

INDEPENDENT AUDIT REPORT



**NEW PRIMARY SCHOOL, ESTELLA, WAGGA WAGGA
SSD 9494**

SEPTEMBER 2020

Revision History

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EXECUTIVE SUMMARY

The NSW Department of Education – Schools Infrastructure NSW (SINSW) is responsible for delivering a new primary school in Estella, Wagga Wagga to accommodate up to 480 students. The site for the new school will be integrated with the Charles Sturt University campus. Consent for the Project was granted on 17 June 2020, State Significant Development (SSD) 9494, subject to a number of Conditions of Consent (CoC).

The objective of this Independent Audit is to satisfy SSD 9494 Schedule 2, CoC C36. It requires that Independent Audits of the development be carried out in accordance with Project's *Independent Audit Post Approval Requirements* (Department 2020). The Independent Audit seeks to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

This Audit Report presents the findings from the first Independent Audit for the construction period, covering the period from the granting of consent on 17 June 2020 through to 31 August 2020.

Construction works began 30 June 2020. Works undertaken during the audit period include site establishment, earth works (noting that these activities were approved under Part 4 of the EP&A Act by Wagga Wagga City Council), foundations, structural works and installation of services.

The overall outcome of the Independent Audit was very positive. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel.

Relevant environmental and compliance monitoring records are being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

The Auditor notes that it is clearly evident that the Project team is committed to compliance and sound environmental performance. This is reflected in their work, both on the ground and through document development and reporting.

This Audit Report is the first Independent Audit for the construction period, covering the period from 17 June 2020 to 31 August 2020.

- There were 161 CoCs assessed.
- One non-compliance was identified against three conditions.
- Four observations were identified in relation to four conditions and one mitigation measure.

The Project temporary site sheds, established under DA 19/0624, are situated on part of Lot 2 DP 1253855 which is outside the approved land of both DA 19/0624 and SSD 9494. The Project provided a licence agreement with Charles Sturt University which provides owners agreement to use the land. However, there is no evidence to demonstrate that consent was granted (by Council or the Department) for the establishment of the temporary site sheds on the land in question. The Wagga Wagga Local Environment Plan 2010 (LEP) identifies a range of activities and developments that are considered exempt and, therefore, do not require consent. The Auditor has reviewed the LEP and is of the view that the establishment of the temporary site sheds is not

exempt and consent should have been obtained. It is understood that representatives from both Council and Charles Sturt University have attended the site and have not raised any issues with the layout.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings.

The Auditor would like to thank the auditees from TSA Management and Hansen Yuncken for their high level of organisation, cooperation and assistance during the Independent Audit.

1. INTRODUCTION

1.1 Project overview

The NSW Department of Education – Schools Infrastructure is responsible for delivering the New Primary School (the Project), located at Estella Road, Wagga Wagga, approximately 4km north of the Wagga Wagga town centre and approximately 20kms from the Hume Highway, the main highway that connects Wagga Wagga to Sydney and Melbourne. The Project location is presented in Figure 1. The layout is presented in Figure 2.

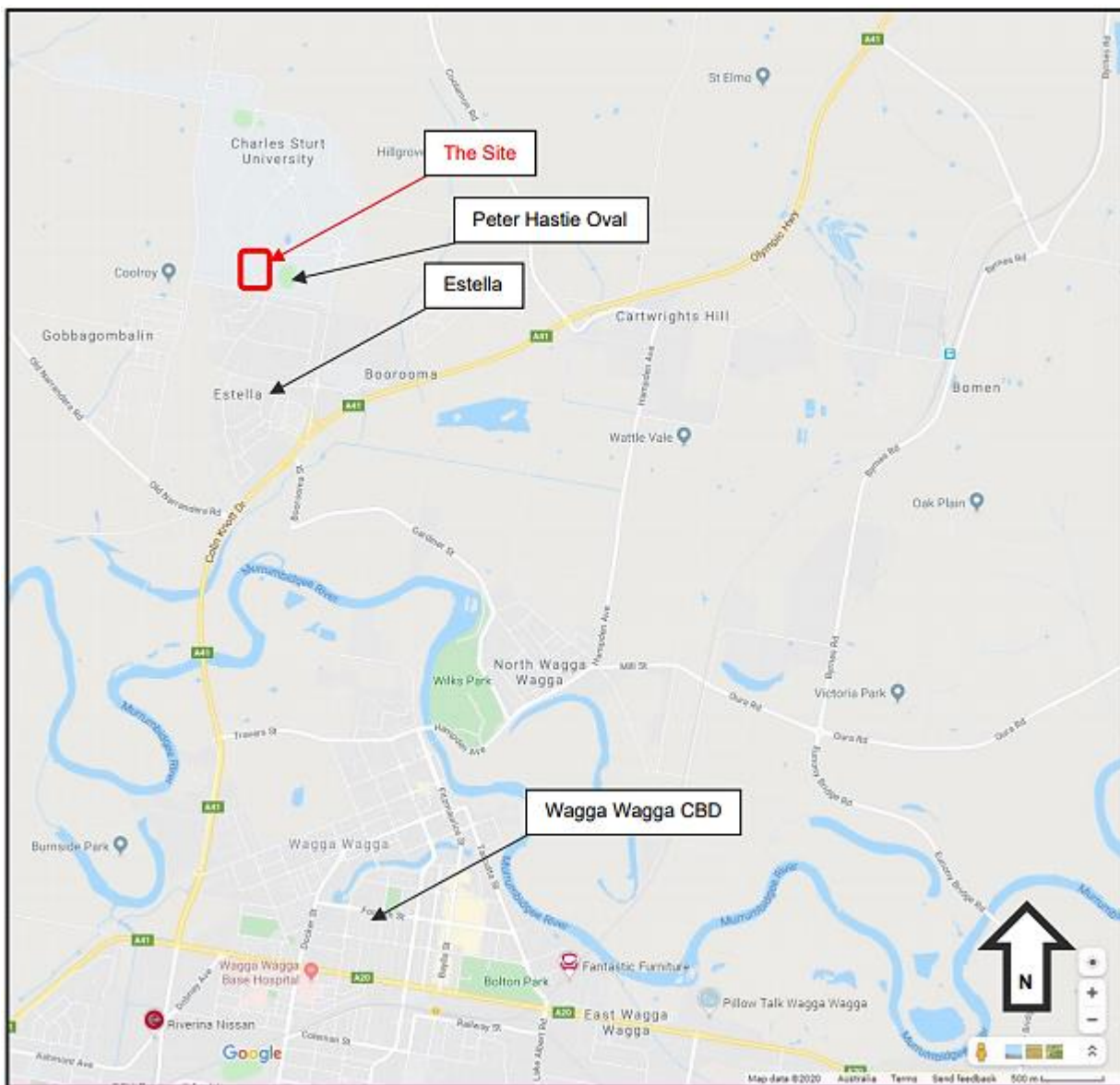


Figure 1: Project location (New Public School, Estella Road, Wagga Wagga (SSD 9494) Assessment Report, Department 2020).



Figure 2: Project layout (Approved Plans, SINSW 2020)

The Project will capture a large proportion of the population growth within the region, enabling students to attend school closer to home and will help to meet the long-term projected increase in the demand for government primary schooling.

The school will also provide shared facilities in partnership with Wagga Wagga City Council (Council) and Charles Sturt University (CSU). Additionally, there is no public library in the vicinity of Estella, and the school library may provide a more accessible option for library floorspace for nearby residents.

The proposal will also result in more appropriate, purpose-built permanent spaces for teaching and learning. The modern facilities will contribute to achieving the school's education objectives, improving the learning outcomes of students and the experiences of both teaching and non-teaching staff. This will include the following;

- 16 flexible learning spaces to facilitate new ways of teaching and learning
- A library, hall, canteen and covered outdoor learning area (COLA); and
- Administration and staff facilities.

The Project was granted consent under Section 4.38 of the *Environmental Planning and Assessment Act 1979* on 17 June 2020 (State Significant Development 9494) subject to a number of conditions.

TSA Management has been appointed as the client representative on behalf of Schools Infrastructure NSW (SINSW). Hansen Yuncken is the principal contractor undertaking the works. Construction works began on 30 June 2020. Works undertaken during the audit period include site establishment, earth works (noting that these activities were approved under Part 4 of the EP&A Act by Wagga Wagga City Council), foundations, structural works and installation of services.

1.2 Approval requirements

Conditions of Consent (CoC) C34 – C39 of Schedule 2 of SSD 9494 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department of Planning, Industry and Environment (the Department) document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR).

1.3 The audit team

In accordance with Schedule 2, CoC C34 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and appointed by the Planning Secretary.

The Audit Team comprises:

- Derek Low (Auditor Lead): Masters of Environmental Engineering Management, Exemplar Global Certified Principal Environmental Auditor (Certificate No 114283).
- Steve Fermio (Auditor): Bachelor of Science (Hons), Exemplar Global Certified Principal Environmental Auditor (Certificate No 110498).

Approval of the Audit Team was provided by the Department on 6 July 2020. The letter is presented in Appendix C.

1.4 Approval requirements

The objective of this Independent Audit is to satisfy SSD 9494 Schedule 2, CoC C36. It states:

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

This Independent Audit seeks to fulfill the requirements of CoC C36, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project in accordance with the IAPAR.

1.5 Audit scope

This Independent Audit relates to the Project works from the granting of Consent on 17 June 2020 through to 31 August 2020.

The scope of the Independent Audit comprises:

- an assessment of compliance with:
 - all conditions of consent applicable to the phase of the development that is being audited. Should there be any uncertainty to which conditions are to be audited, the auditor can seek clarification during the consultation as per Section 3.2;
 - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and
 - all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997.
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment;
 - the physical extent of the development in comparison with the approved boundary;
 - incidents, non-compliances and complaints that occurred or were made during the audit period;
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and

- feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period;
- the status of implementation of previous Independent Audit findings, recommendations and actions (if any);
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

2. AUDIT METHODOLOGY

2.1 Audit process

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2014 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 3.

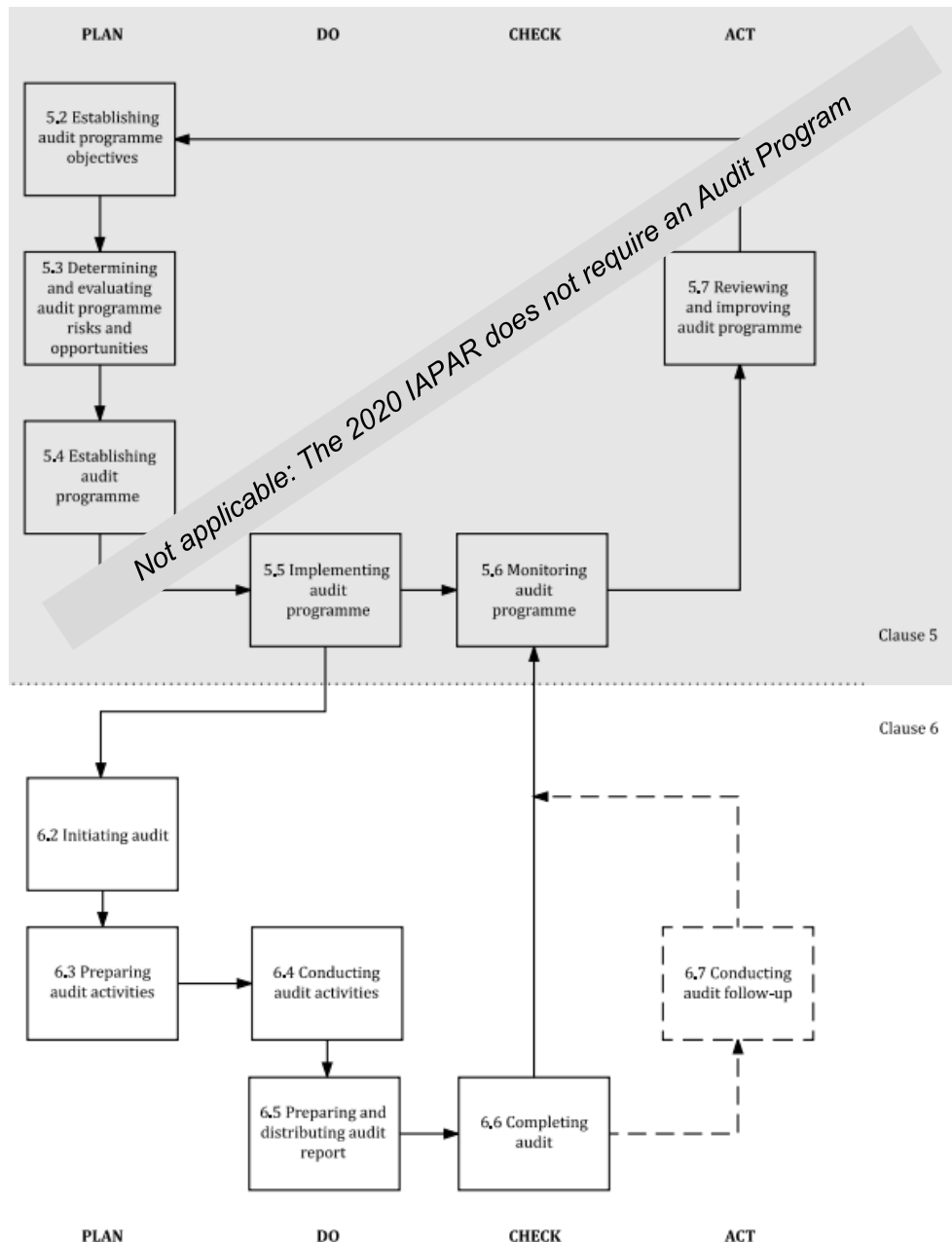


Figure 3: Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the Auditee.
- Confirm the audit team.
- Confirm the audit purpose, scope and criteria.

On 6 August 2020 WolfPeak consulted with the Department, to obtain its input into the scope of the Independent Audit in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix D. A summary of the key issues and areas of focus raised by the stakeholders is presented in Table 1.

Table 1 Key issues and areas of focus raised during consultation

Stakeholder	Issues and Focus	How Addressed
Department of Planning, Industry and Environment	<p>The Department requested that focus is placed on noise, dust, operating hours, truck movements, erosion and sediment, including dirt tracking onto public roads, community consultation and complaints management.</p> <p>The Department did not request that any other stakeholders be consulted with.</p>	Included in scope.

2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the independent Auditor.

The primary documents reviewed prior to and after the site visit are as follows:

- *SSD 9494 Environmental Impact Statement, New Public School Wagga Wagga Estella Road, Estella, Ethos Urban, 27 October 2019 (the EIS).*
- *New School in Wagga Wagga (Estella) – SSD 9494 Response to Submissions, Ethos Urban, 3 February 2020, (the RtS).*
- *Development Consent SSD 9494, 17 June 2020 (the Consent).*
- *Construction Environmental Management Plan – New Wagga Wagga Public School, Rev 3, Hansen Yuncken, June 2020 (the CEMP).*
- *Construction Traffic and Pedestrian Management Plan – New Estella Road Public School, Wagga Wagga, Ason Group, V3, 19 June 2020 (the CTPMSP).*
- *New Public School in Wagga Wagga – Assessment of Construction Noise and Vibration, Marshall Day Acoustics, Final version, 26 June 2020 (the CNVMSP).*

- *Biodiversity Management Plan – New Estella Road Public School Wagga Wagga, NGH Environmental, V1.0, April 2020 (the BMP).*
- *Community Communication Strategy – New Primary School in Estella, Wagga Wagga, June 2020, Schools Infrastructure NSW (the CCS).*

2.2.3 Site personnel involvement

The on-site audit activities took place on 18 August 2020. The following personnel took part in the audit:

- Brock Hooper – Site Manager – Hansen Yuncken
- James Fuller – HSE Coordinator – Hansen Yuncken
- Dylan Screpis – Project Engineer – Hansen Yuncken
- Jaron Hoffenberg – Project Management – TSA; and
- Derek Low – Auditor – WolfPeak.

2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel. The attendance sheet can be found in Appendix F.

During the opening meeting the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

The Auditor conducted interviews during the site inspection with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request.

2.2.6 Site inspection

The on-site audit activities took place on 18 August 2020. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix G.

2.2.7 Document review

The Independent Audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are included within Appendices A and B.

2.2.8 Generating audit findings

Independent Audit findings were based on verifiable evidence. The evidence included:

- relevant records, documents and reports

- interviews of relevant site personnel
- photographs
- figures and plans; and
- site inspections of relevant locations, activities and processes.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors from Table 2 of the IAPAR, being:

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

Observations and notes were also made to provide context, identify opportunities for improvement or highlight positive initiatives.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate.
- have been implemented in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any).

The adequacy of post approval documents was determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document.
- whether there are any opportunities for improvement.

2.2.11 Completing the audit

The Independent Audit Report was distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

3. AUDIT FINDINGS

3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 9477 applicable to the works being undertaken, and selected mitigation measures and commitments from the following plans:

- CEMP
- CTPMSP
- CNVMSP
- BMP
- CCS

The evidence sighted against each requirement is detailed within Appendices A and Appendix B.

3.2 Non-compliance, Observations and Actions

This Section, including Table 2, presents the non-compliances and observations from the Independent Audit. Actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendix A and B.

- There were 161 CoCs assessed.
- One non-compliance was identified against three conditions.
- Four observations were identified in relation to four conditions and one mitigation measure.

Table 2 Audit findings and actions

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
1	CoC A31	Non-compliance	CoC A31 states that the Planning Secretary must be notified in writing within seven days after the proponent becomes aware of any non-compliance. Construction commenced 30/06/20. On 08/09/20 the Department wrote to SINSW stating that SINSW's request for approval of the Sustainable School Certification Scheme was submitted to the Department on 07/08/20 (which is after the commencement of construction) and is currently under review. On 08/09/20 the Department advised that it granted an extension to the time required to register for Green Star Rating until 25/09/20 (or obtain approval of alternative certification). The non-compliance was not notified / reported as required by CoC A31 and A32.	Report the non-compliance in accordance with CoC A31 and A32	SINSW 31/09/2020	OPEN
2	CoC A32	Non-compliance	CoC A32 sets out the information to be included in the notification. Construction commenced 30/06/20. On 08/09/20 the Department wrote to SINSW stating that SINSW's request for approval of the Sustainable School Certification Scheme was submitted to the Department on 07/08/20 (which is after the commencement of construction) and is currently under review. On 08/09/20 the Department advised that it granted an extension to the time required to register for Green Star Rating until 25/09/20 (or obtain approval of alternative certification). The non-compliance was not notified / reported as required by CoC A31 and A32.	Report the non-compliance in accordance with CoC A31 and A32	SINSW 31/09/2020	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
3	CoC B9	Non-compliance	<p>CoC B9 states that prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the proponent must demonstrate that ESD is being achieved by either:</p> <ul style="list-style-type: none"> (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 <p>Construction commenced 30/06/20. On 08/09/20 the Department wrote to SINSW stating that SINSW's request for approval of the Sustainable School Certification Scheme was submitted to the Department on 07/08/20 (which is after the commencement of construction) and is currently under review. On 08/09/20 the Department advised that it granted an extension to the time required to register for Green Star Rating until 25/09/20 (or obtain approval of alternative certification).</p>	<p>NA</p> <p>The Department granted extension to 25/09/20.</p>	NA	CLOSED
4	CoC B12(e)	Observation	<p>CoC B12 sets out the information to be included in the project CEMP. CoC B12(e) requires the CEMP to include an unexpected finds protocol for Aboriginal and non-Aboriginal heritage.</p> <p>The unexpected finds protocol in Section 4.11 of the CEMP does not properly address the steps required in response to heritage items, rather it reflects contamination.</p>	<p>Update Section 4.11.7 of the CEMP to include a specific unexpected finds protocol and associated communications procedure for heritage.</p>	<p>Hansen Yuncken</p> <p>31/09/2020</p>	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
5	CoC C14	Observation	<p>CoC C14 requires the use of 'quackers' on site plant, where practicable and safe to do so, to ensure noise impacts on surrounding noise sensitive receivers are minimised</p> <p>It was observed on site that there were multiple pieces requires the use of 'quackers' on site plant, where practicable and safe to do so, to ensure noise impacts on surrounding noise sensitive receivers are minimised of mobile plant in operation. Tonal beepers (not quackers) were observed on 1 x piece of plant on the day of the inspection (out of more than a dozen mobile plant and heavy vehicles). There have been no complaints received to date and, therefore, noise impacts on the surrounding receivers may be considered minimal.</p>	<p>Consider implementing a process to:</p> <ul style="list-style-type: none"> - recommend subcontractors provide plant with non-tonal reversing alarms, or - verify that non-tonal reversing alarms compromises safety on site. 	Hansen Yuncken 31/09/2020	OPEN
6	CoC C18	Observation	<p>CoC C18 provides management measures for tree protection including the suitable protection of trees to be retained on site. CoC C18(c) references the use of recommendations of a relevant report.</p> <p>There is a typographical error in this condition as issued by the Department. The relevant report is not referenced as intended.</p>	Engage with the Department on appropriate action to address this error.	SINSW 31/09/2020	OPEN
7	CoC C20(c)	Observation	<p>CoC C20 provides air quality management measures to be implemented during construction. CoC C20(c) requires that trucks associated with the development do not track dirt onto the public road network.</p> <p>A small amount of material was observed to be tracked from the Project access point onto a public road on the day of the inspection.</p>	Monitor and ensure that dirt is not tracked onto the public road network and clean where necessary.	Hansen Yuncken 31/09/2020	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
8	CNVMP	Observation	<p>The CNVMP requires that where reasonable and feasible to do so, less annoying alternatives to typical 'beeper' alarms be used on-site.</p> <p>It was observed on site that there were multiple pieces of mobile plant in operation. Tonal beepers (not quackers) were observed on 1 x piece of plant on the day of the inspection (out of more than 1 x dozen mobile plant and heavy vehicles). There have been no complaints received to date and, therefore, noise impacts on the surrounding receivers may be considered minimal.</p>	<p>Consider implementing a process to:</p> <ul style="list-style-type: none"> - recommend subcontractors provide plant with non-tonal reversing alarms, or <p>verify that non-tonal reversing alarms compromises safety on site.</p>	<p>Hansen Yuncken</p> <p>31/09/2020</p>	OPEN

3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents

The adequacy of post approval documents must be determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document.
- whether there are any opportunities for improvement.

A review was conducted of the:

- CEMP
- CTPMSP
- CNVMSP
- BMP
- CCS

Other than observations provided in Section 3.1, the plans are generally adequate for the works being undertaken.

3.4 Summary of notices from agencies

To the Auditors knowledge no formal notices were issued by the Department during the audit period.

3.5 Other matters considered relevant by the Auditor or DPIE

Site establishment works, including bulk earthworks and vegetation removal, temporary security fencing, temporary construction access, on-site construction parking and site office facilities, were assessed and approved by Wagga Wagga City Council under Part 4 of the Environmental Planning and Assessment Act on 31/01/2020 (DA 19/0624). These works were undertaken prior to the commencement of construction under the SSD 9494 approval.

The Project temporary site sheds, established under DA 19/0624, are situated on part of Lot 2 DP 1253855 which is outside the approved land of both DA 19/0624 and SSD 9494. The Project provided a licence agreement with Charles Sturt University which provides owners agreement to use the land. However, there is no evidence to demonstrate that consent was granted (by Council or the Department) for the establishment of the temporary site sheds on the land in question. The Wagga Wagga Local Environment Plan 2010 (LEP) identifies a range of activities and developments that are considered exempt and, therefore, do not require consent. The Auditor has reviewed the LEP and is of the view that the establishment of the temporary site sheds is not exempt, and consent should have been obtained. It is understood that representatives from both Council and Charles Sturt have attended the site and have not raised any issues with the layout

No issues were raised by the Department during the consultation in preparation for this Independent Audit.

3.6 Complaints

A complaints register is being maintained by the Project. The register is published on the Project website at:

<https://www.schoolinfrastructure.nsw.gov.au/projects/n/new-primary-school-in-estella-wagga-wagga.html#category-reports>

3.7 At the time of writing, no complaints had been recorded or received since the commencement of works. Incidents

The Project has not identified any incidents as defined by the Consent.

3.8 Actual versus predicted impacts

The audit considered the actual impacts arising from the carrying out of the Project (current works being site establishment, survey and investigations, hazardous materials removal and demolition) and whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 3.

Table 3 Summary of predicted versus actual impacts

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Physical extent of the development in comparison with the approved boundary and any potential off-site impacts	The approved Project boundary is defined within the stamped plans listed under CoC A2.	Refer to Section 3.5. the temporary site sheds are outside the approved boundary. There is no evidence to demonstrate that consent was granted for these works, or that they were exempt.	N
Visual Amenity	Impacts of the project were considered acceptable due a range of design measures, such as setbacks, vegetation screening and inclusion of low scale-built form.	The design is being implemented (as verified by the Certifier through granting of the Crown Certificate).	Y
Visual Amenity	Whilst the new buildings will be visible from the surrounding area, district views will continue to be available and will not be impacted to any significant extent due to the greenfield nature of the site.	The design is being implemented (as verified by the Certifier through granting of the Crown Certificate).	Y
Visual Privacy	The proposed development will provide no unreasonable privacy impacts.	The design is being implemented (as verified by the Certifier through granting of the Crown Certificate).	Y

Traffic and Accessibility	On-site parking is proposed for construction workers to limit parking on local streets.	No construction vehicles were observed to be parking on local streets. Charles Sturt University parking (at rear of the Project) was being used temporarily for the delivery of the modules. Evidence of approval from Charles Sturt to this occurring was provided by the auditees.	Y
Construction Traffic	<p>Construction vehicles will access the site via Estella Road and will approach the site from Farrer Road and exit the site via Estella Road to Boorooma Street. The routes shown are to be utilised by all construction vehicles travelling to and from the site and represent the shortest route between the local and regional road network which will minimise the impacts of the construction process.</p> <p>An on-site turning area will be provided within the site area so that movement to/from the site is undertaken in a forward direction, at all times.</p> <p>Construction hours are likely to be the following:</p> <ul style="list-style-type: none"> • Monday to Friday 7am-6:00pm • Saturday 8am-1:00pm. <p>No works will be undertaken on Sundays and Public holidays.</p>	<p>Access was observed as set out in the EIS, noting however that light vehicle access from Charles Sturt University parking (at rear of the Project) was being used temporarily for the delivery of the modules. Evidence of approval from Charles Sturt to this occurring was provided by the auditees.</p> <p>No out of hours works had occurred.</p>	Y
Construction Noise	Some exceedance of the EPA "Noise Effectuated" target levels may occur at the boundary of existing residences to the south of the school by these activities, however due to the nature of noisy activities the period of exceedance will be intermittent.	Construction noise was not observed as an issue during the on-site component of the audit. No complaints have been received.	Y
Construction Vibration	Due to the distance between the site and the nearest residential properties, no vibration impacts are envisaged.	Construction vibration was not observed as an issue during the on-site component of the audit. No complaints have been received.	Y
Biodiversity	<p>One threatened ecological community will be impacted by the proposal.</p> <p>The clearing of the native vegetation results in the generation of 15 ecosystem credits.</p>	Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation of	Y

	Retirement of the credits generated will be carried out in accordance with the NSW Biodiversity Offsets Scheme under the NSW BC Act.	15 credits was cited as part of this Independent Audit.	
Tree Removal	<p>The design has retained the site's mature vegetation to a large extent and will require the removal of 7 trees identified as having very low – low retention values.</p> <p>The proposed location of the new buildings is considered to be the most suitable in terms of minimising overall impact on the tree population within the school grounds.</p>	<p>Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation of 15 credits was cited as part of this Independent Audit.</p> <p>The trees to be retained were protected.</p> <p>Certifier has reviewed and approved the works through issue of the Crown Certificate. This verifies that the design is being implemented as planned.</p>	Y
Aboriginal Heritage	No previously unrecorded Aboriginal cultural heritage sites were identified during the field survey and no areas of archaeological sensitivity were identified. Shallow soil and land disturbance indicate that the study area has low archaeological potential.	No heritage items (known or unknown) have been encountered.	Y
Contamination	<p>The assessment determined that there is a low risk of contamination to be present onsite and that the site is suitable for the proposed use.</p> <p>There is a low potential for contamination related finds to occur on the site during construction and unexpected finds would typically be identified by visual or olfactory indicators.</p>	There have been no signs of contamination identified during construction.	Y
Geotechnical	The assessment confirms that based on the subsurface conditions the proposal can be successfully constructed on the site.	Noted.	Y
Stormwater, erosion and sediment control	<p>Construction of the proposed development has the potential to cause stormwater, erosion and sediment runoff into adjacent council drainage infrastructure on Estella Road.</p> <p>The proposed development has carefully considered recommendations and statutory requirements to mitigate these potential impacts.</p>	The controls specified by the CEMP and erosion and sediment control plan were observed as being effectively implemented. Other than the observations	Y

		in Table 2 there were no issues observed.	
Waste	<p>No off-site removal of excavated materials or demolition materials is expected to be required.</p> <p>All waste will be co-mingled and taken for off-site separation and reuse or recycling except Pallets and Reels.</p>	<p>The auditees advised that the project earthworks has a cut to fill balance.</p> <p>Waste was observed as being effectively stored, disposed and recycled and that records show the material is being adequately tracked.</p>	Y
Bushfire	<p>The site is not situated on bushfire prone land. The vegetation within 140 m of the proposed development has been assessed in accordance with the methodology specified within PBP. The only vegetation consists of low hazard remnants and plantings</p> <p>The assessment concludes with the application of an APZ ranging from 38 m to 47 m and a BAL-12.5 construction standard, the buildings will comply with Planning for Bush Fire Protection 2018. Additionally, with the adoption of the recommendations, the proposal complies with the provisions of Planning for Bush Fire Protection 2018.</p>	<p>Refer to response to CoC A23. It is understood that the bushfire controls have been incorporated into design and these will be verified by the Certifier prior to issue of the Crown Completion Certificate.</p>	Y

4. CONCLUSIONS

The overall outcome of the Independent Audit was positive. The majority of compliance records were organised and available at the time of the site inspection and interviews with New Estella Primary School personnel from TSA Management and Hansen Yuncken.

Relevant environmental and compliance monitoring records are being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

This Audit Report is the first Independent Audit for the construction period, covering the period from 17 June 2020 to 31 August 2020.

- There were 161 CoCs assessed.
- One non-compliance was identified against three conditions.
- Four observations were identified in relation to four conditions and one mitigation measure.

The Project temporary site sheds, established under DA 19/0624, are situated on part of Lot 2 DP 1253855 which is outside the approved land of both DA 19/0624 and SSD 9494. The Project provided a licence agreement with Charles Sturt University which provides owners agreement to use the land. However, there is no evidence to demonstrate that consent was granted (by Council or the Department) for the establishment of the temporary site sheds on the land in question. The Wagga Wagga Local Environment Plan 2010 (LEP) identifies a range of activities and developments that are considered exempt and, therefore, do not require consent. The Auditor has reviewed the LEP and is of the view that the establishment of the temporary site sheds is not exempt and consent should have been obtained. It is understood that representatives from both Council and Charles Sturt University have attended the site and have not raised any issues with the layout.

Detailed findings are presented in Section 3, along with actions taken by the Project team to address the findings.

The Auditor would like to thank the auditees from TSA Management and Hansen Yuncken for their high level of organisation, cooperation and assistance during the Independent Audit.

Limitations

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APPENDIX A – SSD 9494 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Schedule 2				
PART A ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	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.	Evidence referred to elsewhere ins this table Appendix B	The Project has demonstrated that it is taking all reasonable and feasible measures to prevent or minimise harm on the environment.	C
Terms of Consent				
A2	The development may only be carried out: (a) in compliance with the conditions of this consent;	Evidence referred to elsewhere in this table. Environmental Impact Statement (EIS) New Public School in Wagga Wagga Estella Road, Estella, Ethos Urban, 27/10/19 New School in Wagga Wagga (Estella) – SSD 9494 Response to Submissions (RtS), Ethos Urban 03/02/20 The plans listed in this condition	The project is being constructed in general accordance with the EIS and RtS. The approved plans are the basis of the IFC drawings. There have been no written directions from the Planning Secretary. Two non-compliances against 4 conditions have been identified. These related to the website not having a copy or link to the EIS and RtS, and the Project not obtaining approval of an alternative Environmentally Sustainable Design rating prior to commencement of construction. In all other respects the Project is complying with the consent. On this basis the Auditor is of the opinion that compliance with this condition is being achieved.	C
	(b) in accordance with all written directions of the Planning Secretary;	As above	As above	
	(c) generally in accordance with the EIS and Response to Submissions; and	As above	As above	
	(d) in accordance with the approved plans in the table below:	As above	As above	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																																																																																								
	<table><tr><th colspan="4">Architectural Drawings prepared by <i>Perumal Pedavoli Architects</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>NSQC2-WW-AR-SSDA-00_003</td><td>D</td><td>Site Analysis Plan</td><td>27 February 2020</td></tr><tr><td>NSQC2-WW-AR-SSDA-00_004</td><td>D</td><td>Overall Site Plan</td><td>27 February 2020</td></tr><tr><td>NSQC2-WW-AR-SSDA-00_005</td><td>D</td><td>Street Frontage Plans – Existing and Proposed</td><td>27 February 2020</td></tr><tr><td>NSQC2-WW-AR-SSDA-00_006</td><td>B</td><td>Fencing Plan and Details</td><td>27 February 2020</td></tr><tr><td>NSQC2-WW-AR-SSDA-00_011</td><td>D</td><td>Composite Plan – Level 00</td><td>27 February 2020</td></tr><tr><td>NSQC2-WW-AR-SSDA-00_012</td><td>C</td><td>Composite Plan – Level 01</td><td>27 February 2020</td></tr><tr><td>NSQC2-WW-AR-SSDA-00_013</td><td>C</td><td>Composite Plan – Level 02</td><td>27 February 2020</td></tr><tr><td>NSQC2-WW-AR-SSDA-00_021</td><td>C</td><td>Composite Plan – Roof</td><td>27 February 2020</td></tr><tr><td>NSQC2-WW-AR-DWG-00_031</td><td>C</td><td>GFA Plans & Area Calculations</td><td>27 February 2020</td></tr><tr><td>NSQC2-WW-AR-SSDA-00_101</td><td>C</td><td>Overall Site Elevations – Sheet 01</td><td>27 February 2020</td></tr><tr><td>NSQC2-WW-AR-SSDA-00_102</td><td>C</td><td>Overall Site Elevations – Sheet 02</td><td>27 February 2020</td></tr><tr><td>NSQC2-WW-AR-SSDA-00_201</td><td>D</td><td>Overall Site Sections – Sheet 01</td><td>27 February 2020</td></tr><tr><td>NSQC2-WW-AR-SSDA-00_202</td><td>C</td><td>Overall Site Sections – Sheet 02</td><td>27 February 2020</td></tr><tr><td>NSQC2-WW-AR-SSDA-00_801</td><td>C</td><td>Wall Section – Sheet 01</td><td>27 February 2020</td></tr><tr><td>NSQC2-WW-AR-DWG-00_802</td><td>C</td><td>Wall Section – Sheet 02</td><td>27 February 2020</td></tr><tr><th colspan="4">Landscape Plans prepared by <i>TaylorBrammer</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td colspan="4"></td></tr><tr><td>L01</td><td>B</td><td>Landscape Concept Plan</td><td>04.11.2019</td></tr><tr><td>L02</td><td>B</td><td>Landscape Cross Sections</td><td>04.11.2019</td></tr></table>	Architectural Drawings prepared by <i>Perumal Pedavoli Architects</i>				Dwg No.	Rev	Name of Plan	Date	NSQC2-WW-AR-SSDA-00_003	D	Site Analysis Plan	27 February 2020	NSQC2-WW-AR-SSDA-00_004	D	Overall Site Plan	27 February 2020	NSQC2-WW-AR-SSDA-00_005	D	Street Frontage Plans – Existing and Proposed	27 February 2020	NSQC2-WW-AR-SSDA-00_006	B	Fencing Plan and Details	27 February 2020	NSQC2-WW-AR-SSDA-00_011	D	Composite Plan – Level 00	27 February 2020	NSQC2-WW-AR-SSDA-00_012	C	Composite Plan – Level 01	27 February 2020	NSQC2-WW-AR-SSDA-00_013	C	Composite Plan – Level 02	27 February 2020	NSQC2-WW-AR-SSDA-00_021	C	Composite Plan – Roof	27 February 2020	NSQC2-WW-AR-DWG-00_031	C	GFA Plans & Area Calculations	27 February 2020	NSQC2-WW-AR-SSDA-00_101	C	Overall Site Elevations – Sheet 01	27 February 2020	NSQC2-WW-AR-SSDA-00_102	C	Overall Site Elevations – Sheet 02	27 February 2020	NSQC2-WW-AR-SSDA-00_201	D	Overall Site Sections – Sheet 01	27 February 2020	NSQC2-WW-AR-SSDA-00_202	C	Overall Site Sections – Sheet 02	27 February 2020	NSQC2-WW-AR-SSDA-00_801	C	Wall Section – Sheet 01	27 February 2020	NSQC2-WW-AR-DWG-00_802	C	Wall Section – Sheet 02	27 February 2020	Landscape Plans prepared by <i>TaylorBrammer</i>				Dwg No.	Rev	Name of Plan	Date					L01	B	Landscape Concept Plan	04.11.2019	L02	B	Landscape Cross Sections	04.11.2019			
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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;	Interview with auditees 18/08/20	The Planning Secretary has not made any written directions in relation to any strategy, study, system, plan, program, review, audit, notification, report or correspondence	NT																																																																																								
	(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and	As above	The Planning Secretary has not made any written directions in relation to reports, reviews or audits																																																																																									
	(c) the implementation of any actions or measures contained in any such document referred to in (a) above.	As above	The Planning Secretary has not made any written directions in relation to actions or measures																																																																																									
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	-	Noted. This Audit assess compliance with the conditions of this consent and the most relevant versions of the documents listed. No conflicts identified.	NT																																																																																								

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	recent document prevails to the extent of the inconsistency, ambiguity or conflict.			
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Crown Certificate, Group DLA, 26/06/20 Notice of commencement to DPIE, 26/06/20	The Project commenced construction on 30/06/20	C
School Capacity				
A6	The student population must not exceed 235 until evidence has been submitted to the satisfaction of the Planning Secretary that, either: (a) demonstrate that the Estella Road and Boorooma Street intersection as well as any roads utilised in the distribution of traffic from the development can continue to provide a satisfactory Level of Service (Level of Service C or better) associated with a specified number of students, up to 480. This is to be prepared by a suitably qualified person; or (b) the Estella Road and Boorooma Street intersection must be upgraded to ensure a satisfactory Level of Service (Level of Service C or better) to accommodate the traffic movements associated with a specified number of students, up to 480; or relevant contribution made to Council for the purpose of the intersection upgrade, made in accordance with conditions A7 and A9.	Interview with auditees 18/06/20 Site inspection 18/06/20	The Project is in construction, which commenced on 30/06/20. Roadworks have yet to commence.	NT
A7	In accordance with condition A6(b), in consultation with the relevant road authority, the Applicant is to prepare a design of the upgrade of the existing (single lane each direction) intersection of Estella Road and Boorooma Street to achieve a Level of Service C or better, for the purpose of costing or to provide a proportionate monetary contribution to the design of the intersection where undertaken by Council. The intersection treatment is to be designed in accordance with the Austroads Guide to Road Design to the satisfaction of Council. Evidence of consultation is to be provided to the Planning Secretary.	Interview with auditees 18/06/20 Site inspection 18/06/20	The design is being developed. Consultation has commenced but is not finalised. Roadworks have yet to commence.	NT
A8	The Applicant must engage an independent appropriately qualified person to determine the cost, in consultation with Council, of the construction of the intersection upgrade works detailed in condition A6(b) and designed in condition A7, that will form the basis of a contribution to be paid or co-ordinated by the Applicant, to Council. Evidence of consultation is to be provided to the Planning Secretary.	Interview with auditees 18/06/20 Site inspection 18/06/20	The design is being developed. Consultation has commenced but is not finalised. Roadworks have yet to commence.	NT
A9	(a) The proportion of monetary contribution to be paid by the Applicant to Council for construction of the intersection works required by condition A7, must adequately demonstrate that it is proportionate to the contribution to traffic volumes at the intersection of Estella Road and Boorooma Street, to the satisfaction of the Planning Secretary. Evidence of payment is to be provided to the Planning Secretary.	Interview with auditees 18/06/20 Site inspection 18/06/20	The design is being developed. Contributions are yet to be determined. Roadworks have yet to commence.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(b) Alternatively, the Applicant may, with Council's approval, provide an equivalent value of works in-kind agreed to by Council, excluding works directly associated with the development. Evidence of agreement and payment is to be provided to the Planning Secretary</p> <p><i>Note: Conditions A6 to A9 may be satisfied at any time and must include demonstration of adequate LoS for all modelled traffic scenarios as presented within the EIS and RtS.</i></p>	As above	As above	
Prescribed Conditions				
A10	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>Part 6, Division 8A of the EPAA</p> <p>Site signage 18/08/20</p> <p>Crown Certificate, Group DLA, 29/06/20</p>	<p>Part 6, Division 8A of the EPAA relates to prescribed conditions for:</p> <ul style="list-style-type: none"> - compliance with the BCA (Crown Certificates received) - erection of signs (construction site notice sighted – refer response to CoC C1) - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons (not relevant for construction) - shoring and adjoining properties (no properties are adjoined to the Project). 	C
Planning Secretary as Moderator				
A11	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 18/08/20	The auditees advise that there have been no known disputes.	NT
Evidence of Consultation				
A12	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</p>	<p>Post Approval Consultation Record – WWCC</p> <p>Post Approval Consultation Record – DBYD</p> <p>Post Approval Consultation Record – Origin Energy</p> <p>Post Approval Consultation Record – Riverina Water</p> <p>DOC20/600598 – Letter to Planning Secretary (26/06/20)</p> <p>Email - Wagga Wagga City Council (23/06/20)</p> <p>Email - Certifier (22/06/20)</p> <p>Construction Traffic and Pedestrian Management Plan, State Significant Development 9494 (Main Works), Ason Group, 19/06/20 (CTPMSP)</p>	<p>Consultation is required for the preparation the CTPMSP and the CNVMSP. Evidence was provided that this had occurred and that no outstanding matters exist.</p> <p>Consultation with service providers and Council is also required for works potentially impacting on their assets. Evidence of consultation was provided for these stakeholders. The auditor is not aware of any unresolved issues.</p> <p>Consultation was required with asset owners potentially impacted by the works. These records were available. The auditor is not aware of any unresolved issues.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		New public school in Wagga Wagga, Assessment of construction noise and vibration, Marshall Day, 26/06/20 (CNVMSP)		
	(b) provide details of the consultation undertaken including:	As above	As above	
	(i) the outcome of that consultation, matters resolved and unresolved; and	As above	As above	
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	As above	As above	
Staging				
A13	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).	Interview with auditees 18/08/20	The Project has not been staged.	NT
A14	A Staging Report prepared in accordance with condition A13 must:	Interview with auditees 18/08/20	The Project has not been staged.	NT
	(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);	As above	As above	
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	As above	As above	
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	As above	As above	
A15	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Interview with auditees 18/08/20	The Project has not been staged.	NT
A16	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.	Interview with auditees 18/08/20	The Project has not been staged.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Staging, Combining and Updating Strategies, Plans or Programs				
A17	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);	Interview with auditees 20/08/20 Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP) and sub-plans	The plans and strategies are not staged. Updates may occur following this Audit in accordance with CoC A34 and A35.	NT
	(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	As above	As above	
	(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).	As above	As above	
A18	Any strategy, plan or program prepared in accordance with condition A17, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Interview with auditees 20/08/20 Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP) and sub-plans	The plans and strategies are not staged. Updates may occur following this Audit in accordance with CoC A34 and A35.	NT
A19	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Interview with auditees 20/08/20 Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP) and sub-plans	The plans and strategies are not staged. Updates may occur following this Audit in accordance with CoC A34 and A35.	NT
A20	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Interview with auditees 18/08/20 Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP) and sub-plans	The plans and strategies are not staged. Updates may occur following this Audit in accordance with CoC A34 and A35.	NT
Structural Adequacy				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A21	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District. 	Crown Certificate, Group DLA, 29/06/20	The Certifier has verified compliance with the BCA and issued a Crown Certificate as evidence.	C
External Walls and Cladding				
A22	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Crown Certificate, Group DLA, 29/06/20	The Certifier has verified compliance with the BCA and issued a Crown Certificate as evidence.	C
Design and Construction for Bush Fire				
A23	New construction must comply with Sections 3 and 5 (BAL-12.5) Australian Standard AS3959-2018 <i>Construction of buildings in bushfire-prone areas</i> or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section 7.5 of Planning for Bush Fire Protection 2019.	<p>Interview with auditees 18/08/20</p> <p>Peterson Bushfire assessment 22/10/19</p> <p>Crown Certificate, Group DLA, 29/06/20</p>	The auditees advise that the bushfire assessment is currently being implemented. The Crown Certificate includes verification of various fire protection requirements. Final verification of bushfire compliance by the Certifier will occur following construction as verification includes assessment of as built features.	NT
Applicability of Guidelines				
A24	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The documents referred to elsewhere in this Audit Table	The documents prepared under the consent appear to refer to the standards and guidelines that are applicable to the document to which they relate.	C
A25	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview with auditees 18/08/20	No notices received from Planning Secretary to date	NT
Monitoring and Environmental Audits				
A26	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of</i></p>	<p>Part 9, Div 9.4 of the EPAA</p> <p>Evidence referred to elsewhere in this Audit Table.</p>	<p>The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.) and with records retained.</p> <p>To the Auditors knowledge there has been no environmental monitoring required, or undertaken to date.</p>	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<i>the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>		This Audit has been conducted in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements.	
Access to Information				
A27	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;	https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/n/new-primary-school-in-estella-wagga-wagga.html	The website contains: a)i) the conditions of consent, EIS, RtS and the approved plans.	C
	(ii) all current statutory approvals for the development;	As above	a)ii) the development consent	
	(iii) all approved strategies, plans and programs required under the conditions of this consent;	As above	a)iii) the CEMP and each sub-plan	
	(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;	As above	a)iv) there have been no Compliance Reports or Audit Reports which report on the environmental performance of the project conducted at the time of the audit.	
	(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;	As above	a)v) there are no monitoring requirements under the conditions, or monitoring reports required under the CEMP and sub-plans.	
	(vi) a summary of the current stage and progress of the development;	As above	a)vi) detail on the current works.	
	(vii) contact details to enquire about the development or to make a complaint;	As above	a)vii) contact details	
	(viii) a complaints register, updated monthly;	As above	a)viii) current complaints register	
	(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;	As above	a)ix) NT - this is the first Audit.	
	(x) any other matter required by the Planning Secretary; and	As above	a)x) the auditor is not aware of any additional requirements from the Planning Secretary	
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	As above	b) the information presented is up to date.	
Compliance				
A28	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.	Hansen Yuncken Project Specific Induction Rev 1 April 2020 Site notices sighted 18/08/20	All personnel need to do a project specific induction. The induction covers of the rules and requirements relevant to building the project including: hours, noise and vibration,	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Incident register current to 18/08/20 Site inspection 18/08/20	dust suppression, waste and unexpected finds and so forth. Rules and requirements are also posted around site offices, crib sheds etc. The works were observed to be in accordance with this consent. No incidents have been identified to date.	
Incident Notification, Reporting and Response				
A29	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au 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.	Incident register current to 18/08/20	No incidents have been identified to date	NT
A30	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	Incident register current to 18/08/20	No incidents have been identified to date	NT
Non-Compliance Notification				
A31	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Interview with auditees 18/08/20 Letter to DPIE dated 22/06/20 (sent 23/06/20) Letter DPIE to SINSW 08/09/20	Non-compliance: Construction commenced 30/06/20. On 08/09/20 the Department wrote to SINSW stating that SINSW's request for approval of the Sustainable School Certification Scheme was submitted to the Department on 07/08/20 (which is after the commencement of construction) and is currently under review. On 08/09/20 the Department advised that it granted an extension to the time required to register for Green Star Rating until 25/09/20 (or obtain approval of alternative certification). The non-compliance was not notified / reported as required by CoC A31 and A32.	NC
A32	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Interview with auditees 18/08/20 Letter to DPIE dated 22/06/20 (sent 23/06/20) Letter DPIE to SINSW 08/09/20	Non-compliance: Construction commenced 30/06/20. On 08/09/20 the Department wrote to SINSW stating that SINSW's request for approval of the Sustainable School Certification Scheme was submitted to the Department on 07/08/20 (which is after the commencement of construction) and is currently under review. On 08/09/20 the Department advised that it granted an extension to the time required to register for Green Star Rating until 25/09/20 (or obtain approval of alternative certification). The non-compliance was not notified / reported as required by CoC A31 and A32.	NC

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A33	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Incident register current to 18/08/20	No incidents have been identified to date	NT
Revision of Strategies, Plans and Programs				
A34	Within three months of:	Crown Certificate, Group DLA, 26/06/20 Notice of commencement to DPIE, 26/06/20	The Project commenced construction on 30/06/20. There have been no Compliance Reports required or submitted.	NT
	(a) the submission of a compliance report under condition A36;			
	(b) the submission of an incident report under condition A30;	Incident register current to 18/08/20	No incidents have been identified to date	
	(c) the submission of an Independent Audit under condition A37;	This Audit	This is the first Independent Audit. A review will need to occur 3 months from the submission of the Audit Report.	
	(d) the approval of any modification of the conditions of this consent; or	https://www.planningportal.nsw.gov.au/major-projects/project/10236	There have been no modifications.	
	(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Interview with auditees 18/08/20	There have been no directions from the Planning Secretary.	
A35	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>	Crown Certificate, Group DLA, 26/06/20 Interview with auditees 18/08/20	Construction commenced 30/06/20. There have been no triggering events.	NT
Compliance Reporting				
A36	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Crown Certificate, Group DLA, 26/06/20 Notice of commencement to DPIE, 26/06/20	Compliance Reporting is required for operational phases only. Construction commenced 30/06/20 and is ongoing.	NT
A37	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.	Crown Certificate, Group DLA, 26/06/20 Notice of commencement to DPIE, 26/06/20	Compliance Reporting is required for operational phases only. Construction commenced 30/06/20 and is ongoing.	NT
A38	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Crown Certificate, Group DLA, 26/06/20 Notice of commencement to DPIE, 26/06/20	Compliance Reporting is required for operational phases only. Construction commenced 30/06/20 and is ongoing.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A39	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Crown Certificate, Group DLA, 26/06/20 Notice of commencement to DPIE, 26/06/20	Compliance Reporting is required for operational phases only. Construction commenced 30/06/20 and is ongoing.	NT
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	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.	Notice of commencement to DPIE, 26/06/20 https://eservices.wagga.nsw.gov.au/P1/eTrack/eTrackApplicationDetails.aspx?r=WW.P1.WEBGUEST&f=\$P1.ETR.APPDET.VIW&ApplicationId=DA19%2f0624	Sighted letter dated 26/06/20 to the Planning Secretary notifying intention to commence works on site 30/06/20. To note, site establishment, clearing and earthworks were approved by the Council under Part 4 of the EPAA.	C
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.	Interview with auditees 18/06/20 https://eservices.wagga.nsw.gov.au/P1/eTrack/eTrackApplicationDetails.aspx?r=WW.P1.WEBGUEST&f=\$P1.ETR.APPDET.VIW&ApplicationId=DA19%2f0624	The project is not staged	NT
Certified Drawings				
B3	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.	Structural Design Certificate 25/06/20 Transmittal - Certifier Acceptance (26/06/20)	Sighted structural design certificate dated 25/06/20, approved by a structural engineer from Northrop Consulting Engineers Pty Ltd. Sighted transmittal of certifier acceptance dated 26/06/20.	C
External Walls and Cladding				
B4	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.	DOC20/602283 – Letter to Planning Secretary (26/06/20) Transmittal - Certifier Acceptance (26/06/20)	Sighted general correspondence from the Certifier confirming that Condition B4 has been met dated 26/06/20. Sighted the letter to the Planning Secretary with a copy of the documentation given to the Certifier dated 26/06/20.	C
Protection of Public Infrastructure				
B5	Prior to the commencement of construction, the Applicant must: (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;	Post Approval Consultation Record – WWCC Post Approval Consultation Record – DBYD Post Approval Consultation Record – Origin Energy Post Approval Consultation Record – Riverina Water	Sighted correspondence with the following owner and provider of services affected; <ul style="list-style-type: none">Wagga Wagga City CouncilDial Before You Dig Services including Essential Energy, NSN, Riverina Water, Telstra, Aamet, APA Group	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<ul style="list-style-type: none"> Origin Energy Riverina Water 	
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Dilapidation Report (29/07/20)	Sighted dilapidation report completed by Project Solutions (Job No.20015) completed on 29/07/20.	
	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	DOC20/600598 – Letter to Planning Secretary (26/06/20) Email - Wagga Wagga City Council (23/06/20) Email - Certifier (22/06/20)	Sighted correspondence that the dilapidation report was sent to the identified stakeholders.	
Pre-Construction Dilapidation Report				
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	Dilapidation Report (29/07/20) Email - Wagga Wagga City Council (23/06/20) Email - Certifier (22/06/20)	Sighted Pre-commencement Dilapidation Report. Sighted correspondence that the dilapidation report was sent to Council and the Certifier.	C
Unexpected Contamination Procedure				
B7	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B12 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP) and sub-plans	An Unexpected Finds Protocol – Asbestos and contamination forms part of the CEMP in accordance with this condition.	C
Community Communication Strategy				
B8	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;	Community Communication Strategy New primary school in Estella, Wagga Wagga, June 2020 Email – Planning Secretary (23/06/20)	This information is presented in Section 4 and Section 5	C
	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	As above	This information is presented in Section 6, Section 7, Section 8.4.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	As above	This information is presented in Section 4	
	(d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant;	As above	This information is presented in Section 4, Section 6 and Section 8.5	
	(ii) through which the Applicant will respond to enquiries or feedback from the community; and	As above	This information is presented in Section 8.5	
	(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.	As above	This information is presented in Section 8.5	
	(e) include detail of consultation to occur with residential receivers along Estella Road regarding construction noise.	As above	This information is presented in Section 7	
Ecologically Sustainable Development				
B9	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	Interview with auditees 18/08/20 Letter to DPIE dated 22/06/20 (sent 23/06/20) Letter DPIE to SINSW 08/09/20	Non-compliance: Construction commenced 30/06/20. On 08/09/20 the Department wrote to SINSW stating that SINSW’s request for approval of the Sustainable School Certification Scheme was submitted to the Department on 07/08/20 (which is after the commencement of construction) and is currently under review. On 08/09/20 the Department advised that it granted an extension to the time required to register for Green Star Rating until 25/09/20 (or obtain approval of alternative certification).	NC
	(b) seeking approval from the Planning Secretary for an alternative certification process.	As above	As above	
Outdoor Lighting				
B10	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.	Design Certificate 29/05/20 Email – Certifier 25/06/20	Sighted design certificate. Sighted email demonstrating that the Certifier accepts this condition.	C
Environmental Management Plan Requirements				
B11	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data;	Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP)	The CEMP and sub-plans make up a suite of docs that together address each of the requirements from this condition.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Construction Traffic and Pedestrian Management Plan, State Significant Development 9494 (Main Works), Ason Group, 19/06/20 (CTPMSP)</p> <p>New public school in Wagga Wagga, Assessment of construction noise and vibration, Marshall Day, 26/06/20 (CNVMSP)</p> <p>Biodiversity Management Plan, New Estella Road Public School Wagga Wagga, NGH, April 2020 (BMP)</p>	Baseline data in relation contamination risk and groundwater in Section 4 of the CEMP and Appendix D of the CNVMSP.	
	(b) details of:	As above	Section 3.6.3.	
	(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);		This section describes Hansen Yuncken has developed a procedure ("Legislation Standards and Codes of Practice"), available on HYWAY to identify legal and other requirements that are applicable to the New Wagga Wagga Public School and to ensure the accessibility of the information.	
	(ii) any relevant limits or performance measures and criteria; and	As above	Section 3.4.	
			This section has a list of targets and key performance indicators.	
	(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;	As above	Section 3.4.	
			This section has a list of targets and key performance indicators.	
	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	As above	Mitigation measures are presented in Section 4 of the CEMP, Section 4 of the CTPMSP, Section 6 of the CNVMSP, Section 6 of the BMP.	
	(d) a program to monitor and report on the:	As above	Section 5.3, of the CEMP National Greenhouse & Energy Reporting	
	(i) impacts and environmental performance of the development;		<p>Section 5.1 and 6 of the CTPMSP includes monitoring (inspection based)</p> <p>Section 6.4 of the CNVMSP includes monitoring of performance.</p> <p>Section 8.2 of the BMP monitoring (inspection based).</p>	
	(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	As above	As above	
	(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	As above	Section 5.1 and 5.2 of the CEMP addresses incidents, emergencies and non-conformances.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;	As above	Section 5.2 of the CEMP includes detail on audits and continual improvement.	
	(g) a protocol for managing and reporting any:	As above	Section 5.1 and 5.2 of the CEMP addresses incidents, emergencies and non-conformances.	
	(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);			
	(ii) complaint;	As above	Section 4.18.2 of the CEMP address complaints.	
	(iii) failure to comply with statutory requirements; and	As above	Section 5.1 and 5.2 of the CEMP addresses incidents, emergencies and non-conformances.	
	(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance. <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	As above	Section 5.2 of the CEMP includes detail on audits and continual improvement.	
Construction Environmental Management Plan				
B12	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:	Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP) General correspondence – Certifier (29 June 2020) DOC20/611281 – Letter to Planning Secretary (29 June 2020)	Sighted general correspondence from the Certifier dated 29 June 2020, containing approval for this condition. Sighted letter to Planning Secretary dated 29 June 2020, containing the CEMP and approval from the certifier. Section 3.1 includes hours of work	C
	(a) Details of:			
	(i) hours of work;	As above	Section 3.1 includes 24-hour contact details of the site manager.	
	(ii) 24-hour contact details of site manager;	As above	Section 4.7 addresses air quality	
	(iii) management of dust and odour to protect the amenity of the neighbourhood;	As above	Section 4.8 addresses soil and water	
	(iv) stormwater control and discharge;	As above	Section 4.8 addresses soil and water	
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	As above	Section 4.8 addresses soil and water, Section 4.11 addresses site contamination and groundwater.	
	(vi) groundwater management plan including measures to prevent groundwater contamination;	As above	Section 4.17 addresses lighting	
	(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;	As above		
	(viii) community consultation and complaints handling;	As above	Section 4.18.2 of the CEMP address complaints.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B14);	Construction Traffic and Pedestrian Management Plan, State Significant Development 9494 (Main Works), Ason Group, 19/06/20 (CTPMSP)	Sighted in the CEMP.	
	(c) Construction Noise and Vibration Management Sub-Plan (see condition B15);	New public school in Wagga Wagga, Assessment of construction noise and vibration, Marshall Day, 26/06/20 (CNVMSP)	Sighted in the CEMP.	
	(d) An unexpected finds protocol for contamination and associated communications procedure;	Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP)	Section 4.11 includes an unexpected finds protocol for contamination.	
	(e) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.	As above	Observation: the unexpected finds protocol in Section 4.11 does not properly address the steps required in response to heritage items, rather it reflects contamination.	
B13	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.	DOC20/611281 – Letter to Planning Secretary (29 June 2020) Correspondence from Certifier to TSA, dated, 29/06/2020.	The CEMP was approved by the Certifier and submitted to the Department prior to construction.	C
B14	A 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);	Construction Traffic and Pedestrian Management Plan, State Significant Development 9494 (Main Works), Ason Group, 19/06/20 (CTPMSP)	Sighted the CTPMSP, this has been developed by Ason Group, whom are traffic engineers for the project	C
	(b) be prepared in consultation with Council;	As above	Sighted post approval consultation record with Wagga Wagga Council appended to the CTPMSP.	
	(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	As above	Sections 3 and 4 of the CTPMSP detail mitigation measures and controls in consideration of traffic, cyclists and pedestrians and bus services.	
	(d) detail heavy vehicle routes, access and parking arrangements.	As above	Section 2.4 details heavy vehicle routes. Section 3.4 addresses parking arrangements.	
B15	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert;	New public school in Wagga Wagga, Assessment of construction noise and vibration, Marshall Day, 26/06/20 (CNVMSP)	Sighted the CNVMSP, this has been developed by Marshall Day Acoustics. CVs are included.	C
	(b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);	As above	Sections 4.2, 5.1 and 6 detail the mitigation measures to achieve the NMLs as per the ICNG	
	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	As above	Sections 4.2, 5.1 and 6 detail the mitigation measures to manage high noise	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(d) include strategies that have been developed with the community for managing high noise generating works;	As above	Section 6.2 and Appendix J includes the community consultation	
	(e) describe the community consultation undertaken to develop the strategies in condition B15(d);	As above	Section 6.2 and Appendix J includes the community consultation	
	(f) include detail of intra-day respite periods for construction activities that are identified as annoying;	As above	Section 6.5 addresses intra-day respite	
	(g) implement noise reducing work practices, including regular noise checks of equipment;	As above	Sections 4.2, 5.1 and 6 detail the mitigation measures	
	(h) include a complaints management system that would be implemented for the duration of the construction; and	As above	Section 6.3 deals with complaints	
	(i) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B11(d).	As above	Section 6.4 includes monitoring of performance.	
B16	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;	Construction Traffic and Pedestrian Management Plan, State Significant Development 9494 (Main Works), Ason Group, 19/06/20 (CTPMSP), Appendix A	Driver Code of Conduct is appended to the CTPMSP and includes requirements to minimize impacts. .	C
	(b) minimise conflicts with other road users;	As above	Driver Code of Conduct is appended to the CTPMSP and includes requirements to minimize conflicts	
	(c) minimise road traffic noise; and	As above	Driver Code of Conduct is appended to the CTPMSP and includes requirements to minimize noise.	
	(d) ensure truck drivers use specified routes.	As above	Driver Code of Conduct is appended to the CTPMSP and includes requirements to comply with specific routes	
Soil and Water				
B17	Prior to the commencement of construction, the Applicant must: (a) install erosion and sediment controls on the site to manage wet weather events; and	Design Certificate, 14/04/20 Erosion and Sediment Control Plan (ERSED Plan) Interview with auditees 18/08/20 Council mark up of ERSED plan 2/4/20 Council approval of ERSED plan 6/4/20	The ERSED plan was prepared for the early works package (clearing and bulk earthworks, approved through part 4 DA with Council). The ERSED plan was prepared in consultation with Council. Council provided detailed comments (including sizing of basin and swales) and approved the document. There have been no changes to the project footprint for the SSD. The civil engineers undertook a review of Wagga Wagga City Council's Online Mapping, indicating that the site is not affected by flooding.	C
	(b) divert existing clean surface water around operational areas of the site.	As above	As above	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B18	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4 th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Design Certificate, 14/04/20 Erosion and Sediment Control Plan (ERSED Plan) Interview with auditees 18/08/20 Council mark up of ERSED plan 2/4/20 Council approval of ERSED plan 6/4/20	The ERSED plan was prepared for the early works package (clearing and bulk earthworks, approved through part 4 DA with Council). The ERSED plan was prepared in consultation with Council. Council provided detailed comments (including sizing of basin and swales) and approved the document. There have been no changes to the project footprint for the SSD. The civil engineers undertook a review of Wagga Wagga City Council's Online Mapping, indicating that the site is not affected by flooding.	C
B19	Prior to the commencement of construction, the Applicant 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 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	Design Certificate, 14/04/20 Erosion and Sediment Control Plan (ERSED Plan) Interview with auditees 18/08/20 Council mark up of ERSED plan 2/4/20 Council approval of ERSED plan 6/4/20	The ERSED plan was prepared for the early works package (clearing and bulk earthworks, approved through part 4 DA with Council). The ERSED plan was prepared in consultation with Council. Council provided detailed comments (including sizing of basin and swales) and approved the document. There have been no changes to the project footprint for the SSD. The civil engineers undertook a review of Wagga Wagga City Council's Online Mapping, indicating that the site is not affected by flooding. On this basis it is considered reasonable that the controls for the medium sized events are also appropriate for large events.	C
Operational Noise – Design of Mechanical Plant and Equipment				
B20	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the <i>New Public School in Wagga Wagga Assessment of Noise and Vibration</i> dated 4 November 2019 prepared by Marshall Day Acoustics, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in <i>New Public School in Wagga Wagga Assessment of Noise and Vibration</i> dated 4 November 2019 prepared by Marshall Day Acoustics.	Design Certificate, Response to RFI – Certifier (25 June 2020)	Sighted design certificate dated 18 June 2020. Sighted response to RFI dated 25 June 2020, containing Certifier approval.	C
Aboriginal Heritage				
B21	Prior to the commencement of construction, the Applicant must consult with Registered Aboriginal Parties to determine specific requirements and management measures to be used on site during construction, including protection of any objects or items in perpetuity.	Post Approval Consultation Record 26/05/20	Sighted post approval consultation record where it is noted that a presentation of information about the proposed project was distributed to the following parties; <ul style="list-style-type: none"> Bundyi Aboriginal Cultural Knowledge Wagga Wagga Local Aboriginal Land Council Warrabinya Cultura Heritage and Assessment Group 	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status												
			<ul style="list-style-type: none">YalmambirraJames Ingram													
Biodiversity																
B22	Prior to the commencement of vegetation clearing, the class and number of ecosystem credits in the table below must be retired to offset the residual biodiversity impacts of the development.	DOC20/588436 – Letter to Planning Secretary (18/06/20) Biodiversity Payment – Recipient Created Tax Invoice Notice of commencement to DPIE, 26/06/20 https://eservices.wagga.nsw.gov.au/P1/eTrack/eTrackApplicationDetails.aspx?r=WW.P1.WEBGUEST&f=\$P1.ETR.APPDET.VIW&ApplicationId=DA19%2f0624	Sighted statement confirming payment into the Biodiversity Conservation Fund for an offset obligation.	C												
B23	The requirement to retire credits in condition B22 above may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.	DOC20/588436 – Letter to Planning Secretary (18/06/20) Biodiversity Payment – Recipient Created Tax Invoice Notice of commencement to DPIE, 26/06/20 https://eservices.wagga.nsw.gov.au/P1/eTrack/eTrackApplicationDetails.aspx?r=WW.P1.WEBGUEST&f=\$P1.ETR.APPDET.VIW&ApplicationId=DA19%2f0624	Sighted statement confirming payment into the Biodiversity Conservation Fund for an offset obligation.	C												
B24	Evidence of the retirement of credits or payment to the Biodiversity Conservation Fund in satisfaction of condition B22 must be provided to the Planning Secretary prior to carrying out development that will impact on biodiversity values. <table><tr><td>Any PCT with the</td><td>Number of</td><td>Containing hollow</td><td>In the below IBRA subregions</td></tr><tr><td>below TEC</td><td>Credits</td><td>bearing trees</td><td></td></tr><tr><td>PCT 277 – Blakely’s Red Gum – Yellow Box grassy tall woodland</td><td>15</td><td>Yes</td><td>Lower Slopes, Bogan-Macquarie, Inland Slopes, Lachlan Plains, Murray Fans, Murrumbidgee and Nymagee. or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site</td></tr></table>	Any PCT with the	Number of	Containing hollow	In the below IBRA subregions	below TEC	Credits	bearing trees		PCT 277 – Blakely’s Red Gum – Yellow Box grassy tall woodland	15	Yes	Lower Slopes, Bogan-Macquarie, Inland Slopes, Lachlan Plains, Murray Fans, Murrumbidgee and Nymagee. or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site	DOC20/588436 – Letter to Planning Secretary (18/06/20) Biodiversity Payment – Recipient Created Tax Invoice Notice of commencement to DPIE, 26/06/20 https://eservices.wagga.nsw.gov.au/P1/eTrack/eTrackApplicationDetails.aspx?r=WW.P1.WEBGUEST&f=\$P1.ETR.APPDET.VIW&ApplicationId=DA19%2f0624	Sighted letter to Planning Secretary dated 18/06/20, containing payment information to the Biodiversity Conservation Fund. Sighted Recipient Created Tax Invoice. Construction commenced 30/06/20. Note that the site clearing and bulk earthworks were conducted under an early works DA which was approved by Council and is outside the scope of this audit.	C
Any PCT with the	Number of	Containing hollow	In the below IBRA subregions													
below TEC	Credits	bearing trees														
PCT 277 – Blakely’s Red Gum – Yellow Box grassy tall woodland	15	Yes	Lower Slopes, Bogan-Macquarie, Inland Slopes, Lachlan Plains, Murray Fans, Murrumbidgee and Nymagee. or Any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site													
B25	The Applicant: (a) may elect to retire biodiversity credits in conjunction with the retirement of biodiversity credits for other developments on the site, prior to the	Interview with auditees 18/08/20 DOC20/588436 – Letter to Planning Secretary (18/06/20)	The site clearing and bulk earthworks were conducted under an early works DA which was approved by Council and is outside the scope of this audit. However only one round of credits were retired.	C												

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	commencement of construction of this development, provided it is not inconsistent with condition B24; and	Biodiversity Payment – Recipient Created Tax Invoice https://eservices.wagga.nsw.gov.au/P1/eTrack/eTrackApplicationDetails.aspx?r=WW.P1.WEBGUEST&f=\$P1.ETR.APPDET.VIW&ApplicationId=DA19%2f0624		
	(b) is not required to retire credits for biodiversity impacts that it has already offset under another development consent, pending provision of evidence of the credits that were retired to offset this development.	As above	As above	
Operational Waste Storage and Processing				
B26	Prior to the commencement of construction of the operational waste storage area, 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, the design of the operational waste storage area must be in accordance with Council's standards. Evidence of the design and Council endorsement (where relevant) must be provided to the Certifier.	Interview with auditees 18/08/20 Waste processing area standard review, 29/06/20 Correspondence from HY to Certifier 29/06/20	The construction of the operational waste storage area has not commenced. Council will not be engaged to provide operational waste services. A review was undertaken of Council's design requirements and confirmed as being complaint. This information was provided to the Certifier.	C
Roadworks and Access				
B27	Prior to the commencement of construction of any roadworks, the Applicant is to finalise designs of the channelised right turn into the development and the detailed design of kerb and gutter directly associated with the development to ensure safety of pedestrians and vehicles and restrict drop-off/pick-up on the southern side of Estella Road, in consultation with the Planning Secretary and relevant roads authority. The design is to be in accordance with relevant Austroads Guide to Road Design and relevant Roads and Maritime Services Supplement to Austroads Guide to Road Design to the satisfaction of the relevant roads authority.	Interview with auditees 18/08/20 Site inspection 18/08/20	Roadworks have yet to commence.	NT
B28	Prior to the commencement of construction of any roadworks associated with the development, the Applicant is to finalise the design of the operational access to the site, the drop-off/pick-up zone and the school bus bay to ensure sufficient vehicle storage and to minimise traffic impacts upon the road network as well as pedestrian and vehicle safety, in consultation with the Planning Secretary and relevant roads authority. The design is to be in accordance with relevant Austroads Guide to Road Design and relevant Roads and Maritime Services Supplement to Austroads Guide to Road Design to the satisfaction of the relevant roads authority.	Interview with auditees 18/08/20 Site inspection 18/08/20	Roadworks have yet to commence.	NT
Car Parking and Service Construction Parking				
B29	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Site inspection 18/08/20 Design Certificate	Project parking is identified as being on site in the CTPMSP. Sighted the project site. Short term temporary parking is on Charles Sturt University parking. All heavy vehicles are	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Construction Traffic and Pedestrian Management Plan, State Significant Development 9494 (Main Works), Ason Group, 19/06/20 (CTPMSP) Site Layout Plan 01/10/19 Email correspondence Charles Sturt University to HY 18/06/20	based on site. Charles Sturt University provided written evidence of approval on the day of the audit. No parking was observed on public streets or parking facilities. Signage was observed directing project personnel to not park on Estella Road (the only frontage on public street).	
B30	Prior to the commencement of construction, compliance with the following requirements must be submitted to the Certifier: (a) during both construction and operation, all vehicles must enter and leave the Site in a forward direction;	Construction Traffic and Pedestrian Management Plan, State Significant Development 9494 (Main Works), Ason Group, 19/06/20 (CTPMSP) Certifier acceptance, 25/06/20 Site Layout Plan 01/10/19 Design Certificate, Northrop, 20/05/20	The CTPMSP Appendix C identifies forward entry and exit for construction. This is also showing the operational layout. Evidence of Certifier acceptance provided.	C
	(b) a minimum of 22 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;	As above	The CTPMSP Appendix C identifies 22 parking spaces for construction. This is also showing the operational layout.	
	(c) 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, must be in accordance with the latest version of AS 2890.2; and	As above	The CTPMSP identifies forward entry and exit for construction.	
	(d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed for both construction and operation.	As above	The CTPMSP identifies vehicle and pedestrian access for construction. There are no adjoining properties other than a playing oval.	
PART C DURING CONSTRUCTION				
Site Notice				
C1	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;	Site inspection 18/08/20 included sighting the notice.	The site notice was sighted in a prominent position and with the relevant info.	C
	(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;	As above	The site notice was sighted with the correct size and font size.	
	(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	As above	The site notice was sighted and is weatherproof and durable.	
	(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone	As above	The site notice was sighted with relevant information	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and			
	(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	As above	The site notice was sighted in a prominent position. Unauthorized entry signage also sighted.	
Operation of Plant and Equipment				
C2	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.	BIM 360 Field and Who’s on Location online tool for site personnel BIM 360 Field Plant safety verification for 300T crane	People coming onto the project do a generic online induction. Upon arrival they are required to do the project specific induction. This covers the specific requirements on the job. Tickets and certificates and signed induction are recorded on the who’s on location system. The system allows personnel to confirm whether a person is ticketed / permitted to operate plant. The person is issued a pass to tag into site. Plant safety verification process. Includes maintenance, risk assessment check, registration, operator competency check,	C
Demolition				
C3	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person.	Site inspection 18/08/20	No demolition has been required.	NT
Construction Hours				
C4	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	New public school in Wagga Wagga, Assessment of construction noise and vibration, Marshall Day, 26/06/20 (CNVMSP) Site inspection 18/08/20 Interview with auditees 18/08/20 Complaints register current 18/08/20 Hansen Yuncken Project Specific Induction Rev 1 April 2020 Site notices sighted 18/08/20	The hours are communicated to site personnel through the CNVMSP, induction process, Tool Box Talk (TBT), site signage. No complaints received. Site personnel advise no OOHV.	C
	(b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	As above	As above	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C5	Construction activities may be undertaken outside of the hours in condition C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	New public school in Wagga Wagga, Assessment of construction noise and vibration, Marshall Day, 26/06/20 (CNVMSP) Site inspection 18/08/20 Interview with auditees 18/08/20 Complaints register current 18/08/20 Hansen Yuncken Project Specific Induction Rev 1 April 2020 Site notices sighted 18/08/20	The hours are communicated to site personnel through the CNVMSP, induction process, TBT, site signage. No complaints received. Site personnel advise no OOHWS.	NT
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	As above	As above	NT
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Site inspection 18/08/20 Interview with auditees 18/08/20 Complaints register current 18/08/20 As above As above	None of these construction activities are required for the works. Screw piles only. As above As above	NT
Implementation of Management Plans				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Evidence referred to elsewhere in this Audit Table Refer Appendix B	The evidence sighted demonstrates that the CEMP and Sub-plans are being effectively implemented.	C
Construction Traffic				
C9	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 18/08/20 Construction Traffic and Pedestrian Management Plan, State Significant Development 9494 (Main Works), Ason Group, 19/06/20 (CTPMSP) Site Layout Plan 01/10/19 Email correspondence Charles Sturt University to HY 18/06/20	Project parking is identified as being on site in the CTPMSP. Sighted the project site. Short term temporary parking is on Charles Sturt University parking. All heavy vehicles are based on site. Charles Sturt University provided written evidence of approval on the day of the audit. No parking was observed on public streets or parking facilities. Signage was observed directing project personnel to not park on Estella Road (the only frontage on public street). No issues with access and stopping observed.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Hoarding Requirements				
C10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and	Site inspection 18/08/20 Fortnightly Inspection checklist template	No hoarding required. Site fencing was observed to be free of graffiti and advertising. The fortnightly inspection checklist includes a check of boundary fencing. 8 fortnightly inspections conducted to date.	C
	(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.	As above	As above	
No Obstruction of Public Way				
C11	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 18/08/20	No issues observed. The works did not extend onto the public way.	C
Construction Noise Limits				
C12	The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (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.	New public school in Wagga Wagga, Assessment of construction noise and vibration, Marshall Day, 26/06/20 (CNVMSP) BIM 360 Field and Who's on Location online tool for site personnel BIM 360 Field Plant safety verification for 300T crane Site notices sighted 18/08/20	Based on the works being undertaken and proximity to receivers the potential for noise impacts exists but is not extreme. Regardless the project appeared to be implementing the mitigation measures from the CNVMSP including training, adherence to hours, maintenance of plant and equipment. These align with the measures from the ICNG.	C
C13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	New public school in Wagga Wagga, Assessment of construction noise and vibration, Marshall Day, 26/06/20 (CNVMSP) Site inspection 18/08/20 Interview with auditees 18/08/20 Complaints register current 18/08/20 Hansen Yuncken Project Specific Induction Rev 1 April 2020 Site notices sighted 18/08/20	The hours are communicated to site personnel through the CNVMSP, induction process, TBT, site signage. No complaints received. Site personnel advise no OOHW.	C
C14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers'	New public school in Wagga Wagga, Assessment of construction noise and vibration, Marshall Day, 26/06/20 (CNVMSP)	Observation: It was observed on site that there were multiple pieces of mobile plant in operation. Tonal beepers (not quackers) were observed on 1 x piece of	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Complaints register current 18/08/20 Plant maintenance check – BIM 360 field. Site notices sighted 18/08/20 Site inspection	plant on the day of the inspection (out of more than 1 x dozen mobile plant and heavy vehicles). There have been no complaints received to date and, therefore, noise impacts on the surrounding receivers may be considered minimal.	
Vibration Criteria				
C15	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Site inspection 18/08/20 New public school in Wagga Wagga, Assessment of construction noise and vibration, Marshall Day, 26/06/20 (CNVMSP) Interview with auditees 18/08/20	The Project site is not within safe work distances for residences or structures. There were no vibration intensive works undertaken during the audit period.	NT
		As above	As above	
C16	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C15.	Site inspection 18/08/20 New public school in Wagga Wagga, Assessment of construction noise and vibration, Marshall Day, 26/06/20 (CNVMSP) Interview with auditees 18/08/20	The Project site is not within safe work distances for residences or structures. There were no vibration intensive works undertaken during the audit period.	NT
C17	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B15 of this consent.	New public school in Wagga Wagga, Assessment of construction noise and vibration, Marshall Day, 26/06/20 (CNVMSP)	The CNVMSP does not currently consider exceedances of the criteria. Refer response to CoC C16 and C17.	NT
Tree Protection				
C18	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 that are not approved for removal must be suitably protected during construction as per the recommendations of the [insert relevant report] ; and	Site inspection 18/08/20 Interview with auditees 18/08/20 As above Council email 09/04/20 re site inspection Site inspection 18/08/20	No street trees have been trimmed or removed. No street trees are immediately adjacent the The Arborist Reports identify each of the trees to be removed and retained and the measures to protect those trees to be retained.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Arborist Report, Wade Ryan consulting, dated 7/4/20	<p>Council inspected the 09/04/20 which included an inspection of tree protection on site. Council commented on the good condition of the site.</p> <p>Tree Protection Zones (TPZ) around trees to be retained were observed on site. No materials were observed within the TPZs.</p> <p>Observation: There is a typographical error in this condition as issued by the Department. The relevant report is not referenced as intended.</p>	
	(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	<p>Site inspection 18/08/20</p> <p>Interview with auditees 18/08/20</p>	<p>TPZs around trees to be retained were observed on site. No materials were observed within the TPZs.</p> <p>The auditees advise that they have yet to need to enter TPZs.</p>	
Air Quality				
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Subcontractor Scope of Works, Civil, March 2020</p> <p>Water cart induction 25/5/20</p> <p>Site inspection 18/08/20</p>	<p>A water cart is available on call as needed.</p> <p>Section 2.2 of the subcontractor scope of works requires the earthworks contractor to manage roads clean and keep clean.</p> <p>Hoses available on site</p>	C
C20	During construction, the Applicant must ensure that:	Site inspection 18/08/20	Long term stockpiles at the rear of the site are sealed	C
	(a) exposed surfaces and stockpiles are suppressed by regular watering;		Due to regular rain, there has not been a need for watering.	
	(b) all trucks entering or leaving the site with loads have their loads covered;	<p>Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP)</p> <p>Construction Traffic and Pedestrian Management Plan, State Significant Development 9494 (Main Works), Ason Group, 19/06/20 (CTPMSP)</p> <p>Driver code of conduct (within CTPMSP)</p>	The Project has shown that this is communicated to the workforce.	
	(c) trucks associated with the development do not track dirt onto the public road network;	<p>Site inspection 18/08/20</p> <p>Subcontractor Scope of Works, Civil, March 2020</p>	<p>Section 2.2 of the cope of works requires the earthworks contractor to manage roads clean and keep clean.</p> <p>Street sweeper available on call as needed.</p>	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Observation: A small amount of material was observed from the Project access on the day of the inspection.	
	(d) public roads used by these trucks are kept clean; and	As above	As above.	
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site inspection 18/08/20 Zoic DGB import approval, 21/07/20 Import material register, current to 17/08/20 Sand backfill test report 30/01/20, Hanson DGB20 test report 25/02/20, supermix quarries 10mm concrete blend test report 24/03/20, Hanson	Material import register shows that the trafficable parts of the site and permanent beds for stabilization and foundation works., The contaminated site auditor has reviewed all incoming material test reports and has approved its import. The site is being stabilized where possible. That being said there are significant exposed surfaces.	
Erosion and Sediment Control				
C21	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4 th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	Civil site works plan, Northrop, 21/07/20 Design Certificate, 14/04/20 Erosion and Sediment Control Plan (ERSED Plan) Site inspection 18/08/20	The site ERSED plan was observed as being implemented on site. Passive design of the ERSED controls means that there is no discharging required. The connection of the site stormwater is pending. Approval will be obtained prior.	C
Imported Soil				
C22	The Applicant must:	Site inspection 18/08/20 Zoic import approval, 21/07/20 Import material register, current to 17/08/20 Sand backfill test report 30/01/20, Hanson DGB20 test report 25/02/20, supermix quarries 10mm concrete blend test report 24/03/20, Hanson	No soil has been imported to site. The project is currently designed to achieve a balance cut to fill.	C
	(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;		Quarried rock and sand has been imported. Material import register shows that the trafficable parts of the site and permanent beds for stabilization and foundation works. All material has been sourced from quarries and is virgin material.	
	(b) keep accurate records of the volume and type of fill to be used; and	As above	The contaminated site auditor has reviewed all incoming material test reports and has approved its import.	
	(c) make these records available to the Certifier upon request.	Interview with auditees 18/08/20	The material import register identified date, supplier, docket no, product (i.e. DGB, 10mm, sand), the quantity and cumulative total. 622 t has been received to date.	
			The certifier has not requested to see the records.	
Disposal of Seepage and Stormwater				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal 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.	Civil site works plan, Northrop, 21/07/20 Erosion and Sediment Control Plan (ERSED Plan) Site inspection 18/08/20	The site ERSED plan was observed as being implemented on site. Passive design of the ERSED controls means that there is no discharging required. The connection of the site stormwater is pending. Approval will be obtained prior.	NT
Emergency Management				
C24	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	Hansen Yuncken Project Specific Induction Rev 1 April 2020	Project emergency response information is included, including evacuation and assembly points.	C
Stormwater Management System				
C25	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:	Design certificate, Northrop 23/06/20	The design certificate demonstrates that the design of stormwater was prepared by a suitably qualified and experienced person, within 3 months of commencing of construction.	C
	(a) be designed by a suitably qualified and experienced person(s);			
	(b) be generally in accordance with the conceptual design in the EIS;	Civil site works plan, Northrop, 21/07/20 Stormwater Management Report, New Public School in Wagga Wagga, Northrop 18/10/19	The design is consistent with the conceptual design in the EIS Stormwater management report.	
	(c) be in accordance with applicable Australian Standards; and	Design certificate, Northrop 23/06/20	The design certificate demonstrates that the design of stormwater is consistent with AS NZS 3500.	
	(d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines;	Design certificate, Northrop 23/06/20	The design certificate demonstrates that the design is in accordance with these specifications.	
Unexpected Finds Protocol – Aboriginal Heritage				
C26	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 EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP) and sub-plans Hansen Yuncken Project Specific Induction Rev 1 April 2020 Site notices sighted 18/08/20 Interview with auditees 18/08/20	The requirement to report unexpected finds is communicated to the workforce. No unexpected finds to date	NT
Unexpected Finds Protocol – Historic Heritage				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C27	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP) and sub-plans Hansen Yuncken Project Specific Induction Rev 1 April 2020 Site notices sighted 18/08/20 Interview with auditees 18/08/20	The requirement to report unexpected finds is communicated to the workforce. No unexpected finds to date	NT
Waste Storage and Processing				
C28	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 18/08/20	Sighted skip bin locations and skip bins marked with designated waste types. No issues with waste across the site or off site observed.	C
C29	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Wagga Wagga Council waste management facility docket 04/08/20, 03/08/20, 20/07/20	Waste to date has been pre-classified as General Solid Waste (GSW) non-putrescible under the Waste Classification Guidelines.	C
C30	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 18/08/20	There is a small concrete washout basin in the middle of the site. This is used to enable concrete to be placed and cured. Once cured the concrete is placed in a specific concrete skip bin and then disposed of off-site as GSW via SUEZ.	C
C31	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.	Wagga Wagga Council waste management facility docket 04/08/20, 03/08/20, 20/07/20 EPL 6671 SUEZ waste register current to 30/07/20	The waste dockets are being tracked to identify waste types and volumes and waste disposal destination. All waste to date has been sent to Wagga Wagga Council waste facility (EPL 6671). The facility is lawfully permitted to receive the waste type. The SUEZ waste register includes volumes for each type of material collected, along with relevant docket numbers.	C
C32	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.	Interview with auditees 18/08/20 Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP) and sub-plans Preliminary contamination investigation Proposed public school at Lot 1 DP1253855, Estella Road Estella NSW 2650, Envirowest, 06/08/18	There were no hazardous materials identified in the assessment phase for the project. The requirement to report unexpected finds is communicated to the workforce. No unexpected finds to date	NT
Outdoor Lighting				
C33	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site inspection 18/08/20 Complaints register current 18/08/20	No lights remain on overnight. No complaints received.	NT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Independent Environmental Audit				
C34	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the or commencement of an Independent Audit.	Letter – Planning Secretary (06/06/20)	Sighted letter from Planning Secretary dated 06 July 2020, approving the independent auditors.	C
C35	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date or timing upon which the audit must be commenced.	Interview with auditees 18/08/20	There have been no alternate times communicated from the Secretary.	NT
C36	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This Audit	This Audit has been conducted in accordance with the Independent Audit Post Approval Requirements	C
C37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant/Proponent must:	-	These actions occur following completion of this Audit.	NT
	(a) review and respond to each Independent Audit Report prepared under condition C34 of this consent, or condition C35 where notice is given;			
	(b) submit the response to the Planning Secretary; and	As above	As above	
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	As above	As above	
C38	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.	-	These actions occur following completion of this Audit.	NT
C39	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.	Site inspection 18/08/20	The Project is in construction	NT
PART D PRIOR TO COMMENCEMENT OF OPERATION – NOT TRIGGERED – THE PROJECT IS IN CONSTRUCTION				
Notification of Occupation				
D1	At least 48 hours before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
External Walls and Cladding				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			
D3	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.			
Post-construction Dilapidation Report				
D4	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:			
	(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;			
	(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:			
	(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and			
	(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.			
	(c) to be forwarded to Council.			
Protection of Public Infrastructure				
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:			
	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and			
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.			
	Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by D5 of this consent.			
Protection of Property				
D6	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Utilities and Services				
D7	<p>Prior to commencement of operation, a compliance certificates in relation to water, sewer or any drainage works under the section 307 of the <i>Water Management Act 2000</i> must be obtained from Council and submitted to the Certifier.</p> <p>Note 1: 'Water management work' is defined in s283 of the Water Management Act to mean a 'water supply work', 'drainage work', 'sewage work' or 'flood work'. These terms are defined in that Act.</p> <p>Note 2: Riverina Water is responsible for issuing compliance certificates and imposing requirements relating to water supply works for development in the Council's area. An application for a compliance certificate must be made with Riverina Water. Additional fees and charges may be incurred by the proposed development. A copy of such a compliance certificate is required prior to release of Subdivision Certificate.</p> <p>Note 3: Under s306 of the Water Management Act 2000, Riverina Water or the Council, as the case requires, may, as a precondition to the issuing of a compliance certificate, impose a requirement that a payment is made or works are carried out, or both, towards the provision of water supply, sewerage, drainage or flood works.</p> <p>Note 4: Sewer base charge is \$101,375 (based on 500 people) $0.05 \times \\$4,055 \times 500$</p> <p>Sewer base charge is \$47,646.25 (based on 235 people) $0.05 \times \\$4,055 \times 235$</p> <p>Note 5: Stormwater base charge is \$28,573.65 (based on $7,500/800 \times 1/0.74 \times 2256$ (1 ET rate for Estella)</p>			
Works as Executed Plans				
D8	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.			
Roadwork upgrades				
D9	Prior to the commencement of operation, the Applicant is to ensure that both the channelised right turn into the development and appropriate kerb and gutter directly associated with the development, as required under condition B27, have been installed to the satisfaction of the relevant roads authority.			
D10	Prior to the commencement of operation, the Applicant is to ensure that the site access, drop-off/pick-up zone and bus bays, as required under condition B28 have been completed to the satisfaction of the relevant roads authority.			
D11	Prior to the commencement of operation, the Applicant must submit design plans to the satisfaction of the Certifier which demonstrates that the proposed internal roads comply with section 4.2.7 of <i>Planning for Bush Fire Protection 2019</i> , or relevant updated version.			
Green Travel Plan				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D12	Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:			
	(a) be prepared by a suitably qualified traffic consultant in consultation with Council;			
	(b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;			
	(c) include specific tools and actions to help achieve the objectives and mode share targets;			
	(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and			
	(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.			
Operational Transport and Access Management Plan (OTAMP)				
D13	<p>Prior to the commencement of operation, an OTAMP is to be prepared by a suitably qualified person, in consultation with Council, Transport for NSW and TfNSW(RMS), and submitted to the satisfaction of the Planning Secretary. The OTAMP must address the following:</p> <p>detailed pedestrian analysis including the identification of safe route options – to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;</p> <p>the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</p> <p>the location and operational management procedures monitoring the drop-off and pick-up parking located within Estella Road, including staff management/traffic controller arrangements. This is to include a detailed procedure of the ongoing monitoring of the drop-off/pick-up zone throughout the first twelve months of operation in addition to measures that will be implemented to ensure the area is appropriately utilised and functioning;</p> <p>a detailed monitoring program to monitor queuing along Estella Drive associated with the entry and/or exit to the drop-off/pick-up zone. This is to include details of consultation requirements with Council;</p> <p>a detailed monitoring program to monitor the Level of Service of the Estella Road/Pine Gully Road intersection and include detail of management and</p>			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>mitigative actions to ensure an acceptable Level of Service is maintained. This is to include details of consultation requirements with Council;</p> <p>the location and operational management procedures for the drop-off and pick-up of students by buses and coaches for excursions and sporting activities along Estella Road, including staff management/traffic controller arrangements;</p> <p>operational management procedures and details of a monitoring program for the avoidance of drop-off and pick-up of students at informal locations along the southern side of Estella Road and along Gunn Drive;</p> <p>delivery and services vehicle and bus access and management arrangements;</p> <p>management of approved access arrangements;</p> <p>potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing pick-up and drop-off area on Estella Road;</p> <p>car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>a monitoring and review program.</p>			
Evacuation and Emergency Planning				
D14	<p>Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with <i>Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i> December 2014.</p>			
School Zones				
D15	<p>Prior to the commencement of operation, the Applicant is to establish a School Zone and appropriate crossing facility across Estella Road in accordance with the adopted School Zone Guidelines, to the satisfaction of the relevant roads authority in accordance with relevant design standards and warrants as endorsed by TfNSW(RMS).</p>			
D16	<p>Prior to the commencement of operation, the Applicant is to establish a refuge island on Gunn Drive that meets the relevant codes and design parameters of TfNSW(RMS), within the School Zone, to the satisfaction of the relevant roads authority, that improves lane delineation and facilitates pedestrian passage across of Gunn Drive.</p>			
D17	<p>Prior to the commencement of operation, all required School Zone signage, speed limit signage and associated pavement markings along Estella Road and Gunn Drive must be installed, inspected by TfNSW(RMS) and handed over to TfNSW(RMS).</p>			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.			
D18	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.			
Drop off/pick-up zone				
D19	Following completion of the first twelve months of operation, the Applicant is to consult with Council in relation to the results of the monitoring of the drop-off/pick-up zone along Estella Road, as required by condition D13(c). Where queuing along Estella Road outside of the drop-off/pick-up zone has been identified, the Applicant is to work with Council to implement measures to reduce queuing and improve traffic flows along Estella Road.			
Monitoring of active transport corridors				
D20	Within the first year of operations, an Active Transport Monitoring Program is to be developed and implemented by a suitably qualified person, in consultation with Council, TfNSW and TfNSW (RMS). The Active Transport Monitoring Program is to measure the number of bicycle and pedestrian trips to and from the school from areas to the west and east of Estella Road. The monitoring plan is to:			
	(a) undertake counts during both AM and PM of bicycle and pedestrian movements accessing the school by crossing Pine Gully Road or Boorooma Street;			
	(b) include monitoring data for every school day for at least one week within each term of the year for the first three (3) years of operation;			
	(c) provide mapped locations of where crossings are occurring along Pine Gully Road and along Boorooma Street; and			
	(d) at the conclusion of each school year monitored, review the data in consultation with the relevant road authority and install appropriate traffic safety measures are in place are met to construct crossing infrastructure on Pine Gully Road and/or Boorooma Street.			
Mechanical Ventilation				
D21	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:			
	(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and			
	(b) any dispensation granted by Fire and Rescue NSW.			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Operational Noise – Design of Mechanical Plant and Equipment				
D22	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the <i>New Public School in Wagga Wagga Assessment of Noise and Vibration</i> dated 4 November 2019 prepared by Marshall Day Acoustics have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.			
Car Parking Arrangements				
D23	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that construction works associated with the proposed 22 car parking spaces, have been completed and that the car parking facility is operational.			
Bicycle Parking and End-of-Trip Facilities				
D24	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:			
	(a) the provision of a minimum 40 staff and visitor/student bicycle parking spaces;			
	(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;			
	(c) the provision of end-of-trip facilities for staff;			
	(d) appropriate pedestrian and cyclist advisory signs are to be provided; and			
	(e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			
Road Damage				
D25	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.			
Fire Safety Certification				
D26	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			
Structural Inspection Certificate				
D27	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>			
Compliance with Food Code				
D28	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified person, certifying that the canteen has been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the satisfaction of the Certifier.			
Stormwater Quality Management Plan				
D29	<p>Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <p>(a) maintenance schedule of all stormwater quality treatment devices;</p> <p>(b) record and reporting details;</p> <p>(c) relevant contact information; and</p> <p>(d) Work Health and Safety requirements.</p>			
Warm Water Systems and Cooling Systems				
D30	The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 <i>Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Outdoor Lighting				
D31	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and			
	(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			
Signage				
D32	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.			
D33	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.			
Operational Waste Management Plan				
D34	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development;			
	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);			
	(c) detail the materials to be reused or recycled, either on or off site; and			
	(d) include the Management and Mitigation Measures included in EIS.			
Landscaping				
D35	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The plan must: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(b) be consistent with the Applicant's Management and Mitigation Measures within Appendix D – Landscape Report titled <i>New Public School in Wagga Wagga</i> prepared by Taylor Brammer dated 4 November 2019.			
D36	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.			
Asset Protection Zones				
D37	Prior to the commencement of operation, the entire property must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 4 of the <i>Planning for Bush Fire Protection 2019</i> and the NSW RFS document Standards for asset protection zones.			
PART E POST OCCUPATION				
Out of Hours Event Management Plan				
E1	Prior to the commencement of the first out of hours events (school use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) and submit it to the Council and Planning Secretary in consultation with Council. The plan must include the following:			
	(a) the number of attendees, time and duration;			
	(b) arrival and departure times and modes of transport;			
	(c) where relevant, a schedule of all annual events;			
	(d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);			
	(e) details of the use of the school, where applicable, restricting use before 8am and after 10pm;			
	(f) measures to minimise localised traffic and parking impacts; and			
	(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.			
E3	Prior to the commencement of out of hours events (community use) run by the external parties that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary. The plan must include the following:			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(a) the number of attendees, time and duration;			
	(b) arrival and departure times and modes of transport;			
	(c) where relevant, a schedule of all annual events;			
	(d) demonstrate measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);			
	(e) details of the use of the school, where applicable, restricting use before 8am and after 10pm;			
	(f) measures to minimise localised traffic and parking impacts; and			
	(g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan.			
E4	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified community event or use.			
Operation of Plant and Equipment				
E5	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			
Warm Water Systems and Cooling Systems				
E6	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			
Community Communication Strategy				
E7	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.			
Operational Transport and Access Management Plan (OTAMP)				
E8	The OTAMP(s) approved under condition D13 as revised from time to time) must be implemented by the Applicant for the life of the development.			
Operational Noise Limits				

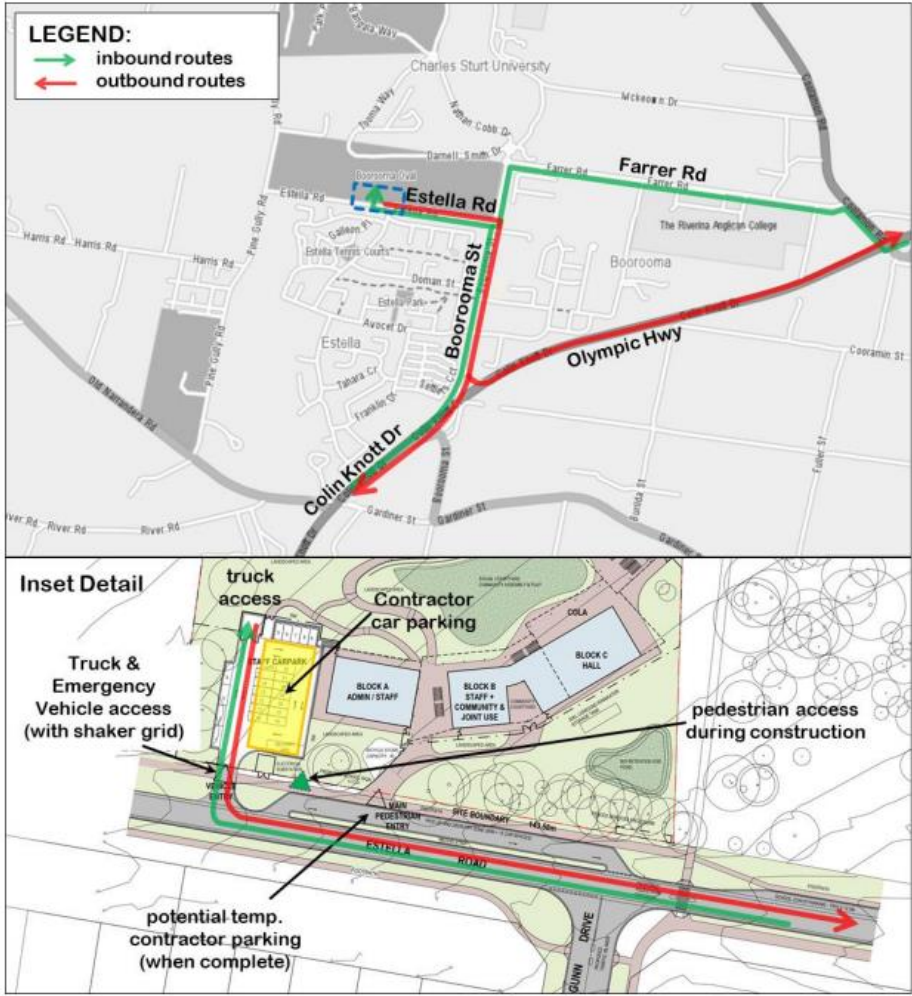
Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E9	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in <i>New Public School in Wagga Wagga Assessment of Noise and Vibration</i> dated 4 November 2019 prepared by Marshall Day.			
E10	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of the development to verify that operational noise levels of the proposal do not exceed the recommended noise levels for operations (both of mechanical plant and general operations) identified in <i>New Public School in Wagga Wagga Assessment of Noise and Vibration</i> dated 4 November 2019 prepared by Marshall Day Acoustics. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.			
Unobstructed Driveways and Parking Areas				
E11	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			
Green Travel Plan				
E12	The Green Travel Plan required by condition D12 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.			
Ecologically Sustainable Development				
E13	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.			
Outdoor Lighting				
E14	Notwithstanding condition D31, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must			

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			
Landscaping				
E15	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D35 for the duration of occupation of the development.			
Asset Protection Zones				
E16	The asset protection zones required by condition D37 shall be maintained for the duration of occupation of the development.			

APPENDIX B – CEMP & SUB-PLAN MITIGATION MEASURES

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
CEMP Section 4.7.2 Air Quality and Dust Control				
CEMP Section 4.7.2 - 1	Construction vehicles and equipment to be suitably serviced prior to commencement of construction activities and all necessary maintenance to be undertaken during the construction period to meet EPA air quality requirements.	BIM 360 Field and Who's on Location online tool for site personnel BIM 360 Field Plant safety verification system	The BIM 360 verification system requires that plant is checked prior to commencement. The verification checklist includes check on operator manual, logbook and maintenance (including check that the plant is within its maintenance period), risk assessment, operator and training competence, compliance ID, lights and beepers).	C
CEMP Section 4.7.2 - 2	All construction machinery will be turned off when not in use to minimise emissions where possible.	Site notice observed 18/08/20	A TBT notice has been posted communicating this to the workforce.	C
CEMP Section 4.7.2 - 3	Any stockpiled spoil/fill will be protected to minimise dust generation to avoid sediment moving offsite.	Site inspection 18/08/20	The topsoil stockpile has been sealed to prevent dust. Its position prevents migration of sediment off site. The temporary soil stockpile, whilst not sealed is scheduled for reuse in two weeks. It is protected to prevent release of sediment off site. There are no receivers immediately near the site.	C
CEMP Section 4.8.2 Soil, Erosion and Water Quality				
CEMP Section 4.8.2 - 1	Construction is to be undertaken in accordance with the Erosion and Sediment Control Plan.	Civil site works plan, Northrop, 21/07/20 Design Certificate, 14/04/20 Erosion and Sediment Control Plan (ERSED Plan) Site inspection 18/08/20	The site ERSED plan was observed as being implemented on site. Passive design of the ERSED controls means that there is no discharging required. The connection of the site stormwater is pending. Approval will be obtained prior.	C
CEMP Section 4.8.2 - 2	All fuels and other hazardous liquids shall be stored at designated construction compounds	Site inspection 18/08/20	There are no fuels and chemicals stored on site. A designated, bunded, store is available for use if needed.	C
CEMP Section 4.8.2 - 3	An emergency spill kit shall be kept at the construction compound.	Site inspection 18/08/20	Sighted the spill kit and sign	C
CEMP Section 4.10.2 Terrestrial Flora and Fauna				
CEMP Section 4.10.2 - 1	Exclusion zones to be established around trees that are to be retained.	Council email 09/04/20 re site inspection Site inspection 18/08/20	The Arborist Reports identify each of the trees to be removed and retained and the measures to protect those trees to be retained.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Arborist Report, Wade Ryan consulting, dated 7/4/20	Council inspected the 09/04/20 which included an inspection of tree protection on site. Council commented on the good condition of the site. Tree Protection Zones around trees to be retained were observed on site. No materials were observed within the Tree Protection Zones.	
CEMP Section 4.10.2 – 2	No vegetation removal or modification is to occur beyond the proposed works areas shown on the plans.	Site inspection 18/08/20	The Project is confined by site fencing. The auditor did not identify any vegetation removal. Tree Protection Zones around trees to be retained were observed on site. No materials were observed within the Tree Protection Zones.	C
CEMP Section 4.12.7 Waste Management				
CEMP Section 4.12.7 – 1	Accurate written records are to be kept such as: <ul style="list-style-type: none"> Who transported the waste (company name, ABN, vehicle registration and driver details, date and time of transport, description of waste). Copies of waste dockets/receipts for the waste facility (date and time of delivery, name and address of the facility, it's ABN, contact person). 	Wagga Wagga Council waste management facility docket 04/08/20, 03/08/20, 20/07/20 EPL 6671 SUEZ waste register current to 30/07/20	The waste dockets are being tracked to identify waste types and volumes and waste disposal destination. All waste to date has been sent to Wagga Wagga Council waste facility (EPL 6671). The facility is lawfully permitted to receive the waste type. The SUEZ waste register includes volumes for each type of material collected, along with relevant docket numbers	C
CEMP Section 4.12.7 – 2	The construction contractor to ensure that waste generated by the works is transported to a place that can lawfully accept it as per Section 143 of the <i>Protection of the Environment Operations Act 1997</i> .	Wagga Wagga Council waste management facility docket 04/08/20, 03/08/20, 20/07/20 EPL 6671 SUEZ waste register current to 30/07/20	The waste dockets are being tracked to identify waste types and volumes and waste disposal destination. All waste to date has been sent to Wagga Wagga Council waste facility (EPL 6671). The facility is lawfully permitted to receive the waste type. The SUEZ waste register includes volumes for each type of material collected, along with relevant docket numbers	C
CEMP Section 4.12.7 – 3	The EPA is to be notified immediately of any pollution incidents or harm to the environment (as defined under Part 5.7 of the POEO Act).	Interview with auditees 18/08/20 Incident register current to 18/08/20	No incidents have been identified to date.	NT
CTPMP				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
CTPMP Figure 3		<p>Site inspection 18/08/20</p> <p>Sighted notice boards 18/08/20</p> <p>Site Layout Plan 01/10/19</p> <p>Email correspondence Charles Sturt University to HY 18/06/20</p>	<p>The access routes and access and egress points were observed during the site inspection.</p> <p>There is a short-term arrangement in place to enable light vehicles to park on the Charles Sturt University Car Park to the north of the site. This is required to enable delivery of the module classrooms and is anticipated to be required for 1 week. All heavy vehicles remained on the project site as shown. Charles Sturt University provided written evidence of approval of this arrangement on the day of the audit.</p> <p>No parking was observed on public streets or parking facilities.</p> <p>Signage was observed directing project personnel to not park on Estella Road (the only frontage on public street).</p>	C
CTPMP Section 6 - 1	Discussions with Council, and RMS will be undertaken to identify all (if any) roads of interest to be assessed in order to quantifiably measure the condition of the road before and after construction.	<p>Dilapidation Report (29/07/20)</p> <p>DOC20/600598 – Letter to Planning Secretary (26/06/20)</p> <p>Email - Wagga Wagga City Council (23/06/20)</p> <p>Email - Certifier (22/06/20)</p>	<p>Sighted dilapidation report completed by Project Solutions (Job No.20015) completed on 29/07/20.</p> <p>Sighted correspondence that the dilapidation report was sent to the relevant road authority (Council). RMS consultation is not relevant.</p>	C
CTPMP Section 6 - 2	Public roads and access points will not be obstructed by any materials, vehicles, skips or the like, under any circumstance	Site inspection 18/08/20	No issues observed. The works did not extend onto the public way.	C
CTPMP Section 6 - 3	All loads travelling to and from the site shall be covered at all times	Environmental Management Plan, Hansen Yuncken, 3/6/2020 (CEMP)	The Project has shown that this is communicated to the workforce. No issues observed on the day.	C

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Driver code of conduct (within CTPMSP)		
CNVMP				
Section 6.1.1 – 1	Ensure that workers and contractors and regularly trained (such as at toolbox talks) to use equipment in ways to minimise noise.	BIM 360 Field and Who's on Location online tool for site personnel BIM 360 Field Plant safety verification for 300T crane Site notices sighted 18/08/20	Regardless the project appeared to be implementing the mitigation measures from the CNVMSP including training, adherence to hours, maintenance of plant and equipment.	C
Section 6.1.1 – 2	Develop a one-page summary of approval or consent conditions that relate to relevant work practices and pin it to a noticeboard so that all site operators can quickly reference noise information	Site notices sighted	The 1 x page summary was sighted posted up around the site sheds on the day of the inspection,	C
Section 6.1.3 – 1	Avoid use of reversing alarms by designing site layout to avoid reversing, such as by including drive through for parking and deliveries	Site Layout plan, HY, issued 17/08/20	The site plan shows vehicle movements within the site. The need for reversing is minimal.	C
Section 6.1.3 – 2	Install where feasible and reasonable less annoying alternatives to the typical 'beeper' alarms taking into account the requirements of the Occupational Health and Safety legislation; examples are smart alarms that adjust their volume depending on the ambient level of noise and multifrequency alarms that emit noise over a wide range of frequencies	Complaints register current 18/08/20 Plant maintenance check – BIM 360 field. Site notices sighted 18/08/20 Site inspection	Observation: It was observed on site that there were multiple pieces of mobile plant in operation. Tonal beepers (not quackers) were observed on 1 x piece of plant on the day of the inspection (out of more than 1 x dozen mobile plant and heavy vehicles). There have been no complaints received to date and, therefore, noise impacts on the surrounding receivers may be considered minimal.	C

APPENDIX C – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS



Mr Jim Lewis
Project Director
Schools Infrastructure NSW
GPO Box 33
SYDNEY NSW 2001
Email: Gavin.Ng4@det.nsw.edu.au

06/07/2020

Dear Mr Lewis

**New Public School, Estella Road, Wagga Wagga (SSD 9494)
Independent Auditors**

I refer to your letter dated 22 June 2020, seeking the agreement of the Planning Secretary of the Department of Planning, Industry and Environment ("the Department") of the suitability of the Auditors' qualifications, experience and independence to undertake an independent audit of the New Public School, Estella Road, Wagga Wagga ("the development"), in accordance with Schedule 2, Condition C34 of the SSD 9494 ("the approval").

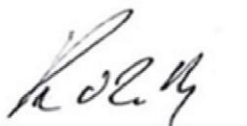
Having considered the qualifications and experience of Messrs Steve Fermio, Ricardo Prieto-Curiel and Derek Low, the Secretary endorses the appointment of Messrs Fermio, Prieto-Curiel and Low to undertake the audit in accordance with Condition C34 of the approval. This approval is conditional on Messrs Fermio, Prieto-Curiel and Low being independent of the development.

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.

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 Secretary, with the Audit Report.

Should you have any enquiries in relation to this matter, please contact Georgia Dragicevic, Senior Compliance Officer, on 4247 1852 or by email to Georgia.Dragicevic@planning.nsw.gov.au

Yours sincerely



Katrina O'Reilly
Team Leader - Compliance
Compliance

As nominee of the Planning Secretary

APPENDIX D – CONSULTATION RECORDS

Derek Low

From: Georgia Dragicevic <Georgia.Dragicevic@planning.nsw.gov.au>
Sent: Monday, 10 August 2020 10:13 AM
To: Derek Low
Subject: RE: Independent Audit of New Public School, Estella Road, Wagga Wagga (SSD 9494)

Hi Derek,

Thank you for consulting on the IEAR. We'd like you to focus on the management of noise, dust, operating hours, truck movements, erosion and sediment, including dirt tracking onto public roads, community consultation and complaints management.

Kind Regards,
Georgia

From: Derek Low <dlow@wolfpeak.com.au>
Sent: Thursday, 6 August 2020 10:50 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Independent Audit of New Public School, Estella Road, Wagga Wagga (SSD 9494)

Hi there.

I am one of the Department of Planning Industry and Environment (the Department) approved Independent Auditors on the New Public School, Estella Road, Wagga Wagga - SSD 9494 (the Project).

I am currently preparing to undertake the first independent audit on the Project. The audit is required to be conducted in accordance with SSD 9494 Sch2 Condition C36 and the Department's *Independent Audits Post Approval Requirements* (or IAPAR).

The consent is available at the following link:

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-9494%2120200618T014325.647%20GMT>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The on-site component of the audit is scheduled to occur on 18 August 2020 and pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request Department confirm:

- if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR; or
- if it recommends that other parties or agencies are to be consulted. If so we request that the Department identify those parties.

Any questions please let me know. I look forward to hearing from you.

Regards

Derek Low

Principal Environmental Consultant



E: dlow@wolfpeak.com.au

P: 0402 403 716

A: Suite 2, Level 10, 189 Kent Street, Sydney NSW 2000

www.wolfpeak.com.au



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APPENDIX E – DECLARATION FORMS

Independent Audit Declaration Form

Independent Audit Declaration Form

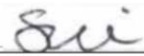
Project name	New Primary School, Estella
Consent Number	SSD 9494
Description of Project	Construction and operation of a new educational facility at Estella
Project Address	Lot 4 DP 1218378, Estella Road, Estella
Proponent	NSW Department of Education (Infrastructure Projects)
Title of Audit	Independent Audit
Date	02/09/2020

I declare that:

- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- Neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit
- I am not the Environmental Representative for the project; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of auditor	Steve Fermio
Signature	
Qualification	Bachelor of Science (Honours) Exemplar Global Auditor Number 110498
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 189 Kent Street Sydney NSW 2000

Independent Audit Declaration Form

Independent Audit Declaration Form


Project name	New Primary School, Estella
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- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- Neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit
- I am not the Environmental Representative for the project; and
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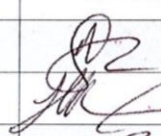
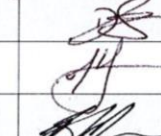
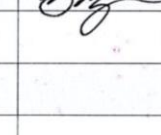
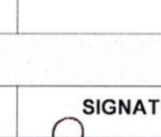
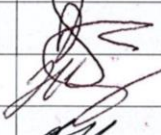

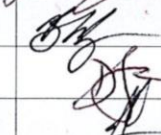
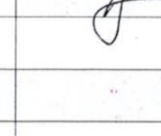


Notes:

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- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of auditor	Derek Low
Signature	
Qualification	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company	WolfPeak Pty Ltd
Company address	Suite 2, Level 10, 189 Kent Street Sydney NSW 2000

APPENDIX F – MEETING SIGN ON SHEET

INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)		ESTELLA School	
DATE		18/8/20	
LOCATION		ESTELLA WAWUA WAWUA.	
OPENING MEETING			
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
DEEKE LA	AUDITOR	WOLFPEAK	
Jason Hoffmeyer	Project Manager	TJA	
Dylan Screpis	Project Engineer	HY	
JAMES FULLER	MSE COORD	HY	
Brock Hooper	Site Manager	HY	
CLOSING MEETING			
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
DEEKE LA	AUDITOR	WOLFPEAK	
Jason Hoffmeyer	P.M.	TJA	
Brock Hooper	Site Manager	HY	
Dylan Screpis	Project Engineer	HY	
JAMES FULLER	MSE	HY	

APPENDIX G – SITE INSPECTION PHOTOGRAPHS



Photo 1: Site sheds. Note that these are outside the land described in DA 19/0624 and SSD 9494.



Photo 2: Wheel wash point.



Photo 3: Rumble grid as per ERS&D Plan.



Photo 4: Limited material tracking.



Photo 5: Waste segregation



Photo 6: Sediment basin as per ERS&D plan.



Photo 7: Concrete washout. Note that this is free from waterways. Concrete is cured then disposed of off site.



Photo 8: Site signage.

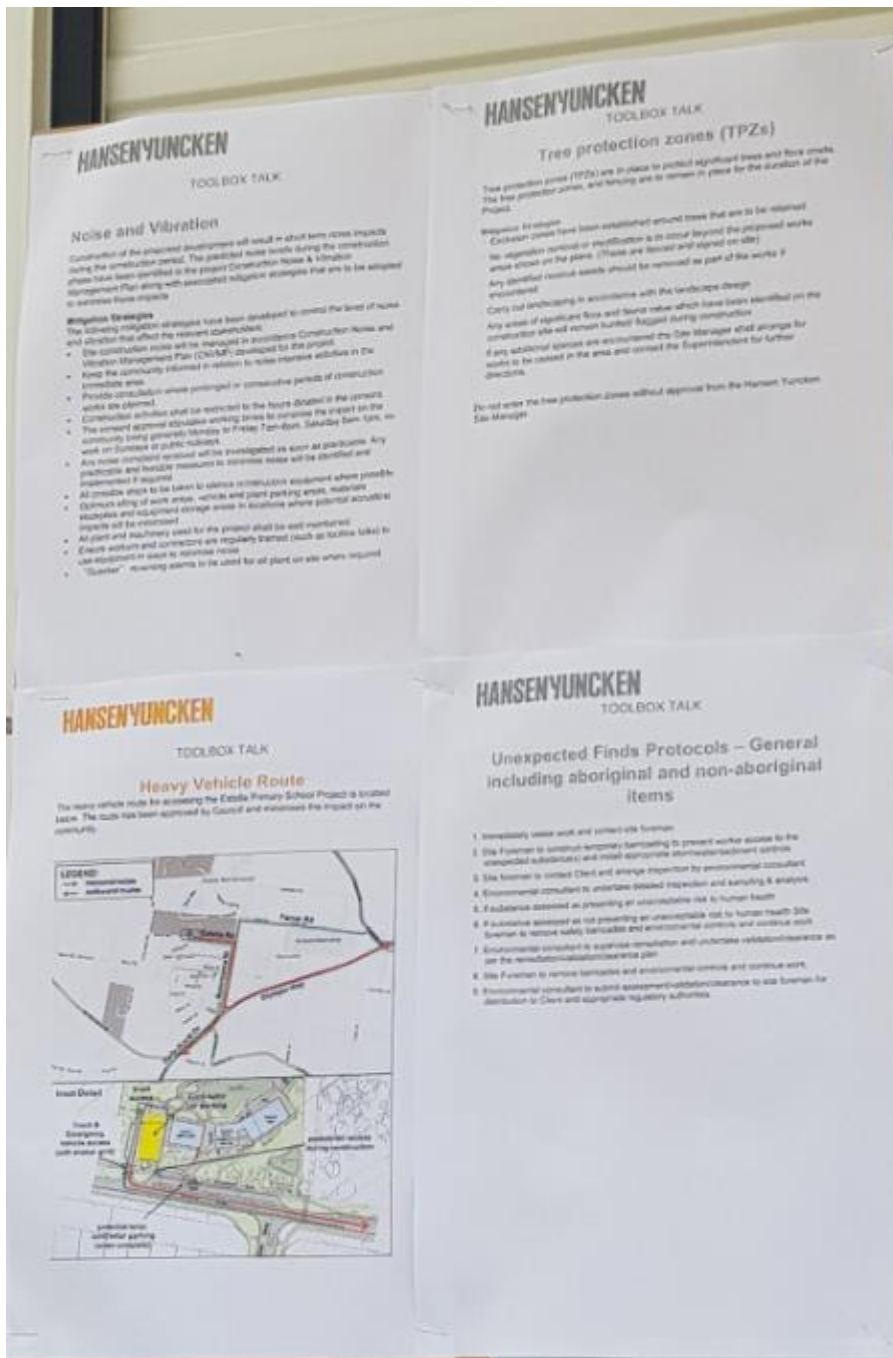


Photo 9: Toolbox talks signposted.

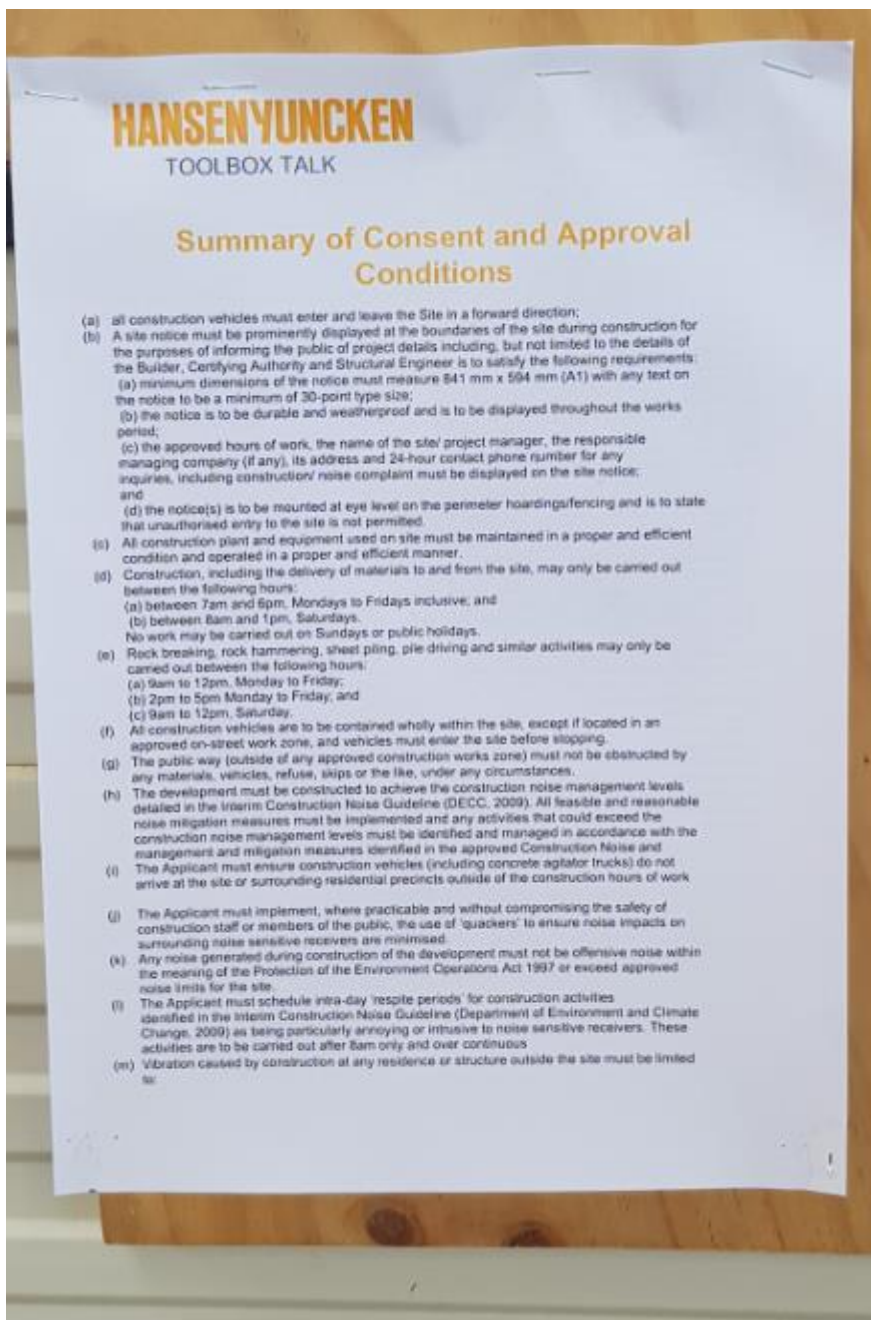


Photo 10: Toolbox talk signposted.



Photo 11: Lifting of modular section of building.



Photo 12: Tree Protection Zone