2024) Licence qualification No 19538C.				
G115	SSD 9912 - Mod2	D6	Outdoor Lighting	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Record sighted: - JR Electrical Installation Certificate for Automatic Fire Detection & Alarm Systems (28 November 2024) Licence qualification No 5162C.				
G116	SSD 9912 - Mod2	D7	Mechanical Ventilation	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	Record sighted: - Eagle Air Conditioning Installation Certificate for Mechanical Services & Ventilation (9 December 2024) Licence qualification No 19538C.				
G117	SSD 9912 - Mod2	D8	Operational Noise – Design of Mechanical Plant and Equipment	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Roseville College SWELL Centre Development Application Acoustic Assessment 29-37 Bancroft Avenue, Roseville, NSW prepared by Acoustic Dynamics and dated 2 November 2020 (Revision 3) have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the recommended PNTLs.	Record sighted: - AAAC (13 December 2024) External Mechanical Noise Compliance for OC Certification of Acoustic Design Requirements.				

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G118	SSD 9912 - Mod2	D9	Operational Noise – Outdoor Rooftop Sports Courts	Prior to the commencement of operation, the Applicant must submit to the satisfaction of the Certifier a Plan of Management for the outdoor rooftop sports courts that mandates: (a) staff supervision during sporting activities; (b) no use of any amplification system; and (c) use of low noise emitting equipment, including low noise emitting whistles.	Record sighted: - Operational Management Plan (updated on 28 August 2024) Page 3 of 4. - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173 listed Operational Management Plan (updated on 28 August 2024) as one of the document received for the OC.				
G119	SSD 9912 - Mod2	D10	Operational Noise – Outdoor Rooftop Sports Courts	This consent does not permit installation of an acoustic barrier around the roof-top sports courts.	Observation: - There was no roof-top acoustic barrier on tennis courts Interview: - EPM and school confirmed that there has been no installation of an acoustic barrier around the roof-top sports courts.				
G120	SSD 9912 - Mod2	D11	Site Contamination	If, based on data gap analysis required to be undertaken in accordance with condition C18, it is determined that ongoing on-site management of soil contamination is required, then the following requirements must be satisfied: (a) the Applicant must engage a NSW EPA-accredited Site Auditor to confirm the appropriateness of the site for the proposed use. The Applicant must obtain from a NSW EPA-accredited Site Auditor a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a certified consultant and submit it to the Planning Secretary and relevant Council for information no later than one month before the commencement of operation. (b) the development must not be used for the purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with.	Record sighted: - Douglas Partners (3 November 2022) DA Condition D11 Site Contamination. It is stated that D11 is not applicable to the site.				
G121	SSD 9912 - Mod2	D12	Fire Safety Certification	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Record sighted: - Fire Safety Certificate (5 December 2024). - Photographic evidence provided by EPM showing the Fire Safety Certificate displayed on the wall. - Screenshot from Certifier showing the submission of Occupational Certificate (OC) and its supporting evidences to Council via a portal. It is noted that Fire Safety Certificate (5 December 2024) is one of the document supporting in OC. Interview: - EPM stated that the certifier have been submitted the OC and all supporting documents, which includes the Fire Safety Certificate to Council through the project portal.				

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G122	SSD 9912 - Mod2	D13	Structural Inspection Certificate	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings must be submitted to the approval authority and Council after:</p> <p>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>	<p>Record sighted:</p> <ul style="list-style-type: none"> - Stantec (12 December 2024) Certification for Structural Services. - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173 listed the above document. - Screenshot from Certifier showing the submission of Occupational Certificate (OC) and its supporting evidences to Council via a portal. - NSW Government Post Approval Form and Planning email (18 December 2024) acknowledge receipt of D13 Structural Inspection Certificate for Roseville Sport and Wellbeing Centre. <p>Interview:</p> <ul style="list-style-type: none"> - EPM stated that the certifier has been submitted the OC and all supporting documents, which includes the Fire Safety Certificate to Council through the project portal. The OC could not be obtained unless the submission is made. 		 	 	
G123	SSD 9912 - Mod2	D14	Deleted	- (Condition deleted)	Not applicable				

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G124	SSD 9912 - Mod2	D15	Post-Construction Dilapidation Report	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <p>(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</p> <p>(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:</p> <p>(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>(c) to be forwarded to Council for information.</p>	<p>Record sighted:</p> <ul style="list-style-type: none"> - Tyrrells (12 December 2024) report No. 149520 (27 Bancroft Ave), No. 149530 (29 Bancroft Ave), No. 149531 (31 Bancroft Ave), No. 149532 (39 Bancroft Ave), No. 149538 (Bancroft Ave), No 149539 (Recreation Ave), No 149541 (26 Bancroft Ave), No 149542 Roseville Lawn Tennis Club. Report No. 149520 and 149538 reported that the condition of reasonably accessible and inspected parts of the public assets (not subsequently or purposely upgraded or changed) appear to have changed by the construction/civil Works. <p>Record sighted:</p> <ul style="list-style-type: none"> - Group DLA email to Taylor states D15 is closed. <p>Record sighted:</p> <ul style="list-style-type: none"> - Ku-ring-gai Council (11 April 2025) Inspection of Council Assets (ref: DRW22/0342). The area has no damage to council area. Inspection relates to concrete driveway, footpath, natural strip, kerb & gutter at 27 Bancroft Ave. - Ku-ring-gai Council (20 December 2024) Recreation Ave and Bancroft Ave for Roseville College. Council certify that the Road Act works have been completed to Council's satisfaction. <p>Sighted:</p> <ul style="list-style-type: none"> - Screenshot from Certifier showing the submission of Occupational Certificate (OC) and its supporting evidences (including dilapidation reports) to Council via a portal. 		Green	Red	Grey
G125	SSD 9912 - Mod2	D16	Protection of Public Infrastructure	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by condition B7 of this consent.</i></p>	<p>Record sighted:</p> <ul style="list-style-type: none"> - Ku-ring-gai Council (11 April 2025) Inspection of Council Assets (ref: DRW22/0342). The area has no damage to council area. Inspection relates to concrete driveway, footpath, natural strip, kerb & gutter at 27 Bancroft Ave. - Ku-ring-gai Council (20 December 2024) Recreation Ave and Bancroft Ave for Roseville College. Council certify that the Road Act works have been completed to Council's satisfaction. 		Green	Grey	Grey
G126	SSD 9912 - Mod2	D17	Road Damage	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the site as a result of construction works associated with the approved development must be met in full by the Applicant.	<p>Record sighted:</p> <ul style="list-style-type: none"> - Ku-ring-gai Council (11 April 2025) Inspection of Council Assets (ref: DRW22/0342). The area has no damage to council area. Inspection relates to concrete driveway, footpath, natural strip, kerb & gutter at 27 Bancroft Ave. - Ku-ring-gai Council (20 December 2024) Recreation Ave and Bancroft Ave for Roseville College. Council certify that the Road Act works have been completed to Council's satisfaction. 		Green	Grey	Grey
G127	SSD 9912 - Mod2	D18	Protection of Property	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	<p>Record sighted:</p> <ul style="list-style-type: none"> - Tyrrells (12 December 2024) report No. 149520 (27 Bancroft Ave). Report No. 149520 (27 Bancroft Ave) mentioned that asset appear to have changed by the construction/civil Works. However, 27 Bancroft Ave is part of the school premise. The school and EPM advised the Auditor during an interview on 25 June 2025 that the missing tile in the bathroom and crack reported in 27 Bancroft Ave was due to the facility upgrade and not considered as a damage caused by the work under the development consent. <p>Record sighted:</p> <ul style="list-style-type: none"> - The school email (7 July 2025) to EPM and Auditor confirming that no actions to be taken arising from the close out dilapidation report relating to 27 Bancroft Ave Roseville. 		Green	Grey	Grey

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							Compliant	Non-Compliant	Not Triggered
G128	SSD 9912 - Mod2	D19	Car Parking Arrangements	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that works associated with the construction of the basement carpark to create 48 additional car parking spaces have been completed.	Record sighted: - Taylor Installation Certificate (19 December 2024) certified that the structural elements of the building works have been undertaken in accordance with the structural engineering drawings, reports, site instructions and Requirements. Confirm 48 car spaces have been provided for the new development. - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173 Observation: - 48 new unobstructed carpark were observed.				
G129	SSD 9912 - Mod2	D20	Bicycle Parking and End-of-Trip Facilities	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (a) the provision of a minimum eight staff bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff; and (d) appropriate pedestrian and cyclist advisory signs are to be provided. <i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i>	Record sighted: - ptc (7 November 2024) Roseville College SWELL Bicycle Parking Occupation Certificate. The certificate states that the proposed bicycle parking within the basement car park meets the requirements of the relevant Australian Standards AS2890.3:2015. - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173 listed the above document.				
G130	SSD 9912 - Mod2	D21	Green Travel Plan	Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Council, TfNSW and the State Transit Authority; (b) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.	Record sighted: - ptc (4 December 2024) Green Travel Plan. Roseville College, SWELL Centre a) The author and reviewers CVs are presented in Appendix 2. The author and reviewers are Traffic Engineer and Senior Traffic Engineers. Appendix 3 states that the document is prepared via consultation with relevant authorities and has been reviewed by the Department of Planning and Environment on 20 November 2024. . b) Provided in Section 6.2 c) Provided in Section 8 d) Provided in Section 8 and Section 9 e) Provided in Section 10, Section 4.1 and 5.2 - ptc (25 October 2019) Green Travel Plan was attached to EIS and issued to Council and TfNSW for comments. - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173 listed he GTP (2024) as one of the submitted document prior to the issuance of OC. - EPM letter (24 October 2024) to Planning. D21 GTP.				

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							Compliant	Non-Compliant	Not Triggered
G131	SSD 9912 - Mod2	D22	Operation Transport and Access Management Plan	Prior to the commencement of operation of the development, an Operational Transport and Access Management Plan (OTAMP) for the site must be submitted to the satisfaction of the Planning Secretary. The OTAMP must: (a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW; (b) detail the location and operational management procedures associated with all drop-off and pick-up zones by private vehicle, including staff management/traffic controller arrangements; (c) detail the location and operational management procedures for the drop-off and pick-up of students by buses and coaches along Bancroft Avenue, including staff management/traffic controller arrangements; (d) detail delivery and service vehicle access and management arrangements; (e) address potential traffic impacts on the surrounding road network and include mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; (f) detail car parking arrangements and management associated with the proposed use of school facilities by community members; (g) detail vehicle access and management arrangements at Recreation Avenue to ensure safe pedestrian movements are maintained to the public recreation path connecting Bancroft Park to the end of Recreation Avenue; and (h) include a monitoring and review program. The OTAMP is to be implemented during core school hours and during any out-of-hours activities at the site.	Record sighted: - ptc (4 December 2024) Roseville College SWELL Centre. Operational Transport and Access Management Plan. Issue 5 a) The author and reviewers CVs are presented in Appendix 2. The author and reviewers are Traffic Engineer and Senior Traffic Engineers. Council and TfNSW consultations are provided in Appendix 2. b) Provided in Section 2.5 and 3.1.2 c) Provided in Section 2.4 d) Provided in Section 2.6 and 3.1.5 e) Provided in Section 2.5 and 3 f) Provided in Section 2.1 g) Provided in Section 3.1.5 h) Provided in Section 5 - Planning letter (17 December 2024) Sport and Wellbeing Centre, Roseville College (SSD-9912) Operational Transport and Access Management Plan, Condition D22. Planning Secretary note the OTAMP: - was reviewed by the Applicant, and no issues were raised to the Department; - has been prepared in consultation with Council and TfNSW; - contains the information required under condition D22; and - was submitted to the Department prior to the commencement of operation of the development.		Green	Red	Grey
G132	SSD 9912 - Mod2	D23	Heritage Interpretation Plan	Prior to the commencement of operation, the Applicant must submit a Heritage Interpretation Plan to acknowledge the heritage of the site to the satisfaction of the Planning Secretary. The plan must: (a) be prepared by a suitably qualified and experienced heritage expert in consultation with Council; (b) include provision for naming elements within the development that acknowledges the site's heritage; and (c) incorporates interpretive information as part of the development that evidences the school's evolution and growth over the past century.	Record sighted: - GBA Heritage (4 April 2024) Heritage Interpretation Plan (HIP). Roseville College, Roseville - DPHI (29 May 2024) Roseville College Sports and Wellbeing Centre (SSD-9912) Heritage Interpretation Plan, Condition D23. Planning Secretary is satisfied with the HIP. a) Section 1.7 states that the document is authored by Dr. Cameron Hartnell, Senior Heritage Consultant of GBA Heritage and reviewed by the Director of GBA Heritage, Graham Brooks. Ku-Ring-Gai Council letter (28 May 2024) Heritage Interpretation Plan to Satisfy Condition D23 SSD 9910. Council states that Council have reviewed the document and confirm satisfactory. b) Section 6.3 c) Section 6		Green		
G133	SSD 9912 - Mod2	D24	Utilities and Services	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Record sighted: - Sydney Water (20 July 2022) Subdivider Compliance Certificate (A certificate under Division 9 Section 73 of the Sydney Water Act, 1994). Case No 198516. Ref No: SSD9912.		Green		
G134	SSD 9912 - Mod2	D25	Stormwater Operation and Maintenance Plan	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan is to be submitted to the Certifier. The Plan must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements	Record sighted: - Acor Consultants (9 July 2024) Stormwater Operation & Maintenance Manual. Roseville College SWELL Centre. Issue 5 a) Provided in Section 1.1, 1.4, and Appendix C & D. b) Provided in Appendix A and B c) and d) Provided in Appendix C & D - Group DLA email (16 June 2024) to Taylor approving the Stormwater Operation and Maintenance Plan.	Recommendation: The frequency and the responsible person for the rainwater tank maintenance should be provided in the Stormwater Operation and Maintenance Plan.	Green		

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G135	SSD 9912 - Mod2	D26	Signage	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Record sighted: - ptc (7 November 2024) Roseville College SWELL Bicycle Parking Occupation Certificate. The certificate states that the proposed bicycle parking within the basement car park meets the requirements of the relevant Australian Standards AS2890.3:2015. Observation: - Way-finding signage to staff car parking was observed to be present and well maintained. Allocation of carpark is recorded in the school register.				
G136	SSD 9912 - Mod2	D27	Operational Waste Management Plan	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development;	Record sighted: - Waste Audit (February 2022) Roseville College (SWELL Centre), 27-29 Bancroft Avenue Roseville Operational Waste Management Plan. (a) Provided in Section 2.1 and 2.2 - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173 listed the Operational Waste Management Plan issued by Waste Audit, dated February 2022.				
				(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);	Provided in Section 2.1: - All garden waste will be managed by the appointed gardener. There will be a requirement that this waste be either used on site, or disposed of at a composting facility. Disposal to landfill will not be a permitted option. - General waste and recyclables are consolidated into the one bin provided by the appointed contractor – this is to ensure that the system is economically viable. Section 2.3: - A private contractor (Doyle Brothers), is used for the collection of wastes and recyclables. Doyle Brothers provides Roseville College with monthly reports that detail generation rates and management aspects for the various streams managed by them. - The 6.0 m3 skip bin (used for a variety of general wastes such as maintenance materials), is serviced by Sydney Transwaste Industries approximately once per month.	It is noted that Section 2.1 of Operational Waste Management Plan states "General waste and recyclables are consolidated into the one bin provided by the appointed contractor". However, it was observed on site that waste paper bin was provided. The school is also in the process of contracting a new waste collector with an improved waste management and reporting, including the handling, storage and disposal of all waste streams generated on site. Recommendation: Operational Waste Management Plan should be reviewed and updated accordingly to reflect the changes and/or improvements to site practices.			
				(c) detail the materials to be reused or recycled, either on or off site; and	Provided in Section 2.1.				
				(d) include the management and mitigation measures included in the Operational, Demolition and Construction Waste Management Plan prepared by Waste Audit and Consulting Services, dated October 2019 and submitted with the EIS.	Waste Audit (February 2022) Operational Waste Management Plan is in general accordance with the Waste Audit (October 2019) Operational, Demolition and Construction Waste Management Plan.				
G137	SSD 9912 - Mod2	D28	Landscaping	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).	Record sighted: - Precision Landscapes (13 December 2024) Landscaping Works Completion Certificate for: Roseville College, 27-29 Bancroft Ave, Roseville.				

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G138	SSD 9912 - Mod2	D29	Landscape Management Plan	Prior to the commencement of operation, a Landscape Management Plan for the ongoing maintenance and management of landscaping on the site must be submitted to the satisfaction of the Planning Secretary.	Record sighted: - Precision Landscapes (13 December 2024) Landscape Management Plan (LMP). Roseville College, Roseville - DPHI letter (17 December 2024) Sport and Wellbeing Centre, Roseville College (SSD-9912). Landscape Management Plan, Condition D29. Letter states that as nominee of the Planning Secretary, I am satisfied the Landscape Management Plan, dated 13 December 2024, prepared by Precision Landscapes Pty Ltd, is prepared in accordance with condition D29 of SSD-9912.				
G139	SSD 9912 - Mod2	D30	Operational Flood Emergency Management Plan	Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that: (a) is prepared by a suitably qualified and experienced person(s) and in consultation with Council; (b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG); (c) includes details of: (i) the flood emergency responses for operational phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (d) awareness training for employees and contractors, and visitors.	Record sighted: - Acor Consultants Pty Ltd (11 December 2024) Roseville College SWELL Project Flood Statement Letter 27 Bancroft Avenue, Roseville. Consultation with the Council is provided in Appendix B. It is noted that site is minimally flood-affected during the 1% AEP flood event. Acor Consultants provides the details of flood level, Flood Emergency Response Plan, assembly points and evacuation routes. Flood warning time and notification refers to the State Emergency Service of New South Wales. Acor states that staff members of the college should read the plan in conjunction with the Council Flood Emergency Sub Plan (Attached as Appendix D) to gain a full understanding of the risks and procedures of flooding. Students, staff members and other individuals who may access the school grounds, such as parents and trades people, should be made aware of flood risks and the emergency response plan. - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173 listed the Flood Statement Letter issued by Gregory Lyell of Acor Consultants Pty Ltd, dated 11 December 2024.				
Part E Post Occupation									
G140	SSD 9912 - E1 Mod2		Hours of Operation	Use of the Sport and Wellbeing Centre facilities, including the roof-top sports courts, may only be carried out between the following hours: (a) 7am and 6pm, Mondays to Fridays (school use); and (b) 7am and 2pm, Saturdays (community use). No out-of-hours events are permitted on the roof-top sports courts.	Record sighted: - Sport Centre hours of operation that noted to have been confirmed with the Head of Sport, Head of Swimming & Pool Operations and Co-curricular Administrator. Hours of operation are within or less than the approved hours.				

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G141	SSD 9912 - Mod2	E2	Operation of Plant and Equipment	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	<p>Record sighted:</p> <ul style="list-style-type: none"> - Eagle Air Conditioning (undated) Mechanical Operation & Maintenance Manual for Roseville College - SWELL Centre. Mechanical and Air Conditioning. - Eagle Air Conditioning Service card dated 26/5/25. - Eagle Air Conditioning maintenance reports dated 13/3/25, 4/4/25, 2/5/25. - Plant Item Registration Certificate No PILIF8025114/24 (6 Aug 2024 to 5 Aug 2025) for lift. - Program for the fire extinguisher maintenance. Next maintenance is due on 17 July 2025. - ForceFire Service reports for the monthly Fire Indicator Panel service show "Pass" status (16 July 2025 reports for 20 March 2025, 10 June 2025, and 9 July 2025 services, 30 April 2025 report for 14 April 2025 service, 28 May 2025 report for 22 May 2025 service). - THS (Commercial Pool Specialist) monthly 25m plant room equipment services for Feb - July 2025. - Merieux NutriSciences Certificate of Analysis for colony count, E.coli, and Pseudomonas for Feb - June 2025. <p>Interview:</p> <ul style="list-style-type: none"> - School (IA) fire extinguisher maintenance is due in 2 months and the arrangement is arranged. - School (IA) stated that the new lift is to be maintained annually. Due in January 2026. <p>Observation:</p> <ul style="list-style-type: none"> - Fire extinguisher tag was up to date and due for maintenance in August 2025. 				
G142	SSD 9912 - Mod2	E3	Warm Water Systems and Cooling Systems	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	<p>Record sighted:</p> <ul style="list-style-type: none"> - Eagle Air Conditioning Installation Certificate for Mechanical Services & Ventilation (9 December 2024) Licence qualification No 19538C. <p>Interview:</p> <ul style="list-style-type: none"> - School (IV) stated that pool water parameters and UV system was tested daily and monthly. 				
G143	SSD 9912 - Mod2	E4	Community Communication Strategy	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	<p>Record sighted:</p> <ul style="list-style-type: none"> - Project website still maintains complaint register and contacts for complaints and comments are still available at the project website when sighted on 31 March 2024 and 24 June 2025. <p>Implementation of Community Consultation Strategy is assessed in the Community Consultation Strategy Section below (G176).</p>				
G144	SSD 9912 - Mod2	E5	Heritage Interpretation Plan	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D23.	Implementation of Heritage Interpretation Plan is assessed in the Heritage Interpretation Plan Section below (G178) and considered compliant.				
G145	SSD 9912 - Mod2	E6	Operation Noise Limits	The Applicant must ensure that noise generated by operation of the mechanical plant and equipment does not exceed the noise limits in Roseville College SWELL Centre Development Application Acoustic Assessment 29-37 Bancroft Avenue, Roseville, NSW prepared by Acoustic Dynamics and dated 2 November 2020 (Revision 3).	<p>Record sighted:</p> <ul style="list-style-type: none"> - AAAC (27 March 2025) Roseville College Post Occupation Noise Compliance. Certification of Acoustic Requirements. It is stated that based on the results of noise measurements conducted on site, and noise calculations, Acoustic Dynamics advises that suitable noise mitigation has been incorporated into the design and operation of the site and satisfies the Independent Planning Commission SSD-9912 Consent Condition E6 and E7. 				

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G146	SSD 9912 - Mod2	E7	Operation Noise Limits	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement of use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant and use of the rooftop outdoor sports courts identified in Roseville College SWELL Centre Development Application Acoustic Assessment 29-37 Bancroft Avenue, Roseville, NSW prepared by Acoustic Dynamics and dated 2 November 2020 (Revision 3). Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant must implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	Record sighted: - AAAC (27 March 2025) Roseville College Post Occupation Noise Compliance. Certification of Acoustic Requirements. It is stated that based on the results of noise measurements conducted on site, and noise calculations, Acoustic Dynamics advises that suitable noise mitigation has been incorporated into the design and operation of the site and satisfies the Independent Planning Commission SSD-9912 Consent Condition E6 and E7. - DPHI letter (23 April 2025) Sport and Wellbeing Centre Roseville College SSD 9912 Operational Noise Limits Condition E7.				
G147	SSD 9912 - Mod2	E8	Unobstructed Driveways and Parking Areas	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Observation: - Driveways, footways and parking areas were observed to be unobstructed during the audit.				
G148	SSD 9912 - Mod2	E9	Green Travel Plan	The Green Travel Plan required by condition D21 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	This item is not yet triggered. As the Roseville College Sport and Wellbeing Centre has only been in operation for less than 12 months.				
G149	SSD 9912 - Mod2	E10	Operational Transport and Access Management Plan	The OTAMP approved under condition D22 (as revised from time to time) must be implemented by the Applicant for the life of the development.	Condition noted.				
G150	SSD 9912 - Mod2	E11	Ecologically Sustainable Development	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	This audit was completed before this Condition due. Thus this condition is considered not triggered. Site is in the process of obtaining the Green Star certification. Previously, Record Sighted: - Green Building Council (GBCA) registration receipt (no date) shows that site has registered for 4 star Green Star - DGLA (the Certifier) Deliverable Checklist (18 July 2022 and 2 August 2022) has Green BCA registration document attached, confirming that Certifier has been provided with the document.				
G151	SSD 9912 - Mod2	E12	Outdoor Lighting	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Record sighted: - Complaint register indicates no complaint pertaining light impacts. It is also noted that the sport courts (on the roof top) finishes before dark (the latest time is 5pm on Tuesday only). This item is considered not triggered.				
G152	SSD 9912 - Mod2	E13	Signage	The Applicant must ensure the signage at the Bancroft Avenue frontage is non-illuminated.	Observation: - Signage illumination was not observed at Bancroft Avenue front.				
G153	SSD 9912 - Mod2	E14	Landscaping	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D28 for the duration of occupation of the development.	Record sighted: - Precision Landscapes (7 May 2025) Maintenance Schedule Roseville indicates that relevant maintenance was conducted at least bi-weekly or more frequent when there is a need (e.g. replacement of plant). Observation: - Landscaping and vegetation were observed to be well maintained. No weed or dead plant were observed during the site visit.				

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G154	SSD 9912 - Mod2	E15	Dangerous Goods	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	Observation: - Chemicals were stored in a bunded facility, spill kit, and spill kit bin were observed near the chemicals. Amount was observed to be small. Record sighted: - Dangerous goods inventory record provided by the school via EPM indicate amount below SEPP 33.		 	 	
G155	SSD 9912 - Mod2	E16	Discharge Limits	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters	Interview: - EPM (JG) stated and confirmed with the plan that the pool water goes to sewer should discharge is required. Trade waste agreement does not apply to the site. Observation: - There was no apparent unlawful discharge to stormwater or council gutter during the site visit.		 		
Appendix 1 Advisory Notes									
G156	SSD 9912 - Mod2	AN1	General	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Record sighted: - Plant Item Registration Certificate No PILIF8025114/24 (6 Aug 2024 to 5 Aug 2025) for lift. - JR Electrical Installation Certificate for Automatic Fire Detection & Alarm Systems (28 November 2024) Licence qualification No 5162C. - Ki-ring-gai Council (11 April 2025) Inspection of Council Assets (ref: DRW22/0342). The area has no damage to council area. Inspection relates to concrete driveway, footpath, natural strip, kerb & gutter at 27 Bancroft Ave. - Ki-ring-gai Council (20 December 2024) Recreation Ave and Bancroft Ave for Roseville College. Council certify that the Road Act works have been completed to Council's satisfaction. - Ku-Ring-Gai Council (30 September 2024) Permit to open public place. Valid for 6 months from issue. - Ku-Ring-Gai Council (26 November 2024) Permit for temporary road closure between 26 to 27 November 2024. - Ku-Ring-Gai Council (16 December 2024) Permit for temporary road closure between 16 to 18 December 2024. - NSW Swimming Pool Register (16 July 2025) Pool No 06a3aa40. Record sighted previously: - Council Permit for a Temporary Road Closure for 23 January 2024. - Council (18/1/2024) Notice of Determination of Section 68 Application for Crane/Concrete Pump.		 		
G157	SSD 9912 - Mod2	AN2	Long Service Levy	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Assessed in the previous audit and assessed as compliant. Levy was paid in full at the start of the project. Record sighted: - NSW Long Service Corporation (8 July 2022) Levy No. L0000068752 for Anglican School Corporation.		 		
G158	SSD 9912 - Mod2	AN3	Legal Notices	Any advice or notice to the consent authority must be served on the Planning Secretary.	Interview - EPM stated that there was no advice, direction, or notice to consent Authority.				

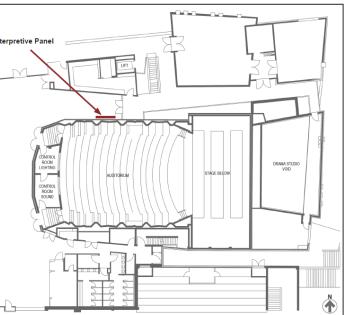
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G159	SSD 9912 - Mod2	AN4	Access for People with Disabilities	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Record sighted: - Morris Goding Access Consulting (20 December 2022) Roseville College SWELL Centre Access Construction Compliance Statement. Letter certify that the construction of Swell Centre located at Roseville College, Roseville NSW 2069 is in accordance with normal disability access practice and meets the requirements of the Building Code of Australia, and relevant Australian Standards. - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173 listed the above document. - Morris Goding Access Consulting (14 July 2022) Access CC reports 2 Amended. Document show design and requirements for accessible carpark, accessible swimming pool, accessible toilets, accessible showers, ambulant cubical for people with disabilities, hearing augmentation, signage with Braille, and accessible door designs. - EPM email (23 July 2022) provided Morris Goding Access Consulting report (above) to the Certifier (DGLA) and the architect (BHA). - GDLA (3 August 2022) Construction Certificate No. GDL 190173 list drawings (A100, A104) which shows accessible swimming pool, accessible toilets, and accessible showers.					
G160	SSD 9912 - Mod2	AN5	Utilities and Services	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Assessed in previous Audits as compliant. There has been no new ones in this audit period. Interview: - Taylor (BL) stated that no other communications have been provided to utility providers to date, other than those provided in previous Audit. 19/09/2023: Record Sighted - Ausgrid Work Access Request #127071-T4 for work on 31 Oct 2023 to replace the power pole and substation. 12/10/2022: Record Sighted (for the disconnection of old services): - Sydney Water (18 June 2021) Subdivider/ developer Compliance Certificate: Sydney Water Corporation certifies that the above named applicant has complied with the requirements, relating to the plan of Subdivision/Development described above, of Division 9 of the Sydney Water Act, 1994. - Jemena (5 August 2022) SMS receipt for request of disconnection for 37 Bancroft Ave. - HiTech Plumbing (8 August 2022) Disconnection Certificate: confirm capping of water supply to the 37 Bancroft Ave and disconnection of gas. - DGLA Deliverable Checklist (18 July 2022 and 2 August 2022) has Ausgrid Certified substation drawings.					

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G161	SSD 9912 - Mod2	AN6	Utilities and Services	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Assessed in previous audit as compliant: 19/09/2023: Record sighted: - Ausgrid Work Access Request #127071-T4 for work on 31 Oct 2023 to replace the power pole and substation.				
G162	SSD 9912 - Mod2	AN7	Road Design and Traffic Facilities	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Record sighted: - Ki-ring-gai Council (20 December 2024) Recreation Ave and Bancroft Ave for Roseville College. Council certify that the Road Act works have been completed to Council's satisfaction. Roads around the site are Council roads, no TfNSW road.				
G163	SSD 9912 - Mod2	AN8	Road Occupancy Licence	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Record sighted: - Ku-Ring-Gai Council (30 September 2024) Permit to open public place. Valid for 6 months from issue. - Ku-Ring-Gai Council (26 November 2024) Permit for temporary road closure between 26 to 27 November 2024. - Ku-Ring-Gai Council (16 December 2024) Permit for temporary road closure between 16 to 18 December 2024.				
G164	SSD 9912 - Mod2	AN9	SafeWork Requirements	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Observation: - Work under the SSD has ceased and site hoarding, fence, or gate associated with the development work has been removed. Frontage at Bancroft Ave, the eastern boundary bordering 39 Bancroft Ave., and Recreation Ave is now fenced or walled.				
G165	SSD 9912 - Mod2	AN10	Hoarding Requirements	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	This item is now considered as not triggered because there is no more hoarding on site. Work under the SSD has ceased.				
G166	SSD 9912 - Mod2	AN11	Handling of Asbestos	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 –'Transportation and management of asbestos waste' must also be complied with.	Interview: - Taylor (BL) stated that no asbestos was identified during the October 2024 to January 2025 construction and the school stated that operation of the SWELL centre as well as the last months of constructions (October 2024 to January 2025)				
G167	SSD 9912 - Mod2	AN12	Fire Safety Certificate	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Fire Safety Certificate was issued on December 2024 and provided to Council on (14 January 2025) by the Certifier (Ref No CR-2025-1550) The submission of an Annual Fire Safety Statement to Council is due in 12 months, hence this item is not yet triggered.				
Appendix 2 Written Incident Notification and Reporting Requirements									
G168	SSD 9912 - Mod2	Appendix 2	Written Incident Notification Requirements - 1	a) A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. b) Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A30 or, having given such notification, subsequently forms the view that an incident has not occurred.	EPM, School, and Taylor stated that there were no incidents reported during the Audit period and the last months of construction (October 2024 to January 2025).				

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G169	SSD 9912 - Mod2	Appendix 2	Written Incident Notification Requirements - 2	Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident.	EPM, School, and Taylor stated that there were no incidents reported during the Audit period and the last months of construction (October 2024 to January 2025).				
G170	SSD 9912 - Mod2	Appendix 2	Written Incident Notification Requirements - 3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	EPM, School, and Taylor stated that there were no incidents reported during the Audit period and the last months of construction (October 2024 to January 2025).				
G171	SSD 9912 - Mod2	Appendix 2	Written Incident Notification Requirements - 4	The Incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident.	EPM, School, and Taylor stated that there were no incidents reported during the Audit period and the last months of construction (October 2024 to January 2025).				
Environmental Impact Statement - Operational Phase									
G172	EIS	Section 8	Noise – School (Play Spaces). Isolation Procedures and Training	1. Proposal to incorporate screens/barriers along perimeter of rooftop sport area to mitigate noise impacts (Appendix 28); 2. Outdoor activities to be undertaken primarily in the designated play spaces located within the Site to minimise the impacts of noise on neighbours. 3. Staff and students to be informed regularly of residential neighbours and advised to keep noise to a minimum. 4. Public announcement systems not to be used outside of core school hours.	SSD Condition D10 states that the consent does not permit installation of an acoustic barrier around the roof-top sports courts. Observation: - There was no acoustic barrier observed around the roof-top sports courts. - Student outdoor activities were observed to be in the designated play spaces within the site, including recess time. - Noise on site was observed to be at minimum during recess. - During the site walkover, there was no school public announcement. - Site observation suggests that there is a decent level of awareness, in staff and student alike, that the school is nested in a low to medium residential setting. Activities and movement were observed to be modest and quiet in nature. Interview: - School (LE) advised that the school public announcement system is only to be used when there is fire.				
G173	EIS	Section 8	Increase in parking demands on local roads during operation phase. Reduction Procedures and Training	PTC has prepared a Transport Impact Assessment (Appendix 21) which provides an assessment of the existing on-street parking conditions. A Green Travel Plan (Appendix 23) and recommends promotion of sustainable travel methods to reduce the dependence on private vehicle transport within the school catchment.	PTC had prepared Operational Transport and Access Management Plan and Green Travel Plan for the Site. Implementation of PTC Operational Transport and Access Management Plan and Green Travel Plan is assessed in the Operational Transport and Access Management Plan and Green Travel Plan Sections below.				

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G174	Green Travel Plan (GTP)	Section 6.2	Target Mode Share	<p>The target mode share over the next three-year period after the completion of the development is identified in Table 9.</p> <p>Table 9 - Target mode share</p> <table border="1"> <thead> <tr> <th></th> <th>Staff</th> <th>Target % change</th> <th>Students (AM Peak)</th> <th>Target % change</th> <th>Students (PM Peak)</th> <th>Target% change</th> </tr> </thead> <tbody> <tr> <td>Car</td> <td>90.4%</td> <td>-2%</td> <td>7.3%</td> <td>-2%</td> <td>6.7%</td> <td>-2%</td> </tr> <tr> <td>Car as passenger</td> <td>1.5%</td> <td>no change</td> <td>36.5%</td> <td>-1%</td> <td>22.2%</td> <td>-1%</td> </tr> <tr> <td>Public Transport</td> <td>6.6%</td> <td>+1%</td> <td>47.7%</td> <td>+2%</td> <td>60.6%</td> <td>+2%</td> </tr> <tr> <td>Active Transport</td> <td>1.5%</td> <td>+1%</td> <td>8.6%</td> <td>+1%</td> <td>10.5%</td> <td>+1%</td> </tr> </tbody> </table> <p>Noting that there is a high proportion of students which travel to the site with use of public transport, it would be expected that there is scope for a mode shift change for staff.</p>		Staff	Target % change	Students (AM Peak)	Target % change	Students (PM Peak)	Target% change	Car	90.4%	-2%	7.3%	-2%	6.7%	-2%	Car as passenger	1.5%	no change	36.5%	-1%	22.2%	-1%	Public Transport	6.6%	+1%	47.7%	+2%	60.6%	+2%	Active Transport	1.5%	+1%	8.6%	+1%	10.5%	+1%	<p>Noted. This audit was conducted within the first half year of the operation.</p> <p>Observation:</p> <ul style="list-style-type: none"> Significant number of students were observed to be coming from the public transport (Roseville train station) 				
	Staff	Target % change	Students (AM Peak)	Target % change	Students (PM Peak)	Target% change																																						
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G175	Green Travel Plan (GTP)	Section 8	Proposed Action Items	<p>Before implementing any actions, relevant stakeholders must be consulted to approve the changes.</p> <p>The following outline potential strategies that can be adopted to achieve future transport targets.</p> <p><u>Walking</u></p> <ul style="list-style-type: none"> where there is a genuine link to learning, teaching staff may consider including action research projects around transport into their programs. For example, collecting data on staff and student travel modes to schools and proposing solutions for encouraging mode shifts/petitioning council for improved facilities Advocating the use of the end-of-trip facilities for staff Liaise with TfNSW and Ku-ring-gai Council to provide comfortable and safe pedestrian access between the College campus and all transport hubs, as required Promote 'park and walk' travel to reduce the parking and traffic burden on the roads immediately surrounding the school site Promote Walk to School Day (May) <p><u>Cycling</u></p> <p>Staff living within 5km of the College to be encouraged to choose cycling as the preferred mode of share, taking advantage of the good cycling infrastructure surrounding the College and the following considerations:</p> <ul style="list-style-type: none"> Promotion of the existing bicycle racks End of trip facilities for staff Provide bike repair tools and kits. <p>To increase bicycle usage to the campus, the following measures could be considered:</p> <ul style="list-style-type: none"> A working partnership could be established with Ku-ring-gai Council, RMS and TfNSW to build additional cycling infrastructure near the campus A fully featured Cycling Map of the area could be printed and placed at prime locations on campus Staff members could be provided with information regarding appropriate cycling routes to the College campus to better inform them about the many dedicated cycling facilities in the precinct A bicycle buddy scheme could be considered to assist new cyclists taking up cycling to and from the College campus The existing way of finding signage for cyclists could be reviewed and discussed with the Ku-ring-gai Council Cycling education/training programs could be provided on safe cycling techniques & tips 	<p>Record sighted:</p> <ul style="list-style-type: none"> The school TAG provides information about the train and buses servicing the school, the available paths for cycling and walking from the train stop, bus stops, and surrounding locale. Roseville College 14 May 2025 Walk to School Day were captured in a letter dated 9 May 2025. Letter was addressed to the Junior school. Instructions from the Head of Junior School (6 May 2025) will include walking safely to school flyer in the school newsletter for 3 weeks. Staff Amenities Map showing 4 end-of-trip facilities, bike racks, and bike repair kit station. Weekly staff briefing note (2 June 2025). Note was placing an inquiry should staff be interested to cycle to work. Correspondence also states the location of the 8 bike racks and end-of-trip facilities. Promotion of staff amenities and Ku-Ring-Gai cycle paths on staff noticeboard. The school record of use of public transport for Junior School Excursions in May 2025. Staff carpark survey gauge the need for carpark space for some teacher and possibly EV charging station. Staff car park allocation register. Email suggestion to Council to reinstate the kerb and gutter outside the school property at 23 Bancroft Ave. to allow more parking space. The private bus service route published in the school website shows that Roseville College private bus service covers the Lower Northern Beaches area. <p>Observation:</p> <ul style="list-style-type: none"> EV charging stations were sighted in the carpark. Bicycle racks and bike repair tools and kits were sighted. 																																							

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G175	Green Travel Plan (GTP)	Section 8	Proposed Action Items	<ul style="list-style-type: none"> - Promote and/or support cycling events, such as Ride2School Day Event, MS Gong Ride, Spring Cycle etc. Public Transport/Private Bus Service Initiatives for using public transport or the school's private bus service include: <ul style="list-style-type: none"> - Creating a detailed map of the local public transport network, including timetables and private bus services, highlighting nearby bus stops and train stations with recommended walking routes. - Considering Opal card concessions for eligible staff members - Exploring the possibility for the College to provide Opal cards for work related travel, ensuring staff can commute between sites without the need for personal vehicles - Consider making the private bus service (which targets the Lower Northern Beaches area) available to staff in addition to students Carpooling - A carpooling forum could be developed to encourage staff members to travel in groups - A few on-campus parking bays could be dedicated to carpooling vehicles (free of charge) Private Vehicles - As per the proposal, a total of 182 on-site parking spaces (including seven accessible spaces) will be provided by 2030 for up to 152 full-time equivalent staff. - Discussions could also be initiated with Ku-ring-gai Council to introduce a residential parking scheme for on-street parking within a 500m radius of the College campus. - It would be important for responsible council officers to conduct regular patrols in the vicinity of the College campus, particularly during peak afternoon hours. 				Compliant	Non-Compliant	Not Triggered
G176	Green Travel Plan (GTP)	Section 9	Strategies	<p>The information provided within the GTP could be provided to staff and parents in the form of an easy-to-understand travel guide known as a Travel Access Guide (TAG). This should be included in the information pack provided to staff as part of their induction process. If necessary, the TAG should provide customised travel information for staff to/ from a particular area.</p> <ul style="list-style-type: none"> - TAG should be regularly reviewed and updated. - The TAG may be included in Staff Induction packs and made available on the Staff Intranet for ease of use. - Another way to promote non-vehicle modes of transport is to print a map on the back of business cards or brochures. Best practice suggests that the information should be as concise, simple, and site-specific as possible. If instructions are too complex, staff members are likely to ignore them 	<p>Record sighted:</p> <ul style="list-style-type: none"> - The school TAG - TAG is sighted in the school website (under enrolment) and staff TEAM repository. - TAG had been updated to reflect the Metro service and more bus routes. <p>Interview:</p> <ul style="list-style-type: none"> - School registrar provided the TAG to the parents and TAG also provided in the school website. - TAG will be updated regularly as there is change. 			Compliant		
G177	Green Travel Plan (GTP)	Section 10	Monitoring and Review Strategy, Section 4.1, and Section 5.2	<p>Surveys will help to identify which actions are impacting occupants travel behaviour and whether some are more effective than others. They may also help to identify ongoing or unresolved issues and barriers preventing greater improvement.</p> <p>The GTP is to be communicated well, explaining the reason for adopting the plan, promote benefits and provide information about alternatives to driving, and provide feedback to staff members to ensure that they can see the benefits of sustainable transport.</p> <p>Once data are updated, the targets and actions of the travel plan will need to be reviewed.</p> <p>Section 5.2 states that Surveys are being conducted once a year (data collected through annual survey). Section 4.1 states that the GTP correlates with the College's overall aspirations and is a document that is monitored and reviewed annually.</p>	<p>This item is considered not triggered yet. The annual survey is not due until January 2026.</p>				Not Triggered	

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G178	Heritage Interpretation Plan (HIP)	6.3	Implementation Plan	The following plan shows the indicative location of the interpretive display panel to be installed at the foyer of the Joy Yeo Building.  <small>Figure 4.1 Plan of level 2 of the Joy Yeo Performing Arts Centre, indicating the proposed location of the interpretive display panel. Source: Roseville College</small> <table border="1"><thead><tr><th>Media</th><th>DISPLAY PANEL</th></tr></thead><tbody><tr><td>Background</td><td>As a method of interpretation that incorporates text and imagery, an interpretive display is an effective and straightforward device to present information, particularly in the public realm and in open spaces.</td></tr><tr><td>New Internal Display</td><td>One internal display panel will be provided in foyer of the Joy Yeo Building to interpret the social history of Roseville College.</td></tr><tr><td>Dimensions</td><td>Format of approximately 900mm x 1,400mm, Portrait orientation</td></tr><tr><td>Materials</td><td><ul style="list-style-type: none">Panels should be of a durable material that is suitable for internal spacesPanels should be securely and permanently fixed to the wallFixing should be flush with the surface of the panel and pinned off the wallInformation should be clearly legible in appropriate font and sizePanel should be designed by an experienced graphic designer</td></tr><tr><td>Panel Text</td><td>Should be adapted from the text in the Historical Summary provided in Appendix 3.</td></tr><tr><td>Panel Image</td><td>The display image is to be taken from the Panel Image provided in Appendix 2.</td></tr><tr><td>Location</td><td>The one panel is to be positioned in the level 2 foyer of the Joy Yeo Building as indicated on the implementation plan in Section 6.3 of this report.</td></tr><tr><td>Media</td><td>NAMING</td></tr><tr><td>Background</td><td>Naming is a means by which the components and associations of a place can be clearly linked to the present day site. The actual name of a new development or structure can be chosen to reflect or celebrate some aspects of the significance of the place. This could be a significant historical figure or a name which reflects the historical use of the place.</td></tr><tr><td>New Naming</td><td>A naming strategy is a condition of consent for the subject project, see condition D23(b). It is proposed to name the new pool after a former principal of the college. It will be called the 'Mavis Honey Pool'.</td></tr></tbody></table>	Media	DISPLAY PANEL	Background	As a method of interpretation that incorporates text and imagery, an interpretive display is an effective and straightforward device to present information, particularly in the public realm and in open spaces.	New Internal Display	One internal display panel will be provided in foyer of the Joy Yeo Building to interpret the social history of Roseville College.	Dimensions	Format of approximately 900mm x 1,400mm, Portrait orientation	Materials	<ul style="list-style-type: none">Panels should be of a durable material that is suitable for internal spacesPanels should be securely and permanently fixed to the wallFixing should be flush with the surface of the panel and pinned off the wallInformation should be clearly legible in appropriate font and sizePanel should be designed by an experienced graphic designer	Panel Text	Should be adapted from the text in the Historical Summary provided in Appendix 3.	Panel Image	The display image is to be taken from the Panel Image provided in Appendix 2.	Location	The one panel is to be positioned in the level 2 foyer of the Joy Yeo Building as indicated on the implementation plan in Section 6.3 of this report.	Media	NAMING	Background	Naming is a means by which the components and associations of a place can be clearly linked to the present day site. The actual name of a new development or structure can be chosen to reflect or celebrate some aspects of the significance of the place. This could be a significant historical figure or a name which reflects the historical use of the place.	New Naming	A naming strategy is a condition of consent for the subject project, see condition D23(b). It is proposed to name the new pool after a former principal of the college. It will be called the 'Mavis Honey Pool'.	Observation: - The interpretive display panel was observed to be prepared and installed in general accordance with the HIP.				
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G179	Heritage Interpretation Plan (HIP)	7.0	Maintenance and Evaluation	In order for interpretive material to meet this goal, review, maintenance and refurbishment of interpretation media and programs should be an integral part of ongoing heritage management. Further historical research should be periodically integrated into the interpretation on the site and regular maintenance should ensure that the interpretive devices are kept in good condition. Periodic audits of audience groups and site users will also ensure that the interpretive material continues to be relevant. This process can aid in reaching new audiences that may have emerged since the initial development of the interpretation policies, and update the information presented to the audience. The points below demonstrate this assessment process in relation to the recommended devices in the Interpretation Strategy for the subject site. Maintenance <ul style="list-style-type: none">Repair and maintenance of the panelEvaluationSurvey for target audience feedback, carried out in the vicinity of the site, to determine success of interpretive displayUpdating of historical information as additional details become availableEnsure captioning and presentation remains culturally appropriate and target-orientedInstall new interpretive elements when opportunities arise.	Observation: - The interpretive display panel was observed to be well maintained.																										

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	Operational Waste Management Plan								
G181	Operational Waste Management Plan	2.4	Operational Procedures	<p>The recommended waste and recycling systems that will be implemented:</p> <ul style="list-style-type: none"> - Bins for waste and recyclables are located around the College grounds for use by staff and students. - Relevant rooms within the classrooms, office area and other areas are provided with small (15 litre) bins for wastes/recyclables in each room. - MGB (mobile garbage bin) for waste and recyclables are located around the College grounds for use by staff and students and in the driveway of 31 Bancroft Avenue (for servicing by the contractor). - All MGB and bins are managed by College staff. - All waste and recyclables are transported to the collection area from their locations on College grounds by cleaning staff or students. - All waste/recycling service vehicles arrive and depart the site outside of the peak hours to minimise disruption to the local road network as well as to ensure safety for staff and students. - All waste and recycling 240 litre MGB are serviced from Bancroft Avenue and Recreation Avenue for the skip bin. All MGB are transported to the collection area from their locations on the College grounds by College cleaning staff and then emptied by the contractor. This occurs in the evening when staff/students are not on campus. - In keeping with best practice sustainability programs, all waste areas and waste and recycling bins will be clearly differentiated through appropriate signage and colour coding to Australia Standards to reflect the materials contained. Each stream will be located in a designated area. This will assist in easy identification of correct bins by those with authorised access. - It will be the responsibility of College staff to ensure that waste areas remain clean. 	<p>Observation:</p> <ul style="list-style-type: none"> - General bins were observed around the site including classrooms. - The bins observed were within capacity. No bin observed to be overflowing. - MGB (mobile garbage bin) bins were observed around the grounds. <p>Interview:</p> <ul style="list-style-type: none"> - School (LE) stated that the recycle bins were planned to be in the classrooms. - School (IV) stated that waste/recycling service vehicles arrive and depart the site outside of the peak hours. - School (KC) stated that all bins are managed by college staff. General waste bins are transported by staff of cleaner daily to the collection point at Recreation Avenue. - School (IV) stated that the recycling bins are transported to the collection point a few times a week. - The school is in the process of contracting a new waste collector with an improved waste management and reporting, including the handling, storage and disposal of all waste streams generated on site. <p>Record sighted:</p> <ul style="list-style-type: none"> - School waste register in excel format for 3 Jan to 30 June 2025 shows separate stream of general waste and paper waste were collected from the school. 	<p>Recommendation: Consider updating the Operational Waste Management Plan to reflect the current arrangement of MGB (mobile garbage bin) at 31 Bancroft Ave. accurately.</p>			
G182	Operational Waste Management Plan	2.5	Education	<p>- Staff and students will be advised as to correct segregation by information conveyed via newsletters, signage and staff advising students, regarding the waste management systems including how to use the system, which items are appropriate for each stream and collection regimes.</p>	<p>Record sighted:</p> <ul style="list-style-type: none"> - School agenda for last day in Term 2 2025 included Year 6 talk regarding the Sport Centre sustainability and campus recycling. The school stated that the Business Director shared with the students the College's plan for campus wide recycling and the role they can participate in. - On 22 July 2025 (Week 1A Term 3 2025) there is a plan to brief the senior school staff on campus recycling. - Photographic evidences showing more dedicated paper bin. 				

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G183	Operational Waste Management Plan	2.7	Public Place Recycling	<ul style="list-style-type: none"> - General waste and recycling facilities will be provided in public realm areas throughout the development. - Recycling bins should never be located on their own in isolation from a general waste bin as patrons are likely to contaminate the recycling bin with general waste if there is no other option to dispose their general waste. - All bins should be clearly signed and appropriately colour-coded to ensure the streams are readily identifiable. Signage for Public Place Recycling should be: <ul style="list-style-type: none"> - Colour-coded: red for general waste and yellow for recycling - Large and easily viewed from all angles: this may mean that signs are placed on all sides of the bin or above the bin. - Simple: don't use jargon (words such as PET, comingled, HDPE and even the recycling triangle can be confusing as this symbol can appear on a number of items that are not necessarily recyclable. - Unambiguous and uses visual imagery - All public domain waste and recycling bins will be managed and collected by the cleaners as part of their existing waste and recycling operations. 	<p>Observation:</p> <ul style="list-style-type: none"> - General waste and recycling bins were observed throughout the site. However, there were not many recycling bins observed and none in the classrooms. - Bins were appropriately coloured with appropriate signs. - Food waste bins were observed in the food technology kitchen. <p>Interview:</p> <ul style="list-style-type: none"> - School (LE) stated that the school is arranging recycling bins in the relevant classrooms. Food waste from the technology kitchen is used to feed the chickens. 	<p>Recommendation: Recycling bins should be placed in relevant classrooms as per the school plan.</p>	Compliant	Non-Compliant	Not Triggered
Operational Flood Emergency Management Plan									
G184	Operational Flood Emergency Management Plan	Flood Emergency Response Plan		<p>Staff members of the college should read the plan in conjunction with the Council Flood Emergency Sub Plan (Appendix D) to gain a full understanding of the risks and procedures of flooding.</p> <p>Students and staff should practice the emergency response plan (both shelter in place and evacuation) in practice drills at least once a year, while other individuals entering the campus on a one-off situation should be given an emergency response plan to read before commencing operations on the campus.</p> <p>Signage containing the emergency response plan should be placed around the SWELL Centre, including at building entrances and inside classrooms, to guide individuals during an emergency.</p>	<p>Observation:</p> <ul style="list-style-type: none"> - Signage containing the emergency evacuation diagram was observed to be placed around the site. - Staff (IV and KC) demonstrate evidence that they understand the evacuation plan and the auditor was briefed on the emergency response procedure and meeting point. <p>Record sighted:</p> <ul style="list-style-type: none"> - Email correspondences within the school and outlook agenda show that the evacuation drill is scheduled for 29 July 2025. 	<p>Recommendation: The practice drills in accordance to the emergency response plan (both shelter in place and evacuation procedure) shall be continued at least yearly.</p>	Compliant	Non-Compliant	Not Triggered

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G185	Operational Flood Emergency Management Plan	Flood Emergency Response Plan		<p>When a flood is possible, senior staff should remind other staff and other occupants of the College of the flood emergency response plan. Staff should pass this communication on to students in their duty of care at the time they are alerted to the possibility of the flood.</p> <p>Communication should be made with NSW SES to determine the likely severity of the flood and whether it is likely to school will need to shelter in place or evacuate.</p> <p>During a Flood</p> <p>As mentioned, flood waters do not enter the site during the 1% AEP flood event (see Figure 1). Therefore, during a flood event, it is recommended that occupant's shelter on site on any level of the SWELL Centre.</p> <p>An announcement or alarm should be sounded throughout the SWELL Centre notifying occupants to shelter in place and not to exit the College. Operations within the SWELL Centre can continue as normal, notably however, this Flood Emergency Response Plan cannot be relied on for instruction for occupants in other parts of the College.</p> <p>Flood Evacuation</p> <p>The State Emergency Service of New South Wales (NSW SES) is responsible for providing flood updates and issuing Flood Evacuation Warnings and Flood Evacuation Orders.</p> <p>The western end of Victoria Street is not flood affected during the 1% AEP flood event. If evacuation from the school is required, occupants of the SWELL Centre should:</p> <ul style="list-style-type: none"> - Exit the SWELL Centre and traverse across the western half of the College to the Victoria Street exit. - Move westwards along Victoria Street until they reach Hill Street. The southern portion of Hill Street is not flood affected, and occupants can move along Hill Street to reach an evacuation centre chosen by NSW SES (as discussed below). - If an occupant fails to evacuate from site, they should seek shelter in place on Level 3 of 	<p>Interview:</p> <ul style="list-style-type: none"> - There has been no flood since the commencement of operation of SWELL 					

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G187	Operational Transport and Access Management Plan	3.0		<p>The operational arrangement and measures are listed below and communicated to parents. This can be done via the school diary and handbooks.</p> <ul style="list-style-type: none"> Year 7-11 students: No parking available at school. Year 12 students: park and walk is promoted for senior students. <p>The School keeps a record of students vehicle registration to monitor parking compliance. The following management measures shall be put in place:</p> <p>Victoria Street:</p> <ul style="list-style-type: none"> One staff member is located on Victoria Street each morning to assist with the drop-off of Junior School students. In the afternoon, two staff members are located on Victoria Street to supervise the pick-up of Junior School students. The afternoon period is usually more congested and requires greater supervision, hence the allocation of two members of staff in the afternoon. Junior School students being picked up wait behind the school gate under the supervision of a staff member until their name is called out for pick-up. Parents/Guardians in Junior School have a name card in their vehicle. Supervising JS teachers use walkie talkies and a megaphone to communicate to the staff member located at the school gate supervising the waiting students. The student is called to the front and assisted into the private vehicle, as required. Junior School families are reminded of this process on a termly basis. <p>Bancroft Avenue:</p> <ul style="list-style-type: none"> One staff member is located on Bancroft Avenue in the morning and the afternoon to supervise the Senior School student arrival and departure on Bancroft Avenue. The majority of Senior students walk to the train station, while a small minority of Senior students are picked up by car. The staff member also supervises students catching the Roseville College private bus service. Parents/guardians of K-Yr12 students are not to exit their vehicles to pick up students to bypass the process. Vehicles are not to make U-turns on the local roads. This is to increase safety and - Left-out movement will be enforced at the primary school car park. Staff and parents/guardians should be informed at the beginning of each year and receive a mid-year reminder about the correct pick-up and drop-off behaviour. A staff member is stationed near the site entry on Bancroft Avenue each morning and afternoon to supervise student movement to/from the train station and Hill Street bus stop. An RMS crossing supervisor is stationed on the Victoria Street pedestrian crossing to assist students crossing the road to the Boundary Street bus stop. One staff member will be positioned at the Boundary Street bus stop in the afternoon to help students get onto the correct buses/ trains. 	<p>Record sighted:</p> <ul style="list-style-type: none"> Junior School Handbook communicated the no parking facility at the school 2025 Term 1 Information sheet communicated the use of carline, staggered pick up, and traffic flow management. 2025 Duty Roster indicates that staff is located along Bancroft Gate in the morning and afternoon. A different set of staff member has been allocated to supervise students catching the Roseville College private bus service and public bus service. Term 2 2025 Junior School Duty Roster indicates that staff is located along Victoria St gate every morning and afternoon. Student Pick-up notification 2025 encourages safe behaviour during drop off and pick up. Parent handbook includes pick up and parking etiquettes. School diary provides information about public transport options and Roseville College bus services. <p>Observation:</p> <ul style="list-style-type: none"> One staff member was observed at Victoria Street in the morning to assist with the drop-off of Junior students. An RMS crossing supervisor was observed on the Victoria Street pedestrian crossing to assist students crossing the road. 				

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G188	Operational Transport and Access Management Plan	4.1		<p>The following platforms will be used by the school to communicate its operational measures and plans for day-to-day and special event operations to parents:</p> <ul style="list-style-type: none"> • New parent information kit – Parents will receive a handbook at the beginning of each year. This Parent handbook will include information on transport options to/from the school, including bus route maps and timetables, information on how to obtain an Opal Card, information on appropriate behaviour during pick-up and drop-off, etc. • Newsletter – The School Newsletter will be used to communicate information on transport and safe dropup/pick-up procedures, as required. • School website – will include information on transport options to the school, focusing on active and public transport. Shall be updated as required. • Roseville College Parent Association – regular meetings with the community to discuss issues and ways to resolve them. In this forum there is the potential to discuss survey transport requests, eg demand for additional private bus services. 	<p>Record sighted:</p> <ul style="list-style-type: none"> - School Newsletter for 2025 Term 1 week 2 reiterated the parking etiquettes, dropping off and pick up spaces. - School Newsletter for 2025 Term 2 week 3 reiterated the road safety practices. - Parent handbook includes pick up and parking etiquettes. 		 	 	
G189	Operational Transport and Access Management Plan	4.2		<p>Travel Access Guide (TAG) will be available on the school website, school inductions (new starters, returning students), print and e-newsletters.</p>	<p>Record sighted:</p> <ul style="list-style-type: none"> - TAG was sighted in the school website (under enrolment section) and staff TEAM repository. <p>Interview:</p> <ul style="list-style-type: none"> - School registrar provided the TAG to the parents 		 	 	
G190	Operational Transport and Access Management Plan	5.0		<p>Monitor</p> <ul style="list-style-type: none"> - Dedicated staff will monitor and supervise the School's day-to-day and event transport operations. Any issues, concerns, or progress will be monitored and raised. - All school staff share the responsibility of monitoring. Should any concerns be observed, all staff are to report them to a dedicated staff member or their supervisor. <p>The review of the OTAMP will be undertaken as follows:</p> <ul style="list-style-type: none"> • Regular review: The School will review the implemented operational measures and plans every year to assess and act upon any issues observed or changes/improvements required. • Ad-hoc review: If significant changes or issues render the current measures ineffective, the OTAMP must be promptly reviewed and updated to ensure swift implementation of new operational measures. 	<p>Record sighted:</p> <ul style="list-style-type: none"> - Email correspondence between the school and private bus provider (21 May 2025) indicates that bus marshalls were required to be arranged by private bus company for excursions - 2025 Term 1 Information sheet communicated the use of carline, staggered pick up, and traffic flow management. - 2025 Duty Roster indicates that staff is located along Bancroft Gate in the morning and afternoon. A different staff member is allocated to supervise students catching the Roseville College private bus service and public bus service. <p>Observation:</p> <ul style="list-style-type: none"> - One staff member was observed at Victoria Street in the morning to assist with the drop-off of Junior students. - An RMS crossing supervisor was observed on the Victoria Street pedestrian crossing to assist students crossing the road. 		 	 	

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G191	Stormwater Operation and Maintenance Plan	1.1 (OSD System)		<p>The following schedule provides a guide to the timing of typical maintenance actions for the On-Site Stormwater Detention (OSD) system. Most components of the system should be checked for blockages after each significant storm.</p> <table border="1"> <thead> <tr> <th>Maintenance Action</th> <th>Frequency</th> <th>Responsibility</th> <th>Procedure</th> </tr> </thead> <tbody> <tr> <td>Discharge & Control</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Inspect and remove any blockage of orifice</td> <td>Six monthly</td> <td>School Representative</td> <td>Remove grate and screen to inspect orifice. See plan for location of DCP</td> </tr> <tr> <td>Check attachment of orifice plate to wall (gaps less than 5mm)</td> <td>Annually</td> <td>Maintenance Contractor</td> <td>Remove grate and screen. Ensure plate mounted securely, tighten fixings if required. Seal gaps as required.</td> </tr> <tr> <td>Check orifice diameter correct and retains sharp edge</td> <td>Five yearly</td> <td>Maintenance Contractor</td> <td>Compare diameter to design (see Work-as-Executed) and ensure edge is not pitted or damaged.</td> </tr> <tr> <td>Inspect screen and clean</td> <td>Six monthly</td> <td>School Representative</td> <td>Remove grate and screen if required to clean it.</td> </tr> <tr> <td>Check attachment of screen to wall of OSD</td> <td>Annually</td> <td>Maintenance Contractor</td> <td>Remove grate and screen. Ensure screen fixings secure. Repair as required.</td> </tr> <tr> <td>Check screen for corrosion</td> <td>Annually</td> <td>Maintenance Contractor</td> <td>Remove grate and examine screen for rust or corrosion, especially at corners or welds.</td> </tr> <tr> <td>Inspect flap valve and remove any blockage</td> <td>Six monthly</td> <td>School Representative</td> <td>Remove grate. Ensure flap valve moves freely and remove any blockages or debris.</td> </tr> <tr> <td>Check attachment of flap valve to wall of pit</td> <td>Annually</td> <td>Maintenance Contractor</td> <td>Remove grate. Ensure fixings of valve are secure.</td> </tr> <tr> <td>Check flap valve seals against weir wall</td> <td>Annually</td> <td>Maintenance Contractor</td> <td>Remove grate. Fill pit with water and check that flap seals against side of pit with minimal leakage.</td> </tr> <tr> <td>Inspect overflow weir and remove any blockage</td> <td>Six monthly</td> <td>Maintenance Contractor</td> <td>Remove grate and open cover to ventilate underground storage if present. Ensure weir clear of blockages.</td> </tr> <tr> <td>Inspect WSUD walls (internal and external, if appropriate) for cracks or spalling</td> <td>Annually</td> <td>Maintenance Contractor</td> <td>Remove grate to inspect internal walls. Repair as required. 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However, Auditor sighted an email from the school to the contractor for maintenance in July 2025. Maintenance requested includes the stormwater filter, Oceanguard and the inspection of OSD and rainwater tanks.</p>					
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G192	Stormwater Operation and Maintenance Plan	1.3 Rainwater tank		<p>Once a rainwater tank has been installed, it is recommended that the following components of the roof catchment and tanks be maintained regularly:</p> <ul style="list-style-type: none"> (a) Generally, gutters will need cleaning as well as inspection. If inspection finds large amounts of leaf material or other debris, then inspection and cleaning frequency may need to be increased. (b) Check roof for the presence of accumulated debris including leaf and other plant material. Accumulated material should be cleared. If tree growth has led to overhanging branches these should be pruned. (c) Tank inlets, insect-proofing and leaf filters, if necessary these should be cleaned and repaired. (d) Inspect and check structural integrity of the tank including the roof and access cover. Any holes or gaps should be repaired. (e) Inspect and check for evidence of access by animals, birds or insects including the presence of mosquito larvae. If present, identify and close access points. If there is any evidence of algal growth (green), find and close points of light entry. (f) Check pipework for structural integrity. Sections of pipework that are not self-draining should be drained. 	<p>This item is not yet triggered as the maintenance is not yet due. However, Auditor sighted an email from the school to the contractor for maintenance in July 2025.</p>																																								

Geos yntec ID old	Document	SSD Condition / OEMP Section	Item	Condition	Evidence Collected on 31 March 2025, 23, 25 June 2025, and 18 July 2025 for Audit No. 6 (Operation IEA). The project website https://www.roseville.nsw.edu.au/news-and-events/project-details/	Independent Audit Findings and Recommendations	Compliance Status															
							Compliant	Non-Compliant	Not Triggered													
G193	Stormwater Operation and Maintenance Plan	App C (Ocean Protect)		<p>The table below outlines the primary types of maintenance activities that typically take place as part of an ongoing maintenance schedule for the StormFilter®.</p> <table border="1"> <thead> <tr> <th>Service Type</th> <th>Description of Typical Activities</th> <th>Frequency</th> </tr> </thead> <tbody> <tr> <td>Inspection</td> <td>Visual inspection of cartridge & chamber Remove larger gross pollutants Perform minimal rectification works (if required)</td> <td>Every 6 Months</td> </tr> <tr> <td>Minor Service</td> <td>Evaluation of cartridges and media Removal of accumulated sediment (if required) Wash-down of StormFilter® chamber (if required)</td> <td>Every 12 Months</td> </tr> <tr> <td>Major Service</td> <td>Replacement of StormFilter® cartridge media</td> <td>As required</td> </tr> </tbody> </table> <p>Maintenance requirements and frequencies are dependent on the pollutant load characteristics of each site. The frequencies provided in this document represent what the manufacturer considers to be best practice to ensure the continuing operation of the device is in line with the original design specification.</p> <p>- Filter Cartridge Replacement</p> <p>Additional Types of Maintenance</p> <ul style="list-style-type: none"> - If there is a spill event on site, the StormFilter® unit should be inspected and cleaned. Specifically, all captured pollutants and liquids from within the unit should be removed and disposed in accordance with any additional requirements that may relate to the type of spill event. Additionally, it will be necessary to inspect the filter cartridges and assess them for contamination – and, depending on the type of spill event, it may be necessary to replace the filtration media. - In the unlikely event that flooding occurs upstream of the StormFilter® system, the following steps should be undertaken to assist in diagnosing the issue and determining the appropriate response. <ul style="list-style-type: none"> 1. Inspect the upstream diversion structure (if applicable) ensuring that it is free of debris and pollutants 2. Inspect the StormFilter® unit checking the underdrain manifold as well as both the inlet and outlet pipes for obstructions (e.g. pollutant build-up, blockage), which if present, should be removed - The accumulated pollutants found in the StormFilter® must be handled and disposed of in a manner that is in accordance with all applicable waste disposal regulations. 	Service Type	Description of Typical Activities	Frequency	Inspection	Visual inspection of cartridge & chamber Remove larger gross pollutants Perform minimal rectification works (if required)	Every 6 Months	Minor Service	Evaluation of cartridges and media Removal of accumulated sediment (if required) Wash-down of StormFilter® chamber (if required)	Every 12 Months	Major Service	Replacement of StormFilter® cartridge media	As required	<p>This item is not yet triggered as the maintenance is not yet due. However, Auditor sighted an email from the school to the contractor for maintenance in July 2025.</p>					
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G194	Stormwater Operation and Maintenance Plan	App D (Ocean Guard)		<p>The table below outlines the primary types of maintenance activities that typically take place as part of an ongoing maintenance schedule for the OceanGuard®.</p> <table border="1"> <thead> <tr> <th>Service Type</th> <th>Description of Typical Activities</th> <th>Frequency</th> </tr> </thead> <tbody> <tr> <td>Minor Service</td> <td>Filter bag inspection and evaluation Removal of capture pollutants Disposal of material</td> <td>1-6 Times Annually</td> </tr> <tr> <td>Major Service</td> <td>Filter Bag Replacement Support frame rectification</td> <td>As required</td> </tr> </tbody> </table> <p>Maintenance requirements and frequencies are dependent on the pollutant load characteristics of each site. The frequencies provided in this document represent what the manufacturer considers to be best practice to ensure the continuing operation of the device is in line with the original design specification.</p> <p>Minor Service This service is designed to return the OceanGuard® back to optimal operating performance. This type of service can be undertaken either by hand or with the assistance of a Vacuum unit.</p> <p>Hand Maintenance</p> <ol style="list-style-type: none"> 1 Establish a safe working area around the OceanGuard® 2 Remove access cover/grate 3 Use two lifting hooks to remove the filtration bag 4 Empty the contents of the filtration bag into a disposal container 5 Inspect and evaluate the filtration bag 6 Inspect and evaluate remaining OceanGuard® components (i.e. flow diverter, filtration cage and supporting frame) 7 Rejuvenate filtration bag by removing pollutant build up with a stiff brush, additionally the filtration bag can be washed using high pressure water 8 Re-install filtration bag and replace access cover/grate <p>Major Service</p> <ul style="list-style-type: none"> - Filter Bag Replacement - Rectification works and if necessary replace components <p>Additional Types of Maintenance</p> <ul style="list-style-type: none"> - If there is a spill event on site, all OceanGuard® pits that potentially received flow should be inspected and cleaned. Specifically, all captured pollutants from within the filtration bag should be removed and disposed in accordance with any additional requirements that may relate to the type of spill event. All filtration bags should be rejuvenated (replaced if required) and re-installed. - Flooding caused by an OceanGuard® style of pit basket is extremely rare and in the unlikely event that flooding occurs around the stormwater pit the following steps should be undertaken to assist in diagnosing the issue and implementing the appropriate response. <ol style="list-style-type: none"> 1 Inspect the OceanGuard® flow diverter, ensuring that they are free of debris and pollutants 2 Perform a minor service on the OceanGuard® 3 Remove the OceanGuard® to access the pit and inspect both the inlet and outlet pipes, ensuring they are free of debris and pollutants <ul style="list-style-type: none"> - It is important to inspect the condition of the OceanGuard® after a major storm event. The inspection should focus on checking for damage and higher than normal sediment accumulation that may result from localised erosion. Where necessary damaged components should be replaced and accumulated pollutants disposed. - The accumulated pollutants found in the OceanGuard® must be handled and disposed 	Service Type	Description of Typical Activities	Frequency	Minor Service	Filter bag inspection and evaluation Removal of capture pollutants Disposal of material	1-6 Times Annually	Major Service	Filter Bag Replacement Support frame rectification	As required	<p>This item is not yet triggered as the maintenance is not yet due. However, Auditor sighted an email from the school to the contractor for maintenance in July 2025.</p> <p>Interview: - School and EPM confirmed that there has been no flood or spill during the audit period.</p>			
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