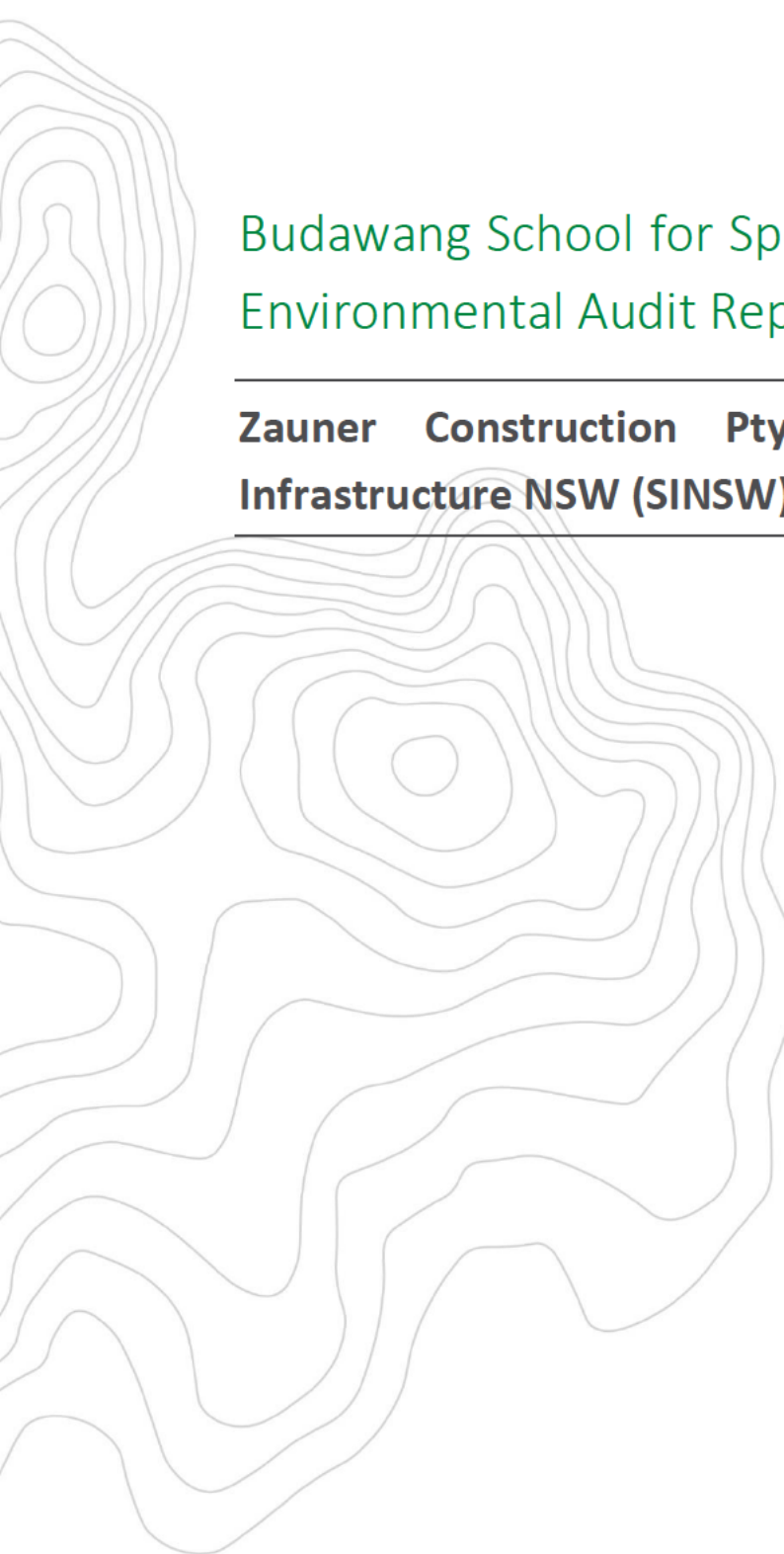




Budawang School for Specific Purposes - Independent Environmental Audit Report 4

Zauner Construction Pty Ltd, on behalf of School Infrastructure NSW (SINSW)

DOCUMENT TRACKING

Project Name	Budawang School for Specific Purposes - Independent Environmental Audit
Project Number	23WOL-5886
Project Manager	Bethany Lavers
Prepared by	Bethany Lavers and Hannah Fabish
Reviewed by	Andrew Walsh
Approved by	Andrew Walsh
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ACKNOWLEDGEMENTS

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Template 2.8.1

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Abbreviations

Abbreviation	Description
ACHAR	Aboriginal Cultural Heritage Assessment Report
AS	Australian Standard
BCA	Building Code of Australia
CC	Construction Certificate

Abbreviation	Description
CCS	Community Communication Strategy
CEMP	Construction Environmental Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CSWMP	Construction Soil and Water Management Sub-Plan
CTPMSP	Construction Traffic and Pedestrian Management Sub-Plan
CWMSP	Construction Waste Management Sub-Plan
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DPE	Department of Planning and Environment (Now DCCEEW)
DPIE	Department of Planning, Industry and Environment (condition B4)
EFSG	Educational Facilities Standards and Guidelines
EHG	NSW Environment and Heritage Group - Department of Planning, Industry and Environment (Former Office of Environment and Heritage)
EIS	Environmental Impact Statement
ELA	Eco Logical Australia Pty Ltd
ENM	Excavated Natural Material
EPA	NSW Environmental Protection Agency
EP&A Act	Environmental Planning and Assessment Act 1979
ESQ	Environment, Safety and Quality
N/A	Not Applicable
OC	Occupation Certificate
PAD	Potential Archaeological Deposit
PCA	Principal Certifying Authority
PTC	Parking and Traffic Consultants
RAPs	Registered Aboriginal Party
Rev	Revision
SCCCR	South Coast Concrete Crushing and Recycling
SEARS	Secretary's Environmental Assessment Requirements.
SINSW	School Infrastructure NSW
SMP	Site Management Plan
SSD	State Significant Development
SSP	School for Specific Purposes
SWP	Steve Watson and Partners- Building certifiers
TfNSW	Transport For NSW
VENM	Virgin Excavated Natural Material

Executive Summary

Budawang School for Specific Purposes is currently in the main works phase of construction. The subject site comprises part of Lot 200 DP 1192140, located at 17 Croobyar Road, Milton NSW.

The project application number, SSD-8845345, was granted development consent on the 30th September 2021, by the Minister for Planning and Public Spaces. Consent was granted in accordance with the submitted plans and Environmental Impact Statement (EIS).

Consent conditions C37 – C42 require an independent audit to be undertaken in accordance with the NSW Independent Audit Post Approval Requirements (DPIE, 2020). Ongoing construction audits must be undertaken at intervals no greater than 26 weeks from the date of the initial independent audit. The initial audit was undertaken on 26th August 2022, second on 27th February 2023 and the third on the 25th August 2023. This document serves as the fourth Independent Environmental Audit report, documenting the audit undertaken on the 23rd February 2024.

The construction contract was awarded to Zauner Constructions Pty Ltd, and construction commenced on 2nd May 2022.

The scope of the audit encompassed review of Zauner's environmental compliance in construction via site inspection, interview with key staff, the inspection of relevant systems, documents, records and procedures in relation to conditions of the development consent associated with the demolition and construction works.

The audit considered a total of 126 conditions of consent and found that all works were compliant with the approval consent requirements.

Following on from the initial audit, this audit also reviewed whether previous opportunities for improvement / recommendations were adopted. In each case, the opportunities for improvement and recommendations were adopted, and observations responded to.

1. Introduction

1.1. Background

Zauner Construction Pty Ltd (Zauner – the Contractor) has been appointed by School Infrastructure New South Wales (SINSW) (the Proponent) for the construction of the Budawang School for Specific Purposes (SSP). The existing Budawang School, located in Ulladulla, will be relocated to a new facility at 17 Croobyar Rd, Milton (Part Lot 200 DP1192140). The project will deliver additional purpose built learning spaces and a hydrotherapy aquatic facility, to cater to students with disability from Years K-12. Zauner's works include the following:

- demolition of three buildings, structures and driveway surfaces;
- removal of trees;
- bulk earthworks;
- construction of five one-storey buildings including a library and administration building, multi-purpose hall building, hydrotherapy pool building and two homebase buildings (designed for up to 56 students);
- construction of internal drop-off and pick up facilities and a car park with 29 spaces;
- landscaping and construction of fences; and
- installation of signage.

Zauner engaged Eco Logical Australia Pty Ltd (ELA) to undertake a fourth regular independent environmental audit, which was conducted on 22nd January 2024 during the construction phase of the Budawang SSP, to achieve compliance with the following Development Consent Conditions:

Condition C37

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

Condition C38

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

Condition C39

The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 weeks' notice to the Applicant of the date or timing upon which the audit must be commenced.

Condition C40

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 C38 of this consent, or condition C39 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.

Condition C41

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.

Condition C42

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.

1.2. Project Details

Project Name: Budawang School for Specific Purposes

Project Application Number: SSD - 8845345

Project Address: 17 Croobyar Rd, Milton (Part of Lot 200 DP1192140)

Project Phase: Construction / Operation

Project Activity Summary: Main Works

1.3. Audit Scope

The scope of this audit comprised the review of project compliance against SSD – 8845345 Conditions Parts A, B, C and Appendices, including:

- Review of implementation of Construction Environmental Management Plan and sub-plans including:
 - Site Management Plan (SMP)
 - Construction Noise and Vibration Plan
 - Construction Soil and Water Management Plan
 - Construction Waste Management Plan
 - Construction Traffic and Pedestrian Management Plan
 - Hazardous Materials and Asbestos Management Plan(s)
 - External Lighting Compliance
 - Community Consultation and Complaints Handling Plan
- Review of environmental records (Site Safety Walk records), up to 12/02/2024;
- Site inspection, conducted on 22nd January 2024;
- Interviews with site personnel; and

- Consultation with stakeholders

1.4. Audit Objectives

The objective of this audit was to undertake a regular independent environmental audit focused on main works construction requirements in accordance with the Development Consent SSD-8845345 and with the Independent Audit Post Approval Requirements (DPIE 2020).

1.5. Audit Period

This was the fourth independent environmental audit carried out by ELA on the Project. It covers the review of environmental documentation and records from the date of the previous audit, 25th August 2023 to 23rd February 2024.

This report is based on a review of supplied documentation/records provided by the auditee, and site activities sighted on the day of audit inspection on 22nd January 2024.

1.6. Audit Team

The Independent Environmental Audit was undertaken by Eco Logical Australia Pty Ltd. The audit was conducted by Bethany Lavers, who is an Exemplar Global certified Environmental Auditor (Certificate No. 123058) and supported by Lead Auditor Andrew Walsh, who is an Exemplar Global certified Environmental Auditor (Certificate No. 208536)

2. Audit Methodology

2.1. Approval of Auditors

The Planning Secretary approved the Audit Team on 25th January 2023 (**Appendix A**). As there have been no change to the audit team, no additional approval was required.

2.2. Independent Audit Scope Development

The construction works at Budawang School for Specific Purposes were audited against the following criteria:

- Conditions of consent (SSD 8845345) (30 September 2021);
- Relevant requirements from CEMP and sub-plans; and
- The comments received from relevant authority consultation (where applicable).

ELA developed the audit scope and table based on the above (see **Appendix D** of this report).

2.3. Audit Process

2.3.1. Opening Meeting

An opening meeting was held on 22nd January 2024 at 9:30am with project personnel from Zauner and ELA, as per the Audit Attendance Sheet (**Appendix B**).

Key items discussed included:

- Confirmation of the purpose and scope of the audit
- Overview of the audit process and potential outcomes

2.3.2. Conduct of Audit

The audit included the following:

- Review of documentation (CEMP, sub-plans and other supporting documentation) to verify compliance with the conditions of Development Consent SSD 8845345;
- Completion of audit table, prepared in accordance with the Development Consent Conditions. Inclusive of interviews with personnel and review of onsite records provided as evidence of compliance;
- Site inspection to review implementation of environmental controls and mitigation measures;
- Recording of identified findings and any actions noted during audit and site inspection for discussion during closing meeting;
- Review of records provided by Zauner following completion of site inspection;
- Submission of draft audit report to Zauner and SINSW for their review and response to the audit findings; and
- Submission of final report to SINSW.

2.3.3. Closing Meeting

The closing meeting was held on 22nd January at 11:00am with representatives of Zauner and ELA. General feedback was provided and the findings of the audit were discussed during this meeting.

The ELA auditor acknowledged the cooperation, record-keeping and transparency of Zauner staff during the conduct of this audit, as well as the improvement in site condition.

2.4. Site Interviews

Site interviews were undertaken by Bethany Lavers on 22nd January 2024. Those interviewed are listed below:

- Adrien Clements (Project Manager – Zauner Constructions)

2.5. Site Inspection

A site walk was conducted around the construction area, where buildings are under construction. At the time of the audit, building construction was mostly complete. The hydrotherapy pool construction with still in progress and earthmoving machinery was active in that area. In accordance with the audit scope, the site walk focused on the following controls:

- Erosion and sedimentation controls including sediment fences;
- Roads surrounding the site for dust/mud tracking;
- Tree protection;
- Waste management;
- Hoarding for noise mitigation;
- Signage;
- Machinery distance from sensitive receivers;
- Soil and water management;
- Landscaping; and
- General housekeeping.

Photos taken during site inspection are included in the **Appendix E**.

2.6. Consultation

Consultation was undertaken as part of the audit scope and in line with Section 3.2 of the Independent Audit Post Approval Requirement. This included correspondence with nominated representatives from the following relevant agencies:

- NSW DCCEEW (Katrina O'Reilly)
- Shoalhaven City Council (Ben Coddington)
- Shoalhaven Water (General Enquiries)

The purpose of this consultation was to obtain the relevant agencies' input into the scope of the audit and to provide any comments/feedback that should be accounted for during the audit. In accordance with Section 3.2 of the Guidelines (DPIE 2020), the auditor must consult with the Department of Planning and Environment, now Department of Climate Change, Energy, the Environment and Water

(DCCEEW, (hereafter referred to as 'the Department') who may request that other parties or agencies are consulted to obtain their input into the scope of the audit.

The Department did not request consultation with any other agencies; however, Shoalhaven City Council and Shoalhaven Water were consulted, as both had been involved with the early works and main works phases of the construction. DCCEEW responded, and supported the approach proposed for the audit and did not provide any further feedback. No responses were received from Shoalhaven City Council or Shoalhaven Water.

2.7. Compliance Status Descriptors

The following audit criteria were used for the rating of audit findings, in accordance with the descriptors provided in the Guidelines (DPIE, 2020):

Table 1: Compliance Status Descriptors

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

3. Audit Findings

3.1. Audit Summary

The audit considered a total of 126 conditions of consent. In general, the construction works were found to be compliant with the conditions of consent requirements following the audit on 22nd January 2024 and that Zauner Constructions have implemented the CEMP and sub-plans to a satisfactory level.

At the completion of the audit, an exit meeting was held with relevant staff in attendance. The meeting consisted of informal discussions on any recommendations that had been noted during the audit.

Subsequent to the audit, between 22nd January and 23rd February 2024, further information was provided by, and discussions undertaken with, Zauner Constructions representatives.

The following table summarises the audit findings by rating category:

Table 2: Audit findings by category

Findings Rating	Findings
Compliant	102
Non-Compliant	0
Not triggered	24
Total Requirements	126

3.2. Assessment of Compliance

The audit determined that Zauner Constructions has generally implemented the controls prescribed in the CEMP and conditions of consent for environmental management for early works construction. The comparison of audit requirements against the compliance ratings is as follows:

Table 3: Comparison of audit requirements against compliance ratings

SSD Category	Requirements	Findings
Part A – Administrative Conditions	38	Compliant – 27
		Non-compliant – 0
		Not Triggered – 11
Part B - Prior to Commencement of Construction or Demolition	29	Compliant – 29
		Non-compliant – 0
		Not Triggered – 0
Part C – During Construction	42	Compliant – 36
		Non-compliant – 0
		Not Triggered – 6
Appendix 1 – Advisory Notes	13	Compliant – 10

SSD Category	Requirements	Findings
		Non-compliant – 0 Not Triggered - 3
Appendix 2 – Written Incident Notification and Reporting Requirements	4	Compliant – 0 Non-compliant – 0 Not Triggered – 4

3.3. Notices, Incidents and Complaints

There have been no notices or incidents to report within the period but two complaints / concerns recorded on the Complaints Register since the previous audit (Table 4). All complaints were able to be resolved by SINSW with no further action required.

Table 4: Complaints recorded during audit period

Date of complaint	Nature of complaint	SINSW response	Complaint status
29 August 2023	Neighbour raised concerns about level of vegetation on Croobyar Rd boundary	SINSW advised that plantings align with project's approved landscaping plans and planning consent requirements	Closed
22 September 2023	Neighbour raised concerns about lights in carpark operating at night	SINSW advised that lights will be switched off at night, unless staff are required to be onsite	Closed
9 October 2023	Neighbour raised concerns about lights in carpark operating at night	SINSW advised that contractor will ensure that lights are off at 7pm.	Closed
16 October 2023	Neighbour raised concerns about lights in carpark operating at night	SINSW advised that contractor has adjusted settings and lights will be turned off at 7pm, unless staff are required to be onsite.	Closed
3 November 2023	Neighbour raised concerns about pressure washing in the car park	SINSW advised that contractor used pressure-washing equipment to clean the car park ahead of handing the area over to school.	Closed
21 November 2023	Neighbour raised concerns about a dead tree on Croobyar Rd boundary	SINSW advised that a new tree will be planted to replace the dead tree.	Closed

3.4. CEMP, sub-plan and post approval documents

A Construction Environmental Management Plan (CEMP) (Revision 4, 25th May 2022) has been completed in accordance with the conditions of consent and is being implemented on the project by the construction contractors (Zauner). The CEMP includes the following subplans:

- Site Management Plan (SMP)
- Construction Noise and Vibration Plan
- Construction Soil and Water Management Plan

- Construction Waste Management Plan
- Construction Traffic and Pedestrian Management Plan
- Hazardous Materials and Asbestos Management Plan(s)
- External Lighting Compliance
- Community Consultation and Complaints Handling Plan

Construction at the site was found to be operating in accordance with abovementioned plans.

3.5. Key Strengths

This audit has found the environmental performance of the project to be generally very good. Zauner has effective environmental and quality systems in place for the management of environmental compliance on the project. Information and documented evidence required by the auditor was readily made available during the onsite audit and additional detail was readily supplied subsequent to the site audit when requested. No issues were raised during the site visit so no rectifications were required.

3.6. Audit Findings and Recommendations

The audit considered a total of 126 conditions of consent. There were no non-compliances, 24 conditions of consent were not triggered, and 102 compliant conditions of consent were observed. One recommendation was made, to replace the landscaped plants which have died since planting.

3.7. Proponent Response to recommendations from previous audit

In the third audit it was recommended that waste storage be carefully checked during inspections to ensure that covers are in place. Evidence of waste storage improvement was noted during the audit, with the transition to a covered waste storage area. The metal waste storage bin was not covered but due to its weight, the risk of this waste becoming windblown is very low.

4. Recommendations

4.1. Non-Compliance Summary

The audit considered a total of 126 conditions of consent. There were no non-compliances, 24 conditions of consent were not triggered, and 102 compliant conditions of consent were observed.

4.2. Opportunities for Improvement

As a further improvement to regular environmental inspections, it is recommended that the plants in the landscaped area are monitored.

5. Conclusion

ELA undertook its fourth independent environmental audit of the Budawang School for Specific Purposes site located at part Lot 200 DP 1192140, 17 Croobyar Road, Milton NSW. This document serves as the Independent Environmental Audit report.

The auditor reviewed Zauner Constructions' systems, documents, records and procedures during the demolition and construction of the site. These were assessed against the conditions of the development consent associated with the works. The audit considered a total of 126 conditions of consent and found that all works were compliant with the approval consent requirements.

Appendix A Planning Secretary Appointment of Audit Team



25/01/2023

Dear Mr Tudor

**Budawang School for Specific Purposes (SSD 8845345)
Independent Auditor**

I refer to your letter dated 24 January 2023, seeking the agreement of the Planning Secretary of the Department of Planning and Environment ("the department") of the suitability of the Auditor's qualifications, experience and independence to undertake an independent audit of the Budawang School for Specific Purposes ("the development"), in accordance with Schedule 2, Condition C37 of the SSD 8845345 ("the consent").

Having considered the qualifications and experience of Mr Andrew Welsh and Ms Bethany Lavers, the Planning Secretary endorses the appointment of Mr Welsh and Ms Lavers to undertake the audit in accordance with Condition C37 of the consent. This approval is conditional on Mr Welsh and Ms Lavers being independent of the development and maintaining Exemplar Global certification. The department reserves the right to request an alternate auditor or audit team for future audits.

Please ensure this correspondence is appended to the Audit Report.

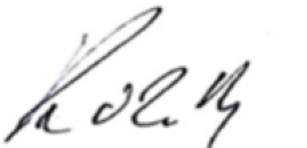
The audit is to be conducted in accordance with the Department's Independent Audit Post Approval Requirements (May 2020). A copy of the requirements can be located at <https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines/Independent-audit-post-approval-requirements>. Auditors may wish to have regard to AS/NZS ISO 19011 Australian/New Zealand Standard: Guidelines for quality and/or environmental management systems auditing.

The Audit Report, including the response to any recommendations contained in the audit report and a timetable to implement the recommendations is to be submitted to the Planning Secretary, with the Audit Report.

Failure to meet these requirements will require revision and resubmission of the Audit Report.

Should you have any enquiries in relation to this matter, please contact Georgia Dragicevic, Senior Compliance Officer, on [REDACTED]

Yours sincerely



Katrina O'Reilly
Team Leader - Compliance
Compliance
As nominee of the Planning Secretary

Appendix B Audit Attendance Sheet

Zauner environmental audit - Budawang Special School construction
Contract No. 409 Consultant Agreement

Environmental Audit No. 4 - Agenda

When: Monday 22nd January 2024

Time: 9:30am

Location: 17 Croobyar Rd, Milton

INVITEES:

Name	Organisation	Role
Adrien Clements	Zauner Constructions	Project Manager

AGENDA:

Item	Description	Lead
1	Opening Meeting	Bethany Lavers (9:30 – 9:35)
2	Documents – Issues/Updates/Status Review • CEMP • Noise management • Soil and Water Management • Waste Management • Traffic Management • Hazmat / Asbestos View as a minimum: • CEMP/ environmental induction records • ## site environmental inspection records • WRAPP records • Complaints Register • Environmental Incident Response and Reporting Procedure/ Records • Other Site specific records may be requested on the day.	(1.25 hours) Bethany & Review Team
4	Undertake Site Inspections ○ Signage ○ Noise and vibration controls around site – boundaries, sensitive receivers and across site ○ Erosion and sediment control around site ○ Waste management ○ Footpath ○ Tree protection measures ○ Entry/exit These areas will be inspected against Contractors Environmental Management Plan, sub plans and consent conditions.	(0.25 hours) Bethany & Review Team
5	Auditor's Preparation for closing meeting- meeting room required.	(5mins) Bethany
6	Closing Meeting Summary of Audit Findings (Notable Practices, Non-Compliances/Corrective	(5 mins) Bethany & audit

	Action Required, Observations of Concern and Opportunities for Improvement) Follow up required - Outstanding information. Audit Report and Close out.	attendees. Close around 11:00am
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Appendix C Independent Audit Declaration Form

Independent Audit Declaration Form

Declaration of Independence Form

Project Name:	Budawang Special School Construction
Consent Number:	SSD - 8845345
Description of Project:	The Project involves the construction and operation of the Budawang School for Specific Purposes including the demolition of three buildings, structures and driveway surfaces, removal of trees, bulk earthworks, construction of five one-storey buildings, construction of drop-off and pick up facilities and car park, landscaping and fencing and installation of signage.
Project address:	17 Croobyar Rd, Milton
Proponent:	School Infrastructure Projects NSW: Zauner Construction
Time of the Audit	July 2023

Independent Audits must be impartial and objective. The auditor and any technical specialist must therefore be independent from the project and free from any actual, potential or perceived conflicts of interest.

I declare that, to the best of my knowledge, the audit team:

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

Names of audit team

Lead Environmental Auditor



Andrew Walsh

Date 25 August 2023

Independent Audit Declaration Form

Environmental Auditor



Bethany Lavers
Senior Environmental Scientist

Date 25 August 2023

Company: Eco Logical Australia Pty Ltd

Address (Head Office): Suite 3b, Level 3, 668 Old Princes Highway, Sutherland, NSW, 2232

Appendix D Audit Checklist and Audit Findings

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating																																																																																																																								
Part A - Administrative conditions																																																																																																																														
1	A	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.	Site inspection and review of documentation. Interviews with Zauner personnel. Site photographs included in Appendix E, pages 15 to 32.	Site is generally neat and tidy, with most construction works and landscaping now complete (Appendix E, Page 18, Figure 7). All waste storage is well maintained, with no evidence of windblown plastics. The sediment fence identified as requiring improved maintenance in the previous audit has now been removed, and the whole area has been landscaped (Appendix E, Page 18, Figure 6). A few shrubs within this landscaped area have died (Appendix E, Page 18, Figure 4).	Compliant																																																																																																																								
2	A	A2	Terms of Consent The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below: <table><tr><th colspan="4">Architectural Drawings prepared by Group GSA</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>SSDA-0000</td><td>E</td><td>Cover Sheet / Drawing Index</td><td>08/09/2021</td></tr><tr><td>SSDA-1110</td><td>E</td><td>Site Location Plan</td><td>08/09/2021</td></tr><tr><td>SSDA-1111</td><td>D</td><td>Site Plan - Existing</td><td>08/09/2021</td></tr><tr><td>SSDA-1120</td><td>E</td><td>Demolition Plan</td><td>08/09/2021</td></tr><tr><td>SSDA-2000</td><td>I</td><td>Site Plan</td><td>08/09/2021</td></tr><tr><td>SSDA-2001</td><td>F</td><td>Block A Plan</td><td>08/09/2021</td></tr><tr><td>SSDA-2002</td><td>F</td><td>Block B Plan</td><td>08/09/2021</td></tr><tr><td>SSDA-2003</td><td>F</td><td>Block C Plan</td><td>08/09/2021</td></tr><tr><td>SSDA-2004</td><td>G</td><td>Hydrotherapy Plan</td><td>08/09/2021</td></tr><tr><td>SSDA-2010</td><td>F</td><td>Site Roof Plan</td><td>08/09/2021</td></tr><tr><td>SSDA-2011</td><td>E</td><td>Block A Roof Plan</td><td>08/09/2021</td></tr><tr><td>SSDA-2012</td><td>D</td><td>Block B Roof Plan</td><td>28/07/2021</td></tr><tr><td>SSDA-2013</td><td>E</td><td>Block C Roof Plan</td><td>08/09/2021</td></tr><tr><td>SSDA-2014</td><td>E</td><td>Hydrotherapy Roof Plan</td><td>08/09/2021</td></tr><tr><td>SSDA-2800</td><td>C</td><td>Signage Plan</td><td>08/04/2021</td></tr><tr><td>SSDA-2801</td><td>A</td><td>Signage Plan</td><td>08/04/2021</td></tr><tr><td>SSDA-3005</td><td>C</td><td>Street Elevation</td><td>08/04/2021</td></tr><tr><td>SSDA-3010</td><td>F</td><td>Block A Elevations Sheet 01</td><td>08/04/2021</td></tr><tr><td>SSDA-3011</td><td>E</td><td>Block A Elevations Sheet 02</td><td>08/04/2021</td></tr><tr><td>SSDA-3012</td><td>E</td><td>Block B Elevations</td><td>08/04/2021</td></tr><tr><td>SSDA-3013</td><td>E</td><td>Block C Elevations</td><td>08/04/2021</td></tr><tr><td>SSDA-3014</td><td>A</td><td>Block D Elevations</td><td>08/04/2021</td></tr><tr><td>SSDA-3020</td><td>B</td><td>Materials Board</td><td>08/04/2021</td></tr><tr><td>SSDA-3100</td><td>D</td><td>Site Sections</td><td>08/04/2021</td></tr><tr><td>SSDA-3110</td><td>F</td><td>Block A Sections</td><td>14/04/2021</td></tr><tr><td>SSDA-3111</td><td>D</td><td>Block B Sections</td><td>08/04/2021</td></tr><tr><td>SSDA-3112</td><td>E</td><td>Block C Sections</td><td>08/04/2021</td></tr><tr><td>SSDA-3113</td><td>D</td><td>Block D Sections</td><td>08/04/2021</td></tr></table>	Architectural Drawings prepared by Group GSA				Dwg No.	Rev	Name of Plan	Date	SSDA-0000	E	Cover Sheet / Drawing Index	08/09/2021	SSDA-1110	E	Site Location Plan	08/09/2021	SSDA-1111	D	Site Plan - Existing	08/09/2021	SSDA-1120	E	Demolition Plan	08/09/2021	SSDA-2000	I	Site Plan	08/09/2021	SSDA-2001	F	Block A Plan	08/09/2021	SSDA-2002	F	Block B Plan	08/09/2021	SSDA-2003	F	Block C Plan	08/09/2021	SSDA-2004	G	Hydrotherapy Plan	08/09/2021	SSDA-2010	F	Site Roof Plan	08/09/2021	SSDA-2011	E	Block A Roof Plan	08/09/2021	SSDA-2012	D	Block B Roof Plan	28/07/2021	SSDA-2013	E	Block C Roof Plan	08/09/2021	SSDA-2014	E	Hydrotherapy Roof Plan	08/09/2021	SSDA-2800	C	Signage Plan	08/04/2021	SSDA-2801	A	Signage Plan	08/04/2021	SSDA-3005	C	Street Elevation	08/04/2021	SSDA-3010	F	Block A Elevations Sheet 01	08/04/2021	SSDA-3011	E	Block A Elevations Sheet 02	08/04/2021	SSDA-3012	E	Block B Elevations	08/04/2021	SSDA-3013	E	Block C Elevations	08/04/2021	SSDA-3014	A	Block D Elevations	08/04/2021	SSDA-3020	B	Materials Board	08/04/2021	SSDA-3100	D	Site Sections	08/04/2021	SSDA-3110	F	Block A Sections	14/04/2021	SSDA-3111	D	Block B Sections	08/04/2021	SSDA-3112	E	Block C Sections	08/04/2021	SSDA-3113	D	Block D Sections	08/04/2021	Documents accessed via Procore system document control system	As part of this audit, the conditions of consent in schedules A, B, C & D and in the Appendices and Appendix 9 of the EIS have been reviewed. Documentary evidence has been sighted, which includes plans, records, incident reports/register and stakeholder correspondence in relation to environmental matters. The CEMP is in place onsite, measures to prevent environmental harm are in place as per the compliance with subplans. The site is found to be generally meeting its obligation to minimise harm to the environment. Evidence sighted shows that works are being undertaken generally in accordance with the plans. Current versions of plans are available on Procore system. Correct plans have been issued to the surveyors who are doing the site set-out.	Compliant
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3	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (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 regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Discussions with the Planning Secretary confirmed that the construction phase of the project would not be staged but that the operational phase would be staged. This is discussed in the Staging Report (October 2023) which has been approved by the Planning Secretary (letter from Dominic Crinnion, dated 20/12/2023). Report and approval available online: https://www.schoolinfrastructure.nsw.gov.au/projects/b/budawang-school-relocation.html#category-reports	Staging Report for Budawang School for Specific Purposes (SSP 8845345), October 2023.	Compliant																																																
4	A	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in 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.		N/A	Not Triggered																																																
5	A	A5	Limits of Consent This consent lapses five years after the date of consent unless work is physically commenced.	Notification of site works to commence on 27 th April 2022. Published notifications https://www.schoolinfrastructure.nsw.gov.au/projects/b/budawang-school-relocation.html#category-works-notifications Construction commenced 2 May 2022. Consent issued 30 September 2021.	Construction has physically commenced.	Compliant																																																
6	A	A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Compliance with BCA and signage requirements. Construction Certificate 1 provided by Steve Watson and Partners indicating compliance.	Site is generally compliant with all relevant prescribed conditions.	Compliant																																																
7	A	A7	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.	Interviews with Zauner staff - Zauner has had discussions with Shoalhaven Water and Council over required works but there have been no disputes.	N/A	Not Triggered																																																

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8	A	A8	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.	Noise and vibration, soil and water, waste management and traffic consultation evidence included in CEMP sub-plans. No ongoing consultation required beyond initial.	Current copies of the CEMP including sub plans have been provided and reviewed and found to comply with the consultation requirement.	Compliant
9	A	A9	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).	Site inspection and review of documentation (Staging Report, October 2023). Interviews with Zauner personnel. Project not required to be constructed in stages, however operational staging is required.	No staging during construction phase, only required for operational stage. Staging report was submitted and approved >1 month before first stage of operation.	Compliant
10	A	A10.	A Staging Report prepared in accordance with condition A9 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.	Site inspection and review of documentation confirms all conditions are addressed (Staging Report, October 2023). Project not required to be constructed in stages, however operational staging is required.	Operational staging is required and sets out all steps, activities and related matters for each stage.	Compliant
11	A	A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Review of documentation (Staging Report, October 2023). Interviews with Zauner personnel. Site inspection confirms Stage 1 (main school area) is complete and in operation. Stage 2 (hydrotherapy pool) is not yet in operation.	Project is being staged as per Staging Report.	Compliant
12	A	A12.	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.	Review of documentation (Staging Report, October 2023). Interviews with Zauner personnel. Site inspection confirms Stage 1 (main school area) is complete and in operation. Stage 2 (hydrotherapy pool) is not yet in operation.	Relevant consent conditions are complied with (see remainder of table)	Compliant
13	A	A13.	Staging, Combining and Updating Strategies, Plans or Programs	Site inspection and review of documentation. Interviews with Zauner personnel.	It is noted that, regardless of staging, strategies, plans and programs should be	Compliant

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
			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).	Staging of plans and strategies is not required for the construction phase. Asbestos Management Plan has been reviewed and updated in response to discovery of ACM in the hydrotherapy pool construction area. No other plans list a periodic review period or due date for review. Updated plan dated 08/01/24 sighted.	periodically reviewed and updated as required. Asbestos Management Plan updated.	
14	A	A14.	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Site inspection and review of documentation. Interviews with Zauner personnel. Spreadsheet from Certifier	Condition A13 relates to staged development, which is only relevant to the operational phase. All plans and sub-plans prepared have been reviewed and approved by the Planning Secretary.	Compliant
15	A	A15.	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.	Site inspection and review of documentation. Interviews with Zauner personnel.	Operational staging is required. Review of documentation confirms all conditions are addressed (Staging Report, October 2023).	Compliant
16	A	A16.	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.	Site inspection and review of documentation. Interviews with Zauner personnel.	Updated plans are stored on Procore. Staff have up to date access via Procore app to ensure everyone is working to current plans.	Compliant
17	A	A17.	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Plans certified by private certifier Peter Tran. Emails sighted which confirm condition is satisfied. Design certificate and associated drawings provided by Henry & Hymas Ref 20971-S11/DD dated 09/02/2022. Engineer (Westlake Punnett & Associates) inspects concrete slab works on behalf of Henry & Hymas (Block C inspection completed on 26/10/22). Block B inspection completed on 19/12/2022. Block A1 and A2 including OSD tank inspection completed on 29/11/22. Barnson Design Plan Manage inspected Block C frames inspection completed on 4/11/22 (inspection report dated (5/12/22).	Construction of the completed buildings has been certified as being compliant with the relevant requirements of the BCA. One building (the hydrotherapy pool) is still under construction, so must be assessed once complete.	Compliant

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				Barnson Design Plan Manage inspected steel roof and wall frames for Blocks A, B and C on behalf of Austruss (contractor). Previously noted defects were signed off as having been rectified. Letters prepared by Richard Noonan sighted, dated 5/12/2022 (Block A), 21/03/2023 (Block B) and 3/03/2023 (Block C). Inspection report hard copies kept on file and sighted. Also stored on email. Group GSA Certificate confirming that the completed buildings are constructed in accordance with BCA and designs, dated 01/09/2023. The hydrotherapy pool is still under construction.		
18	A	A18.	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Plans certified by private certifier Peter Tran with email dated 5 th May 2022 provided which confirm condition is satisfied. Interviews with Zauner personnel and site inspection confirm certification of walls and cladding will be carried out upon completion of building construction.	Construction of all buildings except for the hydrotherapy pool are complete. The plans for external walls have been certified as being compliant with the relevant requirements of the BCA.	Compliant
19	A	A19.	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.	Interviews with Zauner personnel. Plans certified by private certifier Peter Tran and as per previous audit, email dated 21st February 2022 confirming approval of change. Notification of change provided to Planning Secretary on 12th August 2022, with Department confirming receipt of notification on same day. Architect Brian Graham undertakes monthly inspections, which include facades, external materials and finishes - two site inspection reports sighted (05/06/2023 and 10/07/2023). Reports identify issues resolved during project, or proposed resolutions to issues, e.g., eaves gutter overflow connections. Group GSA report (01/09/2023) confirms installed external finishes and materials are consistent with approved requirements.	Construction of buildings and external finishes is complete for all buildings except the hydrotherapy pool. Group GSA report confirmed that constructed buildings meet the approved requirements.	Compliant
20	A	A20.	Design and Construction for Bush Fire New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH National Standard Steel Framed Construction in Bushfire Areas (as updated) as appropriate and section 7.5 of Planning for Bush Fire Protection 2019.	Interviews with Zauner personnel and bushfire consultant. Designs by Architect and Civil Consultants. Zauner Construction Completion Statement (12/10/2023) regarding Bushfire requirements	Building certifier has accepted the Completion Statement regarding bushfire requirements, as part of the occupation Certificate Requirements.	Compliant

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
				(PDF report) accepted by Building Certifier (email from Jacob Lee - Steve Watson and Partners Pty Ltd, dated 13/10/2023).		
21	A	A21.	The provision of water, electricity and gas must comply with Table 6.8c of Planning for Bush Fire Protection 2019.	Interviews with Zauner personnel and bushfire consultant. Designs by Architect and Civil Consultants. Zauner Construction Completion Statement (12/10/2023) regarding Bushfire requirements (PDF report) accepted by Building Certifier (email from Jacob Lee - Steve Watson and Partners Pty Ltd, dated 13/10/2023).	Building certifier has accepted the Completion Statement regarding bushfire requirements, as part of the occupation Certificate Requirements.	Compliant
22	A	A22.	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.	Written advice from private certifier. Interviews with Zauner personnel.	Noted - Guidelines such as BCA and Australian Standards requirements are included in the Design and BCA Certificates. Also noted that Educational Facilities Standards and Guidelines (EFSG) met.	Compliant
23	A	A23.	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.	Interviews with Zauner personnel. Planning Secretary has not issued any directions regarding monitoring / management obligations, compliance with guidelines, standards of policies. No directions.	No directions issued by the Planning Secretary in relation to construction works.	Not Triggered
24	A	A24.	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>	Hammertech system is used onsite. Hammertech is a cloud-based software platform which consolidates safety, quality and daily field management processes into a centralised electronic system. Safety / Environmental Walk records from 09/02/2024 and 12/02/2024 were sighted. Site inspections occur weekly and include observations of the performance of sediment and erosion controls, condition of public roads, check drains and pits, signs, etc. There were no non-compliances reported.	Inspections undertaken by Zauner Construction personnel. Records of weekly site inspection show no non-compliances.	Compliant
25	A	A25.	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;	Refer to website: https://www.schoolinfrastructure.nsw.gov.au/projects/b/budawang-school-relocation.html#category-reports . All required documents uploaded onto the website and checked 20/02/2024. Updated information is being posted to the website – Project Update posted December 2023. Works notification posted January 2024. Previous audit reports uploaded.	Completed and maintained.	Compliant

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			(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.	Complaints register updated (last response entry 23 November 2023). Eight (8) complaints were recorded on SINSW's Complaints Register between August 2023 and February 2024. The complaints related to levels of vegetation, dead vegetation, lighting at night and pressure washing of the carpark. All complaints were rectified and closed out.		
26	A	A26.	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.	Records maintained on Hammertech system. Induction records sighted. Provided with access to environmental fact sheets. Sighted. Fact Sheet 1, Fact sheet 2 are provided to inductees for Environmental information. Verified unique induction code for each person inducted. 167 workers inducted since 6 July 2023.	Induction content includes environmental component (important items from CEMP) and sub-plans.	Compliant
27	A	A27.	Incident Notification, Reporting and Response 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.	CEMP details incident notification procedure (page 21). Incident reporting system has been set up on Hammertech system. This was reviewed and observed to facilitate this process as described in A27. No environmental incidents have been recorded since previous audit.	In the event of an incident, the incident would be recorded on Hammertech incident reporting system and the Planning Secretary would be notified in the event that the incident caused harm to the environment.	Not Triggered
28	A	A28.	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2 .	The CEMP outlines the requirement for subsequent notification and reporting in accordance with the requirements set out in Appendix 2 (page 21).	In the event of an incident, an incident report is generated through Hammertech, and includes all the information as required from Appendix 2, points 1 to 4 – If required, a letter addressed to the Principal's Authorised Person outlining the original incident and the follow up requirements outlined in Point 4 – a, b, c & d would be prepared.	Not Triggered
29	A	A29.	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.	Contractor is aware of this requirement. A condition tracking spreadsheet is kept and maintained. Condition A29 was sighted as having been noted by Contractor. No non-compliances needed to be notified in this audit period.	No non-compliances needed to be notified in this audit period.	Compliant

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30	A	A30.	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.	Contractor is aware of this requirement. A condition tracking spreadsheet is kept and maintained. Condition A30 was sighted as having been noted by Contractor. No non compliances to be notified in this audit period.	No non compliances to be notified in this audit period.	Compliant
31	A	A31.	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Contractor is aware of this requirement. A condition tracking spreadsheet is kept and maintained. Condition A31 was sighted as having been noted by Contractor.	Contractor is aware of this requirement.	Not Triggered
32	A	A32.	Revision of Strategies, Plans and Programs Within three months of: (a) the submission of a compliance report under condition A35; (b) the submission of an incident report under condition A28; (c) the submission of an Independent Audit under condition C38 or C39; (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 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.	Initial audit completed in August 2022. Second audit completed February 2023. Third audit completed in August 2023. Fourth audit is currently in progress by ELA with assistance from Zauner Constructions. Letter from Schools Infrastructure to DPE, dated 25/10/2022, advises that it is conducting a review of strategies, plans and programs. Schools Infrastructure has not advised of any outcomes from the review process.	(a) N/A (b) N/A (c) Fourth audit in progress (d) N/A (e) N/A	Compliant
33	A	A33.	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>	Contractor is aware of this requirement. A condition tracking spreadsheet is kept and maintained. Condition A33 was sighted as having been noted by Contractor.	No need for revisions to strategies, plans, programs or drawings due to a need to improve the environmental performance of the development has been identified at this stage of construction.	Not Triggered
34	A	A34.	Compliance Reporting Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	This condition has been removed as a requirement under SSDA Mod 1 (dated 15 December 2022).	N/A	Not Triggered
35	A	A35.	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 condition has been removed as a requirement under SSDA Mod 1 (dated 15 December 2022).	N/A	Not Triggered
36	A	A36.	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	This condition has been removed as a requirement under SSDA Mod 1 (dated 15 December 2022).	N/A	Not Triggered
37	A	A37.	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	This condition has been removed as a requirement under SSDA Mod 1 (dated 15 December 2022).	N/A	Not Triggered

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			been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.			
38	A	A38.	Shoalhaven Water Certificate of Compliance A Certificate of Compliance must be obtained to verify that all necessary requirements for matters relating to water supply and sewerage (where applicable) for the development have been made with Shoalhaven Water. An application for a Certificate of Compliance is to be made once the Development Consent has been granted.	Shoalhaven Water have provided Certificate of Compliance – 14/11/2023. Copy of certificate provided. Shoalhaven Water inspect pits and before every slab pour. Sewer connections also checked. Block A1 was inspected 21/11/2022 and Block A2 was inspected 24/11/2022. Block B was inspected 10/1/2023. Block C was inspected 18/10/2022. Inspection notes were prepared and signed by RTB Plumbing (though Shoalhaven Water attends). Final certification will be provided at completion of works. Certificate of Compliance provided by Shoalhaven City Council (14/11/2023) for Stage 1, 3A21/1000.	Completed satisfactorily and works have commenced.	Compliant
Part B PRIOR TO COMMENCEMENT OF CONSTRUCTION OR DEMOLITION						
39	B	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.	Email from Major Projects mailbox acknowledging receipt of Notification of Commencement dated 28/04/2022 by Patrick Mills of Department of Education.	Email sent to Department on 28/04 noting date of commencement. Date of commencement 2 nd May 2022.	Compliant
40	B	B2	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.	Interviews with Zauner personnel. Staging Report (October 2023) includes notification of commencement of Stage 1 of operational phase on 1 February 2024.	The construction phase of development is not staged. Operational phase is staged and appropriate notifications have been done in the Staging Plan.	Compliant
41	B	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.	Henry & Hymas submitted drawings. Certified by Peter Tran by email (provided) on 10 th February 2022.	Compliant drawings submitted.	Compliant
42	B	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.	Documented evidence issued. Email from Major Projects mailbox acknowledging recipient of compliant External Walls and Cladding dated 09/05/2022 by Patrick Mills of Department of Education.	Documented evidence provided.	Compliant
43	B	B5	Protection of Public Infrastructure Prior to the commencement of demolition, removal of buildings or construction (whichever occurs first), the Applicant must:	Emails to Department (28/04/2022) and Council (08/04/2022) sighted.	Consultation with local community, report submitted to Department, Department confirmed receipt of report.	Compliant

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			(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.			
44	B	B6	Pre-Construction Dilapidation Report Prior to the commencement of demolition, removal of buildings or construction (whichever occurs first), 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, heritage items, and Council assets that are likely to be impacted by the proposed works.	Dilapidation report prepared by Allen Price & Scarratts Pty Ltd Rev 0 dated Feb 2022. Suresearch Underground Services Job No. 82097 dated 16/02/22. Email submission to Council (Harry Brizga) dated 01/03/22. Email from Zauner confirming dilapidation report not required to be undertaken to private property dated 29/03/22. Post construction dilapidation report dated 19/09/2023 (Allen Price & Scarratts Pty Ltd) provided via email.	Report prepared and provided to Council and Certifier as required.	Compliant
45	B	B7	Community Communication Strategy No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. (e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.	Email confirmation from Department of Planning (to Patrick Mills and Olivia Hirst of SINSW) dated 28/04/22. CCS prepared by NSW Education dated Jan 2022. Available on website https://www.schoolinfrastructure.nsw.gov.au/projects/b/budawang-school-relocation.html#category-reports Table 1 in Strategy lists requirements and where they are addressed (pg 2).	Community Communication Strategy prepared and publicly available. Strategy complies with Condition B7 (a) – (e).	Compliant
46	B	B8	Ecologically Sustainable Development	Confirmation email from Zauner to Peter Tran, private Certifier dated 10/02/22. GBCA project number Budawang School Buildings A, B & C - GS	The building designs are registered as minimum 4 star Green Star ratings.	Compliant

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			B8. 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.	– 6192 DA and Budawang School Building D – GS 6193 DA.		
47	B	B9	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.	Electrical Services Design Certificate and associated drawings issued by Intelle Building Services dated 2 nd March 2022.	Designs comply with the Australian Standards as certified by Bardia Sabzvari of Intelle, BS Electrical Engineering, MIEAust.	Compliant
48	B	B10	Demolition Prior to the commencement of demolition and removal of buildings, 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.	Email to Patrick Mills of SINSW from Department of Planning dated 28/04/22 confirming receipt of Statement of Compliance. Demolition Management Plan Revision C prepared by AttCall Civil Contractors dated 22/02/2023.	Written statement of compliance prepared and supplied to Certifier and Planning Secretary. Demolition Management Plan updated, Revision C sighted.	Compliant
49	B	B11	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). Note: • The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.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.	CEMP and sub-plans have been prepared by suitably qualified specialists in accordance with relevant guideline, reviewed by suitably qualified persons and amended to satisfy DPIE comments. See CEMP Review and Approval section of CEMP (page 10).	Construction Environmental Management Plans have been prepared in accordance with relevant guidelines (see Condition B12).	Compliant
50	B	B12	Construction Environmental Management Plan Prior to the commencement of demolition, removal of buildings or construction (whichever occurs first), 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: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (iv) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B7; (b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	CEMP and sub-plans have been prepared by suitably qualified specialists in accordance with relevant guidelines, reviewed by suitably qualified persons and amended to satisfy DPIE comments. See CEMP Review and Approval section of CEMP (page 10). Email confirmation from Department of Planning dated 28/04/22. CEMP Project number 409 prepared by Zauner Construction.	CEMP has been prepared in accordance with NSW Government Environmental Management System Guidelines – 3 rd Edition. Waste Management Plan has been prepared in accordance with EPA NSW Waste Classification Guidelines (2009). Noise and Vibration Management Plan has been prepared in accordance with EPA's Interim Construction Noise Guideline (2009) and Assessing Vibration Technical Guideline (2006). Hazardous Materials and Asbestos Management Plan has been prepared in accordance with National Environment	Compliant

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			(c) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13); (d) Construction Noise and Vibration Management Sub-Plan (see condition B144); (e) Construction Waste Management Sub-Plan (see condition B15); (f) Construction Soil and Water Management Sub-Plan (see condition B166);		Protection (Assessment of Site Contamination) Measure 1999 (as amended 2013). The EMP Guideline does not require that EMPs be certified by the proponent, only that the EMP be 'internally approved' prior to submitting it to the Department. The CEMP and all sub-plans have been internally approved, and submitted to and approved by the Department. CEMP approved by Secretary. Email confirmation from Department of Planning dated 28/04/22.	
51	B	B13	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and (d) detail heavy vehicle routes, access and parking arrangements.	Email confirmation from Department of Planning dated 28/04/22	CTPMSP prepared and approved by Secretary.	Compliant
52	B	B14	The Construction Noise and Vibration Management Sub-Plan (CNVMP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) a vibration assessment for the adjacent heritage listed bakery at 197-201 Princes Highway Milton. (c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (e) include strategies that have been developed with the community for managing high noise generating works; (f) describe the community consultation undertaken to develop the strategies in condition B144(e); and (g) include a complaints management system that would be implemented for the duration of the construction.	CNVMP Rp001 20210994 prepared by Marshall Day Acoustics dated 07/01/22. Compliance table available on pg 35 of CEMP. Approval email from Secretary to Patrick Mills and Olivia Hurst of SINSW dated 28/04/22.	CNVMP prepared and approved by Secretary. Plan addresses Points (a) – (g) as required by Condition B14.	Compliant
53	B	B15	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following: (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 (c) confirmation of the contamination status of the development areas of the site based on the validation results.	Construction Waste Management Sub-Plan Project Number 409 prepared by Zauner dated 23/12/2021. Approval email from Secretary to Patrick Mills and Olivia Hurst of SINSW dated 28/04/22. Plan addresses Points.	CWMSP prepared and approved by Secretary. Plan addresses Points (a) – (c) as required by Condition B15.	Compliant
54	B	B16	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: (a) be prepared by a suitably qualified expert, in consultation with Council;	CSWMSP Project number 409 Rev 1 dated 13/01/22 and Sediment Erosion Control Plan 20971_CC_SE01 Rev 06 prepared by Henry&Hymas.	CSWMSP prepared and approved by Secretary. Plan addresses Points (a) – (h) as required by Condition B16.	Compliant

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			(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (c) detail where soil is to be reused on site. If soil is to be exported, details are to be provided of where exported soil is being disposed. (d) 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'; (e) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas; (f) 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); (g) detail all off-site flows from the site; and (h) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100-year ARI.	Email from Council (Harry Brizga) to Adrien Clements of Zauner Constructions on the 2 nd February 2022 confirming that appropriate consultation has occurred in accordance with condition B16. Compliance table available on pg 36 of CEMP. Approval email from Secretary to Patrick Mills and Olivia Hurst of SINSW dated 28/04/22.		
55	B	B17	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	Traffic Management Plan Compliance table available on pg 38 of CEMP.	Part of Traffic Management Plan. Section 8 Driver Code of Conduct of Construction Traffic Pedestrian Management Sub Plan - 409 Budawang SSP prepared by Zauner. Plan addresses Points (a) – (d) as required by Condition B17.	Compliant
56	B	B18	Construction Parking Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Construction Traffic and Pedestrian Management Plan. Email from Zauner (Adrien Clements) dated 14/12/21 to Scott Haylett of Shoalhaven City Council providing completed Site establishment plan and for truck movement. Site inspection.	Parking provided within site. This is addressed in the Site Establishment Plan as part of the Construction Traffic and Pedestrian Management Plan (pg 25).	Compliant
57	B	B19	Operational Noise – Design of Mechanical Plant and Equipment Prior to the installation of mechanical plant and equipment, a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Budawang School Acoustic Assessment for SEARS dated 15 April 2021 and prepared by Marshall Day Acoustics must be undertaken by a suitably qualified person. Noise from mechanical plant and equipment must achieve no greater than background noise +5db.	Confirmation of completion - Design Advice for Project 20210994 prepared by Marshall Day Acoustics dated 03/12/2021.	Design has been completed in accordance with Condition B19.	Compliant
58	B	B20	Evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under B19 have been incorporated into the design.	Certificate of Design – Mechanical, prepared by Climax Air Conditioning, dated 09/11/2022, signed off by Project Engineer YinKwan Soh.	Certificate confirms that the design is in accordance with normal engineering practice and meets the requirements of the Building Code of Australia NCC 2019 and relevant Australian Standards.	Compliant
59	B	B21	Construction and Demolition Waste Management Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.	Proposed routes notified. Emailed to Andrew Lissenden of Transport NSW dated 17/12/2021 (Appendix F of CEMP). Acknowledgement email received from TfNSW 24/01/2022.	Proposed truck routes notified.	Compliant

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60	B	B22	Operational Waste Storage and Processing Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: (a) is constructed using solid non-combustible materials; (b) is of a size suitable for the predicted waste generation; (c) contains a bunded area for the storage of pool chemicals; (d) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; (e) includes a hot and cold water supply with a hose through a centralised mixing valve; (f) is naturally ventilated or an air handling exhaust system must be in place; and (g) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins. (h) The floor to be constructed of concrete at least 75mm thick and adequately graded to drain to a Shoalhaven Water approved drainage fitting. (i) The floor to be finished so that it is non-slip and has a smooth and even surface covered at all intersections.	Interviews with Zauner personnel, site inspection. All works are complete, and signage is available, ready to be installed. Waste storage area sighted, Appendix E, page 20, Figure 8.	Relates to waste storage unit for bins (operational phase). Waste removal will be undertaken by contractor as per Waste Management Plan. Design reviewed and approved by Suez. Implementation of condition is in progress and completed works to date are consistent with the condition.	Compliant
61	B	B23	Road Upgrade Prior to the commencement of construction of the internal roads, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of Planning for Bush Fire Protection 2019.	Civil Design Certificate Ref 20971-C11/tr dated 13/04/22, prepared by Henry and Hymas, drawing 20971_CC_C500 Rev 09. All internal roads are now completed.	Civil design submitted and approved by private certifier.	Compliant
62	B	B24	Construction Access arrangements Prior to the commencement of construction, evidence of compliance of construction parking and 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; (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 (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.	Compliance Statement provided by private certifier. Dated 16/02/22.	Evidence of compliance submitted to and approved by certifier.	Compliant
63	B	B25	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 29 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 (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.	Certification of car park arrangement. Statement from PTC (Parking and Traffic Consultants) sighted. Certification Assessment Provided by PTC. Dated 03/05/2022.	Design of carpark is in accordance with Condition B25.	Compliant

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64	B	B26	Hazardous Materials and Asbestos Management Plan Prior to the commencement of demolition, removal of buildings or construction (whichever occurs first), a Hazardous Materials and Asbestos Management Plan prepared by a suitably qualified and experienced consultant must be submitted to the satisfaction of the Certifier for the proposed buildings to be demolished.	Completed - Zauner Construction Health Safety & Environment Project Management Plan Project 409 Revision 02 dated 01/02/22 & Asbestos Management Plan prepared by Attcall Civil Contractors Rev A dated 08/01/2024. Dirt Werx hold asbestos removal licence 213767. Dirt Werx certificate of currency for workers insurance provided dated 30/05/2022. Dirt Werx certificate of currency for public liability from 01/05/2022 to 01/05/2023.	Health and Safety & Environment Project Management Plan and Asbestos Management Plan prepared in accordance with Condition B26.	Compliant
65	B	B27	Public Domain Works A public footpath is to be provided in front of the site along Croobyar Road.	Interviews with Zauner personnel. Site inspection. Footpath previously installed.	Public footpath designed and installed.	Compliant
66	B	B28	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.	Interviews with Zauner personnel. S138 consent for works, letter from Council dated 08/09/2022. Planning portal determination notice dated 08/09/2022. Plans by Henry&Hymas include footpaths adjacent to Croobyar Rd.	The streetscape design meets Council requirements	Compliant
67	B	B29	Shoalhaven Water Prior to the commencement of demolition, removal of buildings or construction (whichever occurs first), all conditions listed on the Shoalhaven Water Notice of Requirements under the heading "Prior to the Commencement of Any Works" must be complied with. Written notification must be issued by Shoalhaven Water and provided to the Certifier.	Shoalhaven Water "Water Development Notice" File no. 3A21/1000 dated 19/11/2021, Building Over Sewer Approval issued by Shoalhaven Water dated 01/03/2022 & Sewer Junction Approval dated 01/03/22.	Completed and confirmed by Shoalhaven Water.	Compliant
Part C – During Construction						
68	C	C1	Site Notice A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Site inspection - Photograph included in Appendix E, Page 30, Figure 18.	Site notices present and meet requirements.	Compliant

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69	C	C2	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.	Daily pre-start records recorded on Hammertech. Servicing records sighted (eg Komatsu Excavator serviced 16/03/2023). Site inspection confirmed machinery appeared to be in proper working order. Interviews with Zauner staff indicate that Attcall civil contractor provides and services their own machines through Nobles Mechanical Services. At the time of the audit, minimal machinery was present on site.	Machinery appears to be being operated in proper and efficient manner.	Compliant
70	C	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 B100.	Demolition work plans are included in the CEMP. Dirt Werx hold Restricted Demolition Licence AD213772 and asbestos removal licence 213767. Demolition Plan prepared by Atcall outlines the works and safeguards. Endorsement of the plan is provided by Clinton McKinnon (pg 23 of Demolition Plan) who is a suitably qualified person.	Demolition plans are endorsed by a suitably qualified person. Once complete, evidence of compliance with the plans will need to be provided.	Compliant
71	C	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.	CEMP, site signage confirm work hours in accordance with Condition C4. Interviews with Zauner personnel confirm no work out of hours.	No out of hours work has been performed.	Compliant
72	C	C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	Interviews with Zauner personnel.	N/A Works outside of standard hours have not been required to date.	Not Triggered
73	C	C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 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 their nominee if appropriate justification is provided for the works.	Interviews with Zauner personnel.	N/A Works outside of standard hours have not been required to date.	Not Triggered
74	C	C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Interviews with Zauner personnel.	N/A Works outside of standard hours have not been required to date.	Not Triggered
75	C	C8	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;	Interviews with Zauner personnel. No noisy activities required for the construction of hydrotherapy pool.	No consent required, as no noisy activities to be performed for construction of the hydrotherapy pool.	Compliant

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			(b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.			
76	C	C9	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).	Spreadsheet from Certifier records that this condition is noted. Interviews with Zauner personnel. Site inspection	Site staff are aware of conditions of CEMP and Sub-Plans. Based on observations of site management, construction works are being carried out generally in accordance with CEMP and Sub-Plans.	Compliant
77	C	C10	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Site inspection Construction Traffic and Pedestrian Management Sub-Plan	All vehicles observed to be located on site in accordance with CTPMSP.	Compliant
78	C	C11	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.	Site inspection - Hoarding present onsite. Photograph in Appendix E, page 124 Figure 12.	Hoarding complies with requirements of Condition C11.	Compliant
79	C	C12	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.	Site inspection Interviews with Zauner personnel. Footpath construction is complete and is not obstructed.	Public way is unobstructed.	Compliant
80	C	C13	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.	Site inspection – machinery observed to be sufficiently distant from childcare centre, no noisy activities taking place during inspection. Interviews with Zauner personnel.	This condition was previously achieved by respecting the minimum distance from childcare centre, no concrete crushing onsite. Childcare centre has now been relocated to other side of site. This has also been achieved by eliminating some noisy activities and using smaller machines. Noise barrier (hoarding) assists with reducing noise.	Compliant
81	C	C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential properties outside of the construction hours of work outlined under condition C4.	Interviews with Zauner personnel.	Site rule is no vehicles before 7am. Early arrivals can use private road to avoid disturbance of surrounding residences.	Compliant
82	C	C15	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.	Site inspection – no quackers were in use during inspection. Interviews with Zauner personnel.	No quackers in use at the time of inspection, however appropriate use of quackers has been utilised in past inspections when required.	Compliant
83	C	C16	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).	Construction Noise and Vibration Management Plan notes that vibration intensive works are sufficiently distant from residences and other structures outside the site such that structural damage due to vibration is not a risk.	This condition has been achieved onsite by imposing a distance limit for vibration intensive works. Elimination strategy is employed to avoid impacts. No issues reported to date.	Compliant
84	C	C17	Vibratory compactors must not be used closer than 30 metres from residential or commercial buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	Site inspection – no vibratory compacters in use during inspection. The construction of the hydrotherapy pool will require the use of vibratory compactors. A proposal has been	No vibratory compacters in use. Future use of these proposed to be completed on a Saturday morning, outside of school hours.	Compliant

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				submitted to complete this work on a Saturday morning, when school is not in session. Interviews with Zauner personnel.		
85	C	C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B144 of this consent.	Construction Noise and Vibration Management Plan – limits adopted as per this plan under approved CEMP. Interviews with Zauner personnel.	N/A	Not Triggered
86	C	C19	Trees approved for removal This consent only permits the removal of trees numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 23, 30, 31, 32, 34, 35, 36, 37, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 73, 74, 75, 77, 78, 79, 80 and 81 in the Arboricultural Impact Assessment Report dated March 2021 and prepared by Allied Tree Consultancy. This consent does not authorise the removal of any other trees.	Design Compliance Statement from Group GSA dated 17/12/2021 & landscape plan. All trees removed were previously approved for removal. Tree removal plan (07/10/22) sighted. Email from Adrien Clements to Attcall contractor confirming trees approved for removal (email dated 14/11/2023).	Only trees approved for removal have been removed.	Compliant
87	C	C20	Tree Protection For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the approved disturbance area / property boundary/ies must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site and residual lot that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment Report, prepared by Allied tree Consultancy, dated March 2021; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Site inspection (a) no evidence of tree trimming having been undertaken. (b) Street trees have now been planted, however construction is completed in this area so do not require protection. Appendix E, page 16, Figure 3 and 4. (c) Construction is complete, so tree protection has been removed from the retained tree. Appendix E, page 15, Figure 1. (d) No access to the areas within the protective barriers was required. No evidence that this has taken place. No barriers in place now due to construction being complete. Interviews with Zauner personnel.	Street trees planted, not requiring protection due to construction completion. Retained trees protected, with protection now removed due to construction completion. (d) not required at this stage.	Compliant
88	C	C21	Landscaping Prior to the installation of landscaping where appropriate, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must: (a) provide for the planting of trees; (b) detail the location, species, maturity and height at maturity of plants to be planted on-site; (c) include species (trees, shrubs and groundcovers) indigenous to the local area;	Interviews with Zauner personnel. Revised Landscape Plans completed 30/06/2022 (available on website). These include: - Provisions for planting of trees, - Locations of plantings (eg in planter boxes, on turf mounds, etc, as well as heights of plants - Planting schedule with indigenous species - Plantings within pot containers with minimum height at maturity of 3m	Suitable landscape plans provided. Landscaping now completed, with 100L trees planted.	Compliant

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			(d) include the planting of trees with a pot container of 100 litres or greater, with a minimum height at maturity of 3m; (e) comply with the landscaping requirements of 'Planning for Bush Fire Protection 2019' detailed in Schedule 4.	Landscaping has been completed and a tree with a pot container of 300 litres has been planted (Appendix E, Page 15-16, Figure 2-4).		
89	C	C22	Air Quality The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection – site observed to be generally free of dust. CEMP provides measures for dust control, eg pg27. Interviews with Zauner personnel.	Measures previously in place to reduce dust, including water cart. Used when required, though not required at this stage as most surfaces are sealed.	Compliant
90	C	C23	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site inspection – site observed to be generally free of dust. No visible tracking of dirt on public roads. There is a temporary water connection in the construction area, used to water dusty areas during demolition. CEMP provides measures for dust control, eg pg27. Interviews with Zauner personnel.	Temporary water connection on site for use during demolition. The shaker grid has been removed. The old concrete carpark is still in place. The washdown is still in place to utilise when needed. There has been a separation of the earthworks area and concrete parking area, to ensure trucks do not drive over the dirt.	Compliant
91	C	C24	Imported Soil The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	Requirement included in CEMP (pg 27) Interviews with Zauner personnel. Soil exported from construction site was classified as ENM (geotechnical report dates 24/01/2023). Imported soil logs show numerous loads of ENM imported between 29/06/22 and 10/01/2023. Volume and weights recorded for each load. Imported VENM has undergone material conformance testing (Construction Sciences Lab report dated 29/06/22). Landscape soil mix VENM has undergone testing (Environmental Analysis Laboratory report dated 23/06/23).	Imported material is sourced from South Coast Concrete Crushing and Recycling (SCCCR) (Nowra). Validation records are collected, confirming material is ENM / VENM. Records of truck dockets showing volumes and dates are retained. Landscape soil is sourced from SOILCO and testing report dated 23/06/23 sighted.	Compliant
92	C	C25	Disposal of Seepage and Stormwater Adequate provisions must be made to collect and discharge stormwater drainage during construction to 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.	Site inspection and interviews with Zauner personnel. Silt socks are located around all drains in unsealed areas. Gutters are cleaned regularly to prevent pollution of stormwater. Pits are all connected to stormwater system (and OSD tank). Ocean Protect filtration system installed, and filters stormwater before discharge moves off site.	Civil drainage installed. Captured stormwater flows through OSD (with filtration installation completed) to original discharge point onsite rather than overland.	Compliant

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93	C	C26	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	Sighting of induction content on Hammertech system. Interviews with Zauner personnel. Sighted Hammertech report for environmental emergency drill conducted on site on 14/02/24 – 10 attendees.	Assembly points and evacuation areas as part of Site Establishment Plan. This information is covered in site induction. Six monthly drills are conducted throughout the project. Records of the drills are recorded on Hammertech system.	Compliant
94	C	C27	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 civil drawings, prepared by Henry & Hymas, dated 27/07/2021; (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;	Design was certified by Henry&Hymas, Civil Design Statement dated 13/10/2023. Stormwater system has been inspected throughout construction. Certification from RTB plumbing provided for Block A1, A2, B and C (29/08/2023). Final certification provided by Shoalhaven Water dated 14/11/2023.	Design certified.	Compliant
95	C	C28	Aboriginal Cultural Heritage Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Tocomwall dated February 2021 and the following requirements: (a) Further consultation with RAPs must be undertaken to determine where artifacts recovered during construction and test excavations (undertaken in preparation of the ACHAR) are to be stored or reburied. (b) Requirement 26 “Stone artefacts deposition and storage” in the Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW (24 September 2010), available online at: https://www.heritage.nsw.gov.au/assets/Code-ofPractice-for-Archaeological-Investigation-in-NSW.pdf must be complied with. (c) An Aboriginal Site Monitor must be present during works that impact subsurface within the location of the artefact scatter, and associated PAD. This will require the boundaries of the site, and associated PAD to be defined and mapped prior to works commencing. (d) If suspected human remains are located during any stage of the proposed works, work must stop immediately, and the NSW Police notified. An archaeologist or physical anthropologist must be contacted in the first instance where there is uncertainty whether the remains are human. If identified as Aboriginal, culturally appropriate management solutions should be co-developed in cooperation with Aboriginal community and RAPs.	Email from Tocomwall 07/07/22 to Adrien Clements of Zauner provided.	This work has been completed and documented in vicinity of PAD.	Compliant
96	C	C29	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	Unexpected Finds process within CEMP (pg 24-25).	No Unexpected Finds recorded to date. In the event of an unexpected find, the protocol is available for guidance. Induction includes unexpected finds protocol.	Compliant

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			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 EES Group.			
97	C	C30	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 following consultation with the Heritage Council (or delegate) and with the written approval of the Planning Secretary.	This condition is noted by the certifier and recorded within the CEMP.	No finds to date. No management plan required. Induction includes unexpected finds protocol.	Compliant
98	C	C31	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.	Site inspection – See photograph in Appendix E, Page 25, Figure 13 displaying the metal waste bin. ACM is contained within construction footprint for hydrotherapy pool and is isolated from other waste storage. Interviews with Zauner personnel. Coast Wide waste reports from June, July, August and September 2023 sighted. A covered waste storage area is now in use, with one bin present on inspection.	The site has transitioned to the covered waste storage area. During inspection, waste was generally observed to be contained within waste receptacles and covered.	Compliant
99	C	C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Interviews with Zauner personnel. Coast Wide waste report sighted. The Construction Waste Management Sub-Plan lists all the types of waste expected to be generated during construction (pg 12-13). Soils and asbestos also classified prior to commencement of construction. Unexpected find Asbestos Investigation report (18/01/2024) identifies asbestos in soil across the site. Soil classification certificate (22/01/2024) reported material as special waste (Asbestos) and General Solid Waste (GSW-A).	All waste has been classified in accordance with Condition C32.	Compliant
100	C	C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site inspection – natural watercourse inspection found to be clear of concrete waste and rinse water. Any concrete trucks in use are rinsed out at the nearby Boral plant. Interviews with Zauner personnel.	Concrete trucks rinse out at nearby Boral plant when in use.	Compliant
101	C	C34	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.	Coast Wide waste reports sighted. The Construction Waste Management Sub-Plan lists all the types of waste and quantities expected to be generated during construction (pg 12-13). Interviews with Zauner personnel.	Records of waste quantities sighted. Waste processes as per above (C31).	Compliant

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				Quantities for September 2023 were: - 10.68 tonnes concrete - 0.76 tonnes timber - 1.49 tonnes metal - 0.13 tonnes cardboard - 8.16 tonnes landfill		
102	C	C35	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.	Hazardous Materials and Asbestos Management Plan addresses removal, containment, control of fibre emissions and disposal in accordance with relevant legislation, codes, standards and guidelines. All asbestos contained and managed in accordance with Asbestos Management Plan. Air monitoring in place.	All asbestos contained and managed in accordance with the Asbestos Management Plan. Air monitoring in place.	Compliant
103	C	C36	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.	Interviews with Zauner personnel. Permanent power connected to site. Final certificate of compliance (28/07/2023) provided by Evolve Electrical and Design.	Required prior to Occupation Certificate (OC). Prior to issue of OC, a Completion Statement is to be provided to SWP. Final certificate of compliance provided by Evolve Electrical and Design.	Compliant
104	C	C37	Independent Environmental Audit Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter from Planning Secretary to SINSW (dated 25/01/2023) confirming appointment of audit team. Same audit team used in January 2024 as previous audit.	Planning Secretary approved audit team for previous audit.	Compliant
105	C	C38	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Independent Audit Report and table	Independent Audit carried out by Eco Logical Australia in accordance with Independent Audit Post Approval Requirements to satisfy Condition C38.	Compliant
106	C	C39	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.		Planning Secretary has not requested that initial audit be undertaken at a different time to that indicated in the Guideline.	Not Triggered
107	C	C40	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 C38 of this consent, or condition C39 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.	Previous audit was uploaded to the School Infrastructure website. Upload and responses should be publicly available: https://www.schoolinfrastructure.nsw.gov.au/projects/b/budawang-school-relocation.html#category-reports	Audit and responses to audit have been uploaded to Planning Portal.	Compliant
108	C	C41	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.	Previous audit was uploaded to the Planning Portal. Response uploaded 29/08/2023.	Audit and responses to audit were uploaded to Planning Portal within 2 months of site inspection.	Compliant
109	C	C42	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.		The project has reached operational phase but there has been no request for ongoing independent operational audits to be ceased.	Not Triggered

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Appendix 1 ADVISORY NOTES						
110	Appx	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.	Interviews with Zauner personnel. Crown Works Certificate 21/2817/01, required for Buildings A & B issued 25/10/2023. Crown Works Certificate 2021/2817/02, required for Building C, issued 23/01/2024.	Construction Certificate / Crown Works Certificates current. No additional licenses required.	Compliant
111	Appx	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.	Levy Receipt number L0000111846 provided.	Paid.	Compliant
112	Appx	AN3	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	Interviews with Zauner personnel.	No legal notices	Not Triggered
113	Appx	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.	Interviews with Zauner personnel. Crown Works Certificate number 21/2817/01 dated 13/05/2022 issued by Steve Watson & Partners. Design Confidence provided a Final Access Inspection Report (21/11/2023) for: Budawang School (excluding Block D – Hydrotherapy), and for Building X – Road Works Only. A third report was provided (2/11/2023) for Building X (Budawang Relocation) – Exempt Carpark Works.	Access consultant (Design Confidence) signed off on design and as-built prior to operation. Crown Works Certificate confirms compliance with technical provisions of the BCA. Accessibility Consultant has reviewed the Budawang School; (excluding Block D – Hydrotherapy) and Building X – Road Works Only.	Compliant
114	Appx	AN5	Utilities and Services AN5. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Interviews with Zauner personnel. Supply Offer from Endeavour Energy (dated 29/11/2021) Sewer Junction Approval emailed to Adrien Clements from Shoalhaven Water on 03/01/2022. NBN Portal extract confirms completion of NBN construction and notes it is ready for service (22/06/2023).	Electricity and water / sewer connections approved by relevant service providers.	Compliant
115	Appx	AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Interviews with Zauner personnel. Supply Offer from Endeavour Energy (dated 29/11/2021). Application lodged with Telstra for installation of NBN service. NBN Portal extract confirms completion of NBN construction and notes it is ready for service (22/06/2023).	Electricity connections approved by Endeavour Energy. NBN connection approved and service is ready.	Compliant
116	Appx	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	Interviews with Zauner personnel.	Designed in accordance with relevant code. School signs and flashing lights now installed, in accordance with plans.	Compliant

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
			approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Civil Design Certificate Ref 20971-C11/tr prepared by 13.04.22 prepared by Henry and Hymas & drawing 20971_CC_C500 Rev 09 Road wasn't closed so road occupancy licence not required. Shoalhaven Council Subdivisional Construction note gives approval for construction activities to commence (dated 12/04/2023). The school signs and flashing lights have been installed, in accordance with plans (Appendix E, Figure 19).		
117	Appx	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.	Interviews with Zauner personnel. Traffic control organised by Council for installation of electrical conduit – Traffic Management Plan 05/04/2023. Road wasn't closed so road occupancy licence not required. Shoalhaven Council Subdivisional Construction note gives approval for construction activities to commence (dated 12/04/2023). Note sighted.	Not required Council gave approval for construction works to commence.	Compliant
118	Appx	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.	Site inspection. Security gate sighted.	Site secured with temporary fence and gate.	Compliant
119	Appx	AN10	Hoarding Requirements The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Site inspection - observed no hoardings over Council footways or road reserve.	No hoardings over Council footways or road reserve.	Not Triggered
120	Appx	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.	Notice of intent to remove non-friable asbestos issued 12/07/2022 by Dirt Werx Pty Ltd Safe Work notified of additional asbestos removal on 08/01/24, Notification no. 940R-00397303-01.	Asbestos handled and managed in accordance with Asbestos Management Plan.	Compliant
121	Appx	AN12	Speed limit authorisation At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings, and / or removal / relocation of any existing Speed Limit signs: (a) a copy of the conditions of consent; (b) the proposed school commencement/opening date; (c) two sets of detailed design plans showing the following: (i) accurate Site boundaries; (ii) details of all road reserves, adjacent to the Site boundaries; (iii) all proposed access points from the Site to the public road network and any additional conditions imposed/proposed on their use;	Speed zone authorisation provided by Transport for NSW (Nicole Brodie) on 14/12/2023 in PDF report, via email, which provides authorisation to install the speed sone signage.	Transport for NSW has authorised the speed zone and signage for the new school.	Compliant

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
			(iv) all existing and proposed pedestrian crossing facilities on the adjacent road network; (v) all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and (vi) all existing and proposed street furniture and street trees.			
122	Appx	AN13	Fire Safety Certificate AN13. 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.		Relevant to operational phase. Operation recently commenced, but Annual Fire Safety Statement not due at this stage.	Not Triggered
Appendix 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS						
123	Appx	1	Written Incident Notification Requirements 1. A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A27 or, having given such notification, subsequently forms the view that an incident has not occurred.	Interviews with Zauner personnel.	No incidents to date. Process for reporting exists if required (see Condition A28).	Not Triggered
124	Appx	2	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.	Interviews with Zauner personnel.	N/A – as per above.	Not Triggered
125	Appx	3	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.	Interviews with Zauner personnel.	N/A – as per above.	Not Triggered
126	Appx	4	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;	Interviews with Zauner personnel.	N/A – as above.	Not Triggered

ID number	SSI Part	Requirement number	Requirement SSD-8845345 30 September 2021	Audit evidence	Audit Findings/ Recommendation	Compliance Rating
			(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.			

Appendix E Audit Photos



Figure 1: Retained tree



Figure 2: Tree planted with pot container of 300 L.



Figure 3: Landscaping and street trees planted



Figure 4: Landscaping complete, with some die-off present



Figure 5: Asbestos removal area



Figure 6: Previous erosion risk area, with landscaping complete



Figure 7: School grounds appearing neat and tidy



Figure 8: Waste storage area

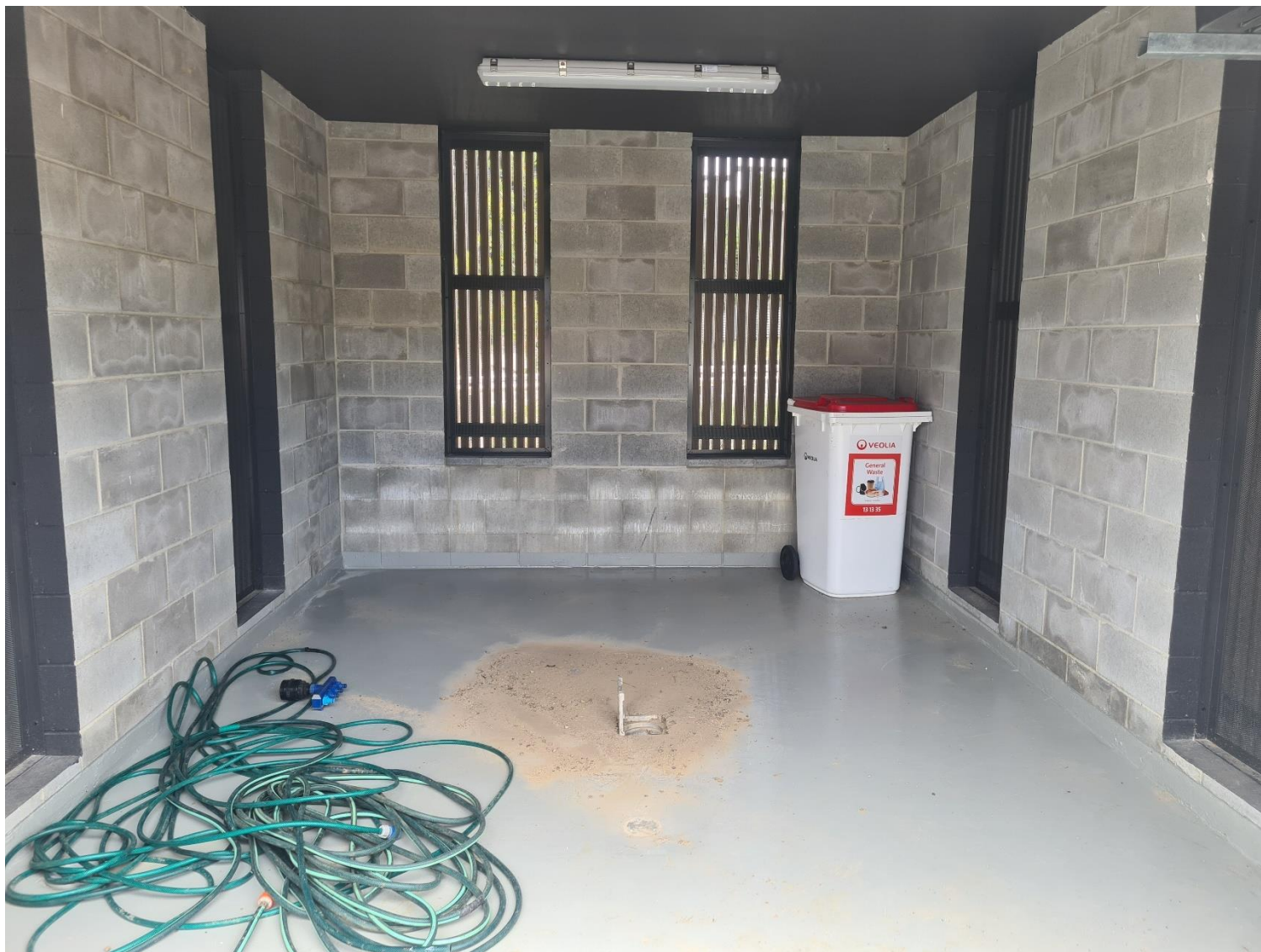


Figure 9: Wash storage space



Figure 10: Site office



Figure 11: Footpath completed with turf alongside



Figure 12: Hoarding in place



Figure 13: Metal waste bin



Figure 14: Pollutant trap



Figure 15: Building X



Figure 16: Hydrotherapy pool and construction area



Figure 17: Hydrotherapy pool in construction



Figure 18: Signage with contact details



Figure 19: School zone signage

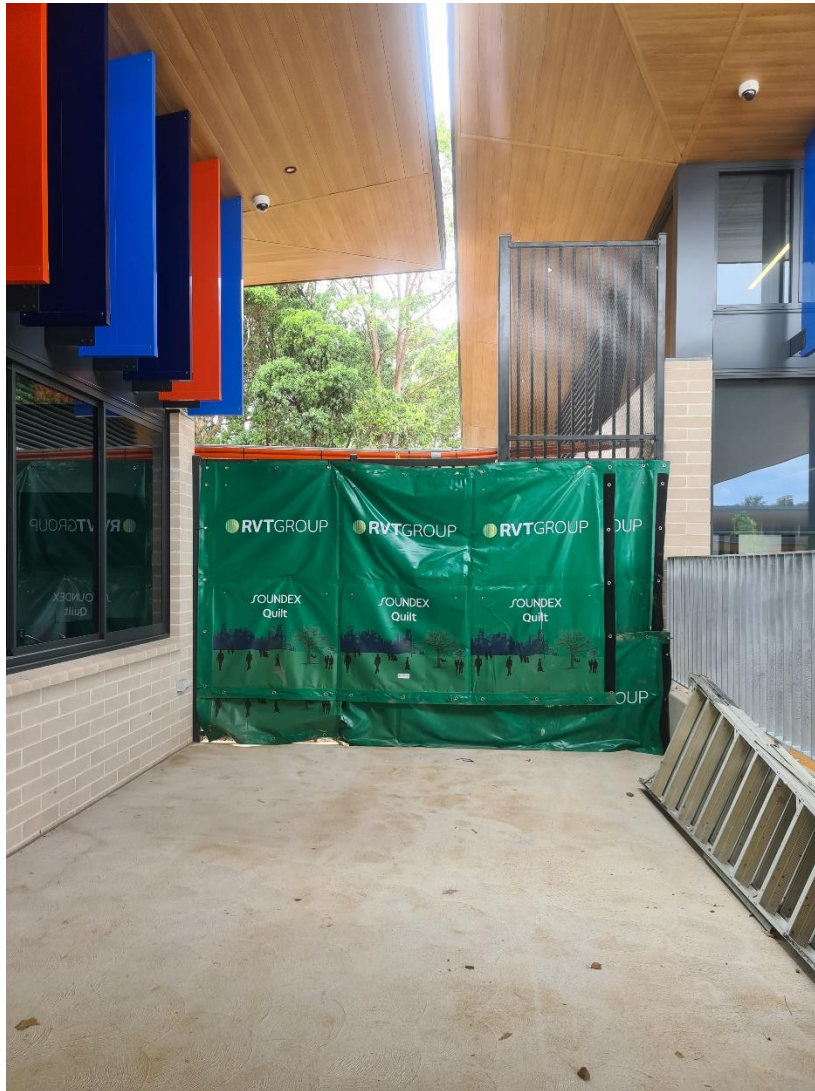


Figure 20: Noise barrier in place

Appendix F Consultation Records

Re: Budawang School for Specific Purposes (SSD 8845345) independent environmental audit



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Thankyou Bethany.
The areas you have mentioned above would be a focus for the department.
Regards
Katrina

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Good afternoon Kelly,

I have received an out of office from Georgia Dragicevic so I am forwarding this to you in her absence.

The Budawang School for Specific Purposes is completing its regular 6-monthly independent environmental audit of the construction, as required by the conditions of consent. I am a certified environmental auditor and have been conducting these inspections for the last 2 years.

I inspected the site again in January, and also completed a review of their documentation. As you may be aware, the school is now open. All main works are complete apart from the construction of the hydrotherapy pool.

As part of the audit process I am required to consult with agencies who have been involved in the construction process. If you have any feedback for us in relation to the construction activities and how they have impacted the environment, if there are any comments or concerns, please do not hesitate to get in touch with me.

A standard part of the audit is to review management of noise, dust, operating hours, truck movements, erosion and sediment, including dirt tracking onto public roads, community consultation and complaints.

Kind regards,

Bethany Lavers
Associate Environmental Consultant

Monday, Tuesday, Wednesday, Thursday, half-day Friday

Please follow this link to read how Eco Logical Australia is responding to the COVID-19 situation <http://www.ecoaus.com.au/news/message-to-our-clients-and-community>

