



Operational Compliance Report 01
Sport and Wellbeing Centre

Roseville College

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Revision No.: B

Revision Date: 30/01/26

EC1729 Roseville College Sport and Wellbeing Centre	
Operational Audit Report 01	
IMS Document No. B04-TEM-014	Version No. 1.11



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Project Revision History:

Date	Author	Rev. No.	Scope of Revision
19/01/26	J Graham	A	Draft for College Review
30/01/26	J Graham	B	Final for Issue

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1. EXECUTIVE SUMMARY

EPM Projects Pty Ltd (EPM) acting on behalf of Roseville College (the College) has conducted a Compliance Assessment of the Sport and Wellbeing Centre project (the 'Project') located at 27 Bancroft Ave, Roseville (Lot 100 in Deposited Plan 1283300) in New South Wales (the 'Site').

This report has been prepared in order to satisfy the conditions of the NSW Government Department of Planning, Industry and Environment (2020) Compliance Reporting Post Approval Requirements that applies to the State Significant Development: SSD-9912 Construction and operation of a Sport and Wellbeing Centre on the Roseville College school campus.

This document satisfies the condition set out in item A37-A40 of the associated SSD-9912 conditions requiring:

Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.

This is the first Compliance Report prepared under the CRPAR 2020.

This Operational Compliance report period relates to the operational period between 30 January 2025, being the date of commencement of operation, and the date of this report.

2. INTRODUCTION

2.1. Project Name & Application Number

Sport and Wellbeing Centre, Roseville College, SSD-9912

2.2. Project Address

The development site is known as 27-29 Bancroft Avenue and 37 Bancroft Avenue Roseville (the Site). 27-29 Bancroft Avenue was the existing Roseville College school site, while 37 Bancroft Avenue was property purchased by the College that was incorporated into the boundaries of the College as a part of the project. These are shown in blue and red linework in the figure below. The site is now known as Lot 100 in Deposited Plan 1283300.

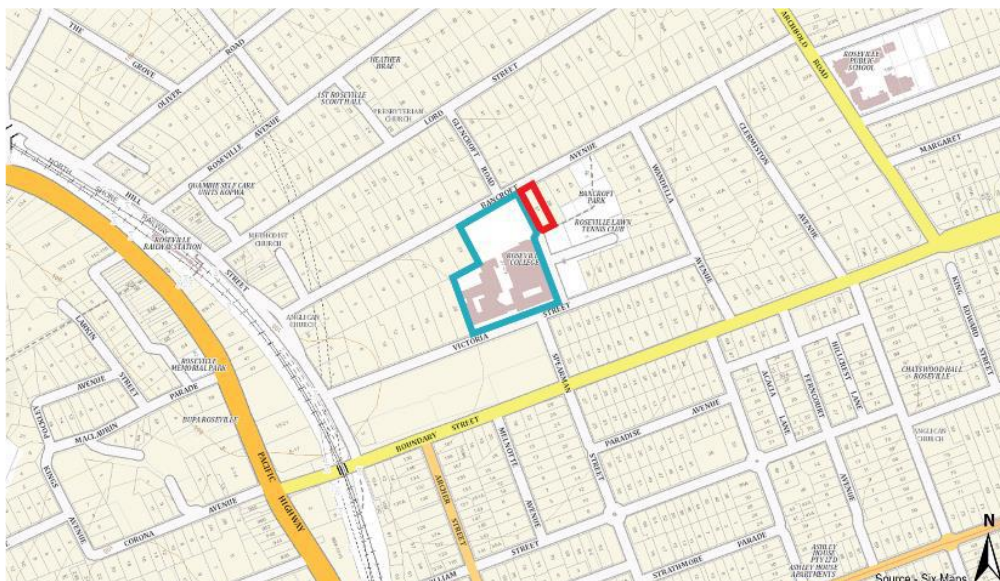


Figure 1 – Locality Plan

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2.3. Project Phase

Operational Compliance Report

The compliance assessment has been undertaken as required under Conditions A37 to A40 of SSD-9912 as follows:

“Compliance Reporting

A37. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.

A38. 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.

A39. The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.

A40. 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.”

2.4. Compliance Reporting Period

This Operational Compliance Report covers the period of 30 January 2025 to 30 January 2026. A Compliance site inspection was conducted of the site on 15 January 2026.

2.5. Project Activity Summary

The building is approaching its first year of operation, following its commencement on 30 January 2025 (Term 1 commencement). In addition, the College has been working towards securing the building’s Green Star rating.

2.6. Key Project Personnel

Details of the key personnel who are responsible for the environmental management of the development during the operational audit period:

Name	Organisation	Position
Laura Elder	Roseville College	Director of Business Services
Ian Vallentine	Roseville College	Facilities Manager

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3. COMPLIANCE STATUS SUMMARY

3.1. Compliance Status Descriptors

The following descriptors were used to record the status of each compliance requirement.

Status	Description
Compliant	The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.
Non-compliant	The proponent has identified a non-compliance with one or more elements of the requirement.
Not triggered	A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.

3.2. Total Number of Non-Compliances

Compliance performance with the consent was determined from a review of project documentation, observations and interviews with site representatives. The below table provides a summary of the compliance performance. Full details of the findings are documented within **Appendix A** of this report. Non-compliances are identified in Section 4.

Status	Findings
Compliant	40
Non-compliant	1
Not triggered	22

4. NON-COMPLIANCES

Items determined to be non-compliant are tabled below:

Condition No. and Compliance Requirement	Description of non-compliance
A35 Revision of Strategies, Plans and Programs: Within three months of: <ul style="list-style-type: none"> (a) the submission of a compliance report under condition A38; (b) the submission of an incident report under condition A31; (c) the submission of an Independent Audit under condition C37 or C38; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires areview, 	Notice of a review within 3 months of the July 2025 Independent Environmental report was not given in accordance with this condition.

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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.	
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5. INCIDENTS

There were no incidents identified or notified to EPM during the reporting period.

6. COMPLIANCE TABLE

Refer to **Appendix A** for SSD State Significant Development Application SSD 9912 Operation Compliance Reporting table for full details of compliance with consent conditions following the commencement of operation

7. COMPLIANCE REPORT DECLARATION

Refer to **Appendix B** for Compliance Report Declaration Form.

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APPENDIX A – Compliance Reporting Table

Condition No.	Condition	Development Phase	Evidence and Comments	Compliance Status
Application Number (SSD-9912) as modified by SSD-9912-Mod-1 and SSD-9912-Mod-2				
A ADMINISTRATIVE CONDITIONS				
A1	Obligation to Minimise Harm to the Environment: In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	At all times	During the site inspection the facility was observed to be well run and maintained. Individual findings are reported in each condition below.	Compliant
A2	Terms of Consent: The development may only be carried out:	At all times	Assessed in this Operational Compliance report	Compliant
	(a) in compliance with the conditions of this consent;	At all times	The College advised that no written instructions had been received during the reporting period.	Compliant
	(b) in accordance with all written directions of the Planning Secretary;	At all times	The development is carried out in general accordance with the SSD, EIS and RTS. Non-compliance is indicated in the respective conditions below, should there be any.	Compliant
	(c) generally in accordance with the EIS and Response to Submissions, SSD-9912-Mod-1, SSD-9912-Mod-2; and;	At all times		Compliant

Condition No.	Condition	Development Phase	Evidence and Comments	Compliance Status																																																																																								
	(d) in accordance with the approved plans in the table below: <table border="1" data-bbox="439 405 1258 1276"> <thead> <tr> <th colspan="4">Architectural Plans prepared by Brewster Hjorth Architects</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>01</td><td>J</td><td>Site Plan</td><td>08/12/23</td></tr> <tr><td>02</td><td>J</td><td>Level 1 - Plan</td><td>14/02/22</td></tr> <tr><td>03</td><td>K</td><td>Level 2 - Plan</td><td>14/02/22</td></tr> <tr><td>04</td><td>L</td><td>Level 3 – Plan</td><td>08/12/23</td></tr> <tr><td>05</td><td>H</td><td>Roof Plan</td><td>08/12/23</td></tr> <tr><td>06</td><td>K</td><td>Elevations North & South</td><td>14/02/22</td></tr> <tr><td>07</td><td>K</td><td>Elevations East & West</td><td>14/02/22</td></tr> <tr><td>08</td><td>K</td><td>Section 01 & 02</td><td>14/02/22</td></tr> <tr><td>09</td><td>L</td><td>Section 03 & 04</td><td>08/12/23</td></tr> <tr><td>10</td><td>D</td><td>Demolished Plan</td><td>19/10/20</td></tr> <tr><td>12</td><td>E</td><td>Detail Section 1:20</td><td>14/02/22</td></tr> <tr><td>13</td><td>E</td><td>Signage</td><td>14/02/22</td></tr> </tbody> </table> <table border="1" data-bbox="439 867 1258 1276"> <thead> <tr> <th colspan="4">Landscape Plans prepared by Sym Studio</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>EMP05-DA-101</td><td>G</td><td>Concept Landscape Masterplan</td><td>30/11/23</td></tr> <tr><td>EMP05-DA-102</td><td>F</td><td>Detail Plan – Bancroft Avenue</td><td>22/04/22</td></tr> <tr><td>EMP05-DA-103</td><td>I</td><td>Concept Landscape Planting Plan</td><td>30/11/23</td></tr> <tr><td>EMP05-DA-104</td><td>F</td><td>Living Landscape</td><td>30/11/23</td></tr> <tr><td>EMP05-DA-105</td><td>D</td><td>Existing Tree Impact Study</td><td>29/10/20</td></tr> <tr><td>EMP05-DA-106</td><td>D</td><td>Bancroft Avenue Street Frontage Visual Tree Study</td><td>29/10/20</td></tr> </tbody> </table>	Architectural Plans prepared by Brewster Hjorth Architects				Dwg No.	Rev	Name of Plan	Date	01	J	Site Plan	08/12/23	02	J	Level 1 - Plan	14/02/22	03	K	Level 2 - Plan	14/02/22	04	L	Level 3 – Plan	08/12/23	05	H	Roof Plan	08/12/23	06	K	Elevations North & South	14/02/22	07	K	Elevations East & West	14/02/22	08	K	Section 01 & 02	14/02/22	09	L	Section 03 & 04	08/12/23	10	D	Demolished Plan	19/10/20	12	E	Detail Section 1:20	14/02/22	13	E	Signage	14/02/22	Landscape Plans prepared by Sym Studio				Dwg No.	Rev	Name of Plan	Date	EMP05-DA-101	G	Concept Landscape Masterplan	30/11/23	EMP05-DA-102	F	Detail Plan – Bancroft Avenue	22/04/22	EMP05-DA-103	I	Concept Landscape Planting Plan	30/11/23	EMP05-DA-104	F	Living Landscape	30/11/23	EMP05-DA-105	D	Existing Tree Impact Study	29/10/20	EMP05-DA-106	D	Bancroft Avenue Street Frontage Visual Tree Study	29/10/20	At all times	Record sighted in previous audit: <ul style="list-style-type: none"> - Group DLA (3 August 2022) Construction Certificate No. GDL 190173 with list of documents submitted as part of the CC. - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173 with list of documents submitted to the certifier. 	
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A3	Consistent with the requirements in this consent, the Planning Secretary may make writtendirections to the Applicant in relation to: <ul style="list-style-type: none"> (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent,including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regardingcompliance with this approval; and (c) the implementation of any actions or measures contained in any such document referredto in (a) above. 	At all times	There has been no written direction from Planning Secretary during the reporting period.	Not triggered																																																																																								
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c).In the event of an inconsistency, ambiguity or conflict between any of the documents	At all times	Condition noted	Compliant																																																																																								

Condition No.	Condition	Development Phase	Evidence and Comments	Compliance Status
	listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.			
A5	Limits of Consent: This consent lapses five years after the date of consent unless work is physically commenced.	At all times	Construction commenced on 5 August 2022	Compliant
A6	Student Numbers A maximum of 1,000 students are permitted to be enrolled at the school.	At all times	This condition is considered not triggered as an occupation certificate for has been issued in accordance with condition A7	Not triggered
A7	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: <ul style="list-style-type: none"> (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 (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. 	During Occupation	Record sighted: <ul style="list-style-type: none"> - Group DLA (14 January 2025) Occupation Certificate No. GDL 190173 with a list of documents submitted to the Certifier. Certificate is for car park and educational establishment under the SSD. - 2026 Term 1 School Report – There were 1,072 students enrolled at the start of Term 1 2026. Observation: <ul style="list-style-type: none"> - Capacity of the school pick-up and drop-off zone along Victoria Street is at least 15 vehicles 	Compliant
A8	Surrender of Existing Development Consents: 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: <ul style="list-style-type: none"> (a) DA0262/16 approved by the Sydney North Planning Panel on 25 January 2017; and (b) DA0261/16 approved by Ku-ring-gai Council on 6 April 2017. 	Prior to the commencement of works	Record sighted: <ul style="list-style-type: none"> - Ku Ring Gai Council letter to Anglican Schools (13 September 2024) Acknowledgement of Surrender of Development Consent DA0261/16 - Ku Ring Gai Council letter to Anglican Schools (13 September 2024) Acknowledgement of Surrender of Development Consent DA0262/16 	Compliant
A9	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><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>	At all times	Condition noted	Compliant
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	Prior to occupation	The College advised that no other existing consent was found to be inconsistent with this consent, beyond those forfeited under Condition A8.	Compliant

Condition No.	Condition	Development Phase	Evidence and Comments	Compliance Status
	and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict.			
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.	At all times	We refer to the Independent Environmental Audit dated 30 July 2025 (Ref: AU122160) which found the project to be in compliance with this condition. The College is not aware of any change during the reporting period which could change this observation.	Compliant
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.	At all times	The College confirmed there was no known dispute during the reporting period.	Not triggered
A13	Evidence of Consultation: Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	During the works	Reviewed in items A20 and E12. The College confirmed there is no known disagreement between parties.	Compliant
A14	Staging: 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).	Prior to commencement the relevant stage	A staging report has been prepared but construction and operation was not staged. Condition is considered not triggered.	Not triggered
A15	Staging, Combining and Updating Strategies, Plans or Programs: A Staging Report prepared in accordance with condition A14 must: <ul style="list-style-type: none"> (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 	Prior to commencement the relevant stage	A staging report has been prepared but construction and operation was not staged. Condition is considered not triggered.	Not triggered

Condition No.	Condition	Development Phase	Evidence and Comments	Compliance Status
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.			
A16	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	At all times	A staging report has been prepared but construction and operation was not staged. Condition is considered not triggered.	Not triggered
A17	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.	At all times	A staging report has been prepared but construction and operation was not staged. Condition is considered not triggered.	Not triggered
A18	<p>Staging, Combining and Updating Strategies, Plans or Programs</p> <p>The Applicant may:</p> <ul style="list-style-type: none"> (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). 	At all times	A staging report has been prepared but construction and operation was not staged. Condition is considered not triggered.	Not triggered
A19	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.	At all times	A staging report has been prepared but construction and operation was not staged. Condition is considered not triggered.	Not triggered
A20	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.	At all times	A staging report has been prepared but construction and operation was not staged. Condition is considered not triggered.	Not triggered
A21	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.	At all times	The staging plans have not been changed.	Not triggered
A22	Structural Adequacy:	During the works	Determined as compliant in the Independent Environmental Audit dated 30 July 2025 (Ref: AU122160). No changes have been made during the reporting period.	Compliant

Condition No.	Condition	Development Phase	Evidence and Comments	Compliance Status
	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>			
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.	At all times	Determined as compliant in the Independent Environmental Audit dated 30 July 2025 (Ref: AU122160). No changes have been made during the reporting period.	Compliant
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.	At all times	Determined as compliant in the Independent Environmental Audit dated 30 July 2025 (Ref: AU122160). No changes have been made during the reporting period.	Compliant
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.	At all times	Condition noted	Compliant
A26	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.	At all times	The College advised that there has been no direction from Planning Secretary during the audit period.	Compliant
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>	During the works	This is reviewed in specific conditions in relation to monitoring and environmental audit and considered compliant.	Compliant
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:	Prior to the commencement of works	Record sighted: The project website https://www.roseville.nsw.edu.au/news-and-events/project-details/ We refer to the Independent Environmental Audit dated 30 July 2025 (Ref: AU122160) which found the project to be in compliance with this condition.	Compliant

Condition No.	Condition	Development Phase	Evidence and Comments	Compliance Status
	(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.		Since the audit the following additional information has been published: <ul style="list-style-type: none"> A copy of the Independent Environmental Audit dated 30 July 2025 (Ref: AU122160) and the College's audit response The latest Complaints Register dated December 2025 All other reports referenced in the last audit remain published.	
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.	At all times	The College ensures that the SSD is 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.	Compliant
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.	At all times	There have been no incidents during the reporting period.	Not triggered
A31	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	At all times	There have been no incidents during the reporting period.	Not triggered
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.	At all times	There have been no known non-compliances during the reporting period.	Not triggered
A33	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.	At all times	There have been no known non-compliances during the reporting period.	Not triggered

Condition No.	Condition	Development Phase	Evidence and Comments	Compliance Status
A34	A non-compliance which has been notified as an incident does not need to also be notified as anon-compliance.	At all times	Condition noted	Compliant
A35	<p>Revision of Strategies, Plans and Programs:</p> <p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a compliance report under condition A38; (b) the submission of an incident report under condition A31; (c) the submission of an Independent Audit under condition C37 or C38; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires areview, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	At all times	<ul style="list-style-type: none"> a) This is the first compliance report and therefore is sub condition is Not Triggered b) There have been no incident reports during the reporting period c) Notice of a review within 3 months of the July 2025 Independent Environmental report was not given in accordance with this condition. d) There has been no modifications during the reporting period e) There have been no directions by the Planning Secretary during the reporting period. 	Non-compliant
A36	<p>If necessary to either improve the environmental performance of the development, cater for amodification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate anyrecommended measures to improve the environmental performance of the development.</i></p>	At all times	The College has commissioned the review and revision of the Green Travel Plan in accordance with Condition E9. No other revisions are proposed.	Compliant
A37	<p>Compliance Reporting:</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.</p>	At all times	This Compliance Report is prepared and submitted in accordance with this condition.	Compliant
A38	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 bythe Planning Secretary.	At all times	The timeframe for the Compliance Report submission has not yet lapsed.	Not triggered
A39	The Applicant must make each Compliance Report publicly available 60 days after submitting itto the Planning Secretary.	At all times	The first compliance report has not yet been submitted to the Planning Secretary.	Not triggered
A40	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 satisfactionthat an operational compliance report has demonstrated operational compliance.	At all times	No request has been submitted during the reporting period.	Not triggered
C DURING CONSTRUCTION				
C36	<p>Independent Environmental Audit:</p> <p>Proposed independent auditors must be agreed to in writing by the Planning Secretary prior tothe or commencement of an Independent Audit.</p>	At all times	We refer to the letter from DPHI dated 1 April 2025 (SSD-9912-PA-36) approving the auditors for the most recent Operational Audit.	Compliant

Condition No.	Condition	Development Phase	Evidence and Comments	Compliance Status
C37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	At all times	We refer to the letter from DPHI dated 9 October 2025 (SSD-9912-PA-38) confirming the "IEA report to generally satisfy the reporting requirements of the Consent".	Compliant
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.	At all times	No additional audits have been requested	Not triggered
C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: <ul style="list-style-type: none"> (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. 	At all times	We refer to the "Response to Independent Environmental Audit Report #6" authored by EPM dated and submitted to DPHI on 30 July 2025. This response is published on the project website.	Compliant
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.	At all times	We refer to the letter from DPHI dated 9 October 2025 (SSD-9912-PA-38) confirming the most recent audit and response to have been submitted in the required timeframe.	Compliant
C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	At all times	No request has been submitted.	Not triggered
E POST OCCUPATION				
E1	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: <ul style="list-style-type: none"> (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.	During Occupation	The College has confirmed it is operating the SWELL Centre within the approved hours of operation.	Compliant
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.	During Occupation	The project remains under Defect Liability Period with the Principal Contractor. EPM observed the facilities to be in good working order with all plant areas being tidy. EPM observed maintenance records for mechanical plant, pool plant, and fire detection services. EPM observed fire hydrant, hose reel and extinguisher tags to be up to date.	Compliant
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/NZS3666.2:2011 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.	During Occupation	Record sighted: - Eagle Air Conditioning Installation Certificate for Mechanical Services & Ventilation (9 December 2024) Licence qualification No 19538C. Interview: - School (IV) stated that pool water parameters and UV system was tested daily and monthly.	

Condition No.	Condition	Development Phase	Evidence and Comments	Compliance Status
E4	<p>Community Communication Strategy:</p> <p>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>	During Occupation	<p>EPM reviewed implementation of the project website in A28.</p> <p>EPM observed the most recent quarterly project newsletter dated October 2025. The College confirmed the most recent community drop-in was hosted on 21 October 2025. The project phone number and email address provided on the project website remains active at the time of this report.</p>	Compliant
E5	<p>Heritage Interpretation Plan:</p> <p>The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D23.</p>	During Occupation	The interpretive display panel was observed to be in the planned location and well kept.	Compliant
E6	<p>Operation Noise Limits:</p> <p>The Applicant must ensure that noise generated by operation of the mechanical plant and equipment does not exceed the noise limits in <i>Roseville College SWELL Centre Development Application Acoustic Assessment 29-37 Bancroft Avenue, Roseville, NSW</i> prepared by AcousticDynamics and dated 2 November 2020 (Revision 3).</p>	During Occupation	<p>Record sighted:</p> <p>- 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 SS-9912 Consent Condition E6 and E7.</p>	Compliant
E7	<p>The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> 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 <i>Roseville College SWELL Centre Development Application Acoustic Assessment 29-37 Bancroft Avenue, Roseville, NSW</i> 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.</p>	During Occupation	<p>Record sighted:</p> <p>- 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 SS-9912 Consent Condition E6 and E7.</p>	Compliant
E8	<p>Unobstructed Driveways and Parking Areas:</p> <p>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.</p>	During Occupation	Driveways were observed to be unobstructed during our inspection on 14/01/25	Compliant
E9	<p>Green Travel Plan:</p> <p>The Green Travel Plan required by condition D21 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.</p>	During Occupation	<p>The College has commissioned revision of the GTP, which is currently awaiting return of students and staff from School holidays so that new travel surveys can be completed.</p> <p>We refer to the observations of the Operational Independent Environmental Audit (G174 to G177) which</p>	Compliant

Condition No.	Condition	Development Phase	Evidence and Comments	Compliance Status
			found the College to be satisfactorily implementing the GPT. The College has confirmed that it continues to implement the GTP initiatives.	
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.	During Occupation	The College confirmed it has continued to implement the OTAMP in accordance with this condition, and which was verified by the most recent Operational Independent Environmental Audit (G187-190) EPM notes that at the timing of this report has fallen within the School holiday period, and so it was not able to observe implementation of the OTAMP.	Compliant
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.	During Occupation	The Planning Secretary has granted time extension for compliance with this condition in its letter dated 16/01/26 (Ref: SSD-9912-PA-40).	Not triggered
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.	During Occupation	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.	Not triggered
E13	Signage: The Applicant must ensure the signage at the Bancroft Avenue frontage is non-illuminated.	During Occupation	There is no illuminated signage on the Bancroft Avenue frontage.	Compliant
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.	During Occupation	Landscaping and vegetation were observed to be well maintained during our inspection on 15 January 2026	Compliant
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.	During Occupation	We observed Chemicals stored in a bunded facility, spill kit, and spill kit bin were near the chemicals. Dangerous goods inventory record dated 30 January 2026 provided by the school indicate amount below SEPP 33	Compliant
E16	Discharge Limits: The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters	During Occupation	We refer to the Independent Environmental Audit dated 30 July 2025 (Ref: AU122160) which found the project to be in compliance with this condition. The College is not aware of any change during the reporting period which could change this observation.	Compliant

EC1729 Roseville College Sport and Wellbeing Centre	
Operational Audit Report 01	
IMS Document No. B04-TEM-014	Version No. 1.11



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APPENDIX B – Compliance Report Declaration Form


Project Name	Sport and Wellbeing Centre, Roseville College
Project Application Number	SSD-9912
Description of Project	Construction and operation of a new Sport and Wellbeing Centre including basement car parking, swimming pool, gym, learning areas, food technology space, amenities and storage, rooftop sports courts, landscaping, signage and tree removal.
Project Address	27-29 Bancroft Avenue and 37 Bancroft Avenue Roseville
Proponent	The Anglican Schools Corporation
Title of Compliance Report	Operational Compliance Report 01
Date	30/01/2026

I declare that I have reviewed the contents of the attached Compliance Report and to the best of my knowledge:

- i. the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- ii. the Compliance Report has been prepared in accordance with the Compliance Reporting Requirements;
- iii. the findings of the Compliance Report are reported truthfully, accurately and completely;
- iv. due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- v. the Compliance Report is an accurate summary of the compliance status of the development.

Notes:

- 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) 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
- 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 Authorised Reporting Officer	Jordan Graham
Title	Senior Associate
Signature	
Qualification	B. Engineering Science (Civil)
Company	EPM Projects Pty Ltd
Company Address	Level 13, 67 Albert Avenue Chatswood NSW 2067