

INDEPENDENT AUDIT NO. 1 – AUDIT REPORT

NEWCASTLE HIGH SCHOOL REDEVELOPMENT | SSD
41814831

AUGUST 2024

Authorisation

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Date:	8 August 2024	Date:	8 August 2024

Document Revision History

Revision	Date	Details
0.0	26 July 2024	Internal peer review
1.0	30 July 2024	Draft issue to auditee
2.0	6 August 2024	Final report
3.0	8 August 2024	Final report updated and issued to auditee

Report Name: Newcastle High School Redevelopment Independent Audit No. 1

Project No.: 1087

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ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
BCA	Building Code of Australia
CEMP	Construction Environment Management Plan
Conditions	Condition of Consent
DPHI or Department	Department of Planning, Housing and Infrastructure (formerly Department of Planning and Environment (DPE))
DoE	Department of Education NSW
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979 (NSW)
IA	Independent Audit
IAPAR	Independent Audit Post Approval Requirements 2020
the Project	The Development as described in Schedule 1 of SSD 41814831
SINSW	School Infrastructure NSW
SSD	State Significant Development

EXECUTIVE SUMMARY

NSW Department of Education – School Infrastructure NSW (SINSW) (the Applicant) obtained Development Consent from the Minister for Planning and Public Spaces’ delegate on the 12 January 2024 (SSD 41814831) for the redevelopment of Newcastle High School (the Project). The Project involves demolition, relocation and refurbishment of existing buildings, construction of new buildings, covered walkways, drop-off/pick up, waste and sporting facilities, tree removal, landscaping, and ancillary works including public domain infrastructure.

The site for the Project is described as Lot 1 - DP 150725, Lot 1 – DP 575171, Lot 1 – DP 794827 and is located within the existing Newcastle High School, at 25A National Park Street, Newcastle West, in the City of Newcastle Council local government area.

APP Group has been appointed as project manager, Hansen Yuncken is the Builder, EJE Architecture are the Project’s Architect and Blackett Maguire + Goldsmith Pty Ltd (BMG) is the Principal Certifying Authority (Certifier) for the Project. Construction works commenced 9 April 2024 with completion scheduled for mid-2026.

This Audit was undertaken in accordance with the State Significant Development SSD-41814831 Conditions of Consent (Condition) C41-C42 and the NSW Government’s 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR). WolfPeak was engaged as the Independent Auditor, approved by the Department of Planning, Housing and Infrastructure (DPHI or the Department) on 1 May 2024 in accordance with Condition C42.

This Audit sought to verify compliance with the relevant conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

This Audit Report presents the outcomes of the first independent audit (IA1) for the construction phase of the Project covering the period from commencement of construction on 9 April 2024 to the 30 June 2024 (the ‘audit period’). The site inspection was conducted on 28 June 2024. Conditions applicable prior to the commencement of construction were also covered by the Audit. Works undertaken during this period included demolition of Building B, tree removal, relocation of Building H, service infrastructure upgrades / diversion (ongoing) and commencement of construction of the new Learning Hub Structure and Multi-purpose Building Structure.

The overall outcome of the audit was generally positive. Compliance records were organised and available at the time of the site inspection, during interviews with APP and Hansen Yuncken, and other times upon request to the auditee. Relevant environmental monitoring and compliance documentation and records were being collected and reported as required to provide verification of compliance with statutory requirements. Some findings which are primarily administrative, and recommendations were made during the audit and are reported in Section 3.2 and summarised below.

Summary of Findings

In Summary:

- There were 170 Conditions assessed.
- Seventy-three (73) Conditions were considered by the auditor to be compliant.

- Five (5) non-compliances were identified during the audit which related to:
 - consultation with Council on revised Construction Soil and Water Management Sub-plan (A16);
 - structural certification of stages 4 and 5 (B3);
 - timing of submission of flood design documentation to the certifier (B22 and B23); and
 - timing of engagement of project arborist (C19);

The non-compliances associated with Conditions A16, B3, B22, B23 and C19 were closed during the Audit.

- Five (5) observations were identified during the audit which related to:
 - versions of CEMP Sub-plans uploaded in the Project website (A23);
 - document control of Pre-construction Dilapidation Reports (B5);
 - submission of updated Construction Soil and Water Management Sub-plan to the Department (B18);
 - submission of revised Construction Flood Emergency Management Plan to the Certifier (B21); and
 - Council approval of potential discharge of site stormwater to Council drainage system (C24).

The observations associated with Conditions B5, B18 and B21 were closed during the Audit.

- 92 Conditions were considered by the Auditor to be not triggered.

Detailed findings are presented in Section 3 and Appendix A, along with the adequacy of management plans and the actions taken by the proponent to address the audit findings.

The Auditor would like to thank the auditees for their high level of organisation, cooperation, and assistance during the Audit.

1. INTRODUCTION

1.1 Project overview

NSW Department of Education (DoE) – School Infrastructure NSW (SINSW) (the Applicant) obtained Development Consent from the Minister for Planning and Public Spaces' delegate on the 12 January 2024 (SSD 41814831) for the redevelopment of Newcastle High School (the Project).

The Project involves the following:

- demolish 6 existing buildings and existing sports courts
- construct 2 new buildings (including a new library and Learning Hub building and Multi-purpose Building), a new covered walkway and new sports courts
- refurbish 3 existing buildings
- undertake tree removal, tree plantings and landscaping; and
- provide new bicycle spaces and way-finding signage, as well public domain improvements including
- drop-off/pick-up (DOPU) spaces and footpath upgrades.

The site for the Project is described as Lot 1 - DP 150725, Lot 1 – DP 575171, Lot 1 – DP 794827 and is located within the existing Newcastle High School, at 25A National Park Street, Newcastle West, in the City of Newcastle Council local government area. The Project location is shown in Figures 1 and 2 and the school layout plan is shown in Figure 3.

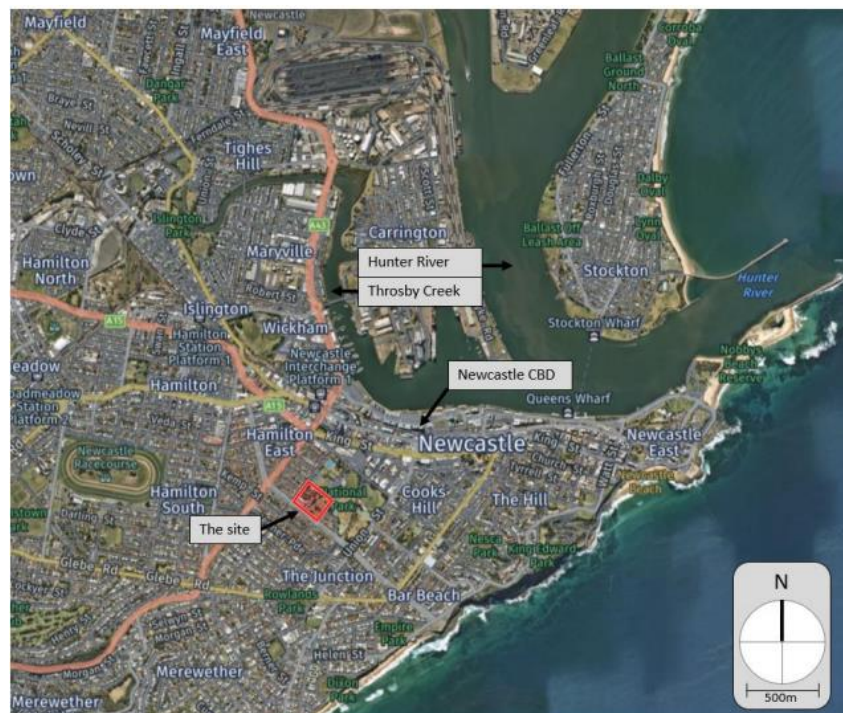


Figure 1: Regional context map (source: DPHI Assessment Report, January 2024)

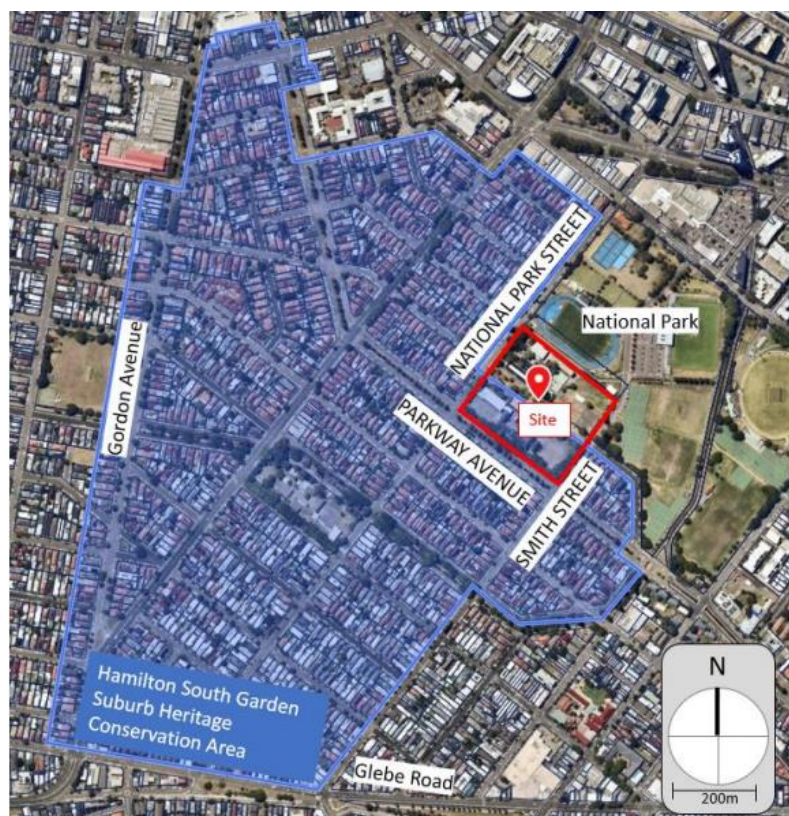


Figure 2: School Local Context (source: DPHI Assessment Report, January 2024)



Figure 3: Proposed School Site Layout Plan (source: EIS, 2023)

APP Group has been appointed as project manager, Hansen Yuncken is the Builder, EJE Architecture are the Project's Architect and Blackett Maguire + Goldsmith Pty Ltd (BMG) is the Principal Certifying Authority (Certifier) for the project.

A Preliminary Staging Plan dated 25/10/2023 was prepared by Gyde and proposed that the project will be deliver in the following stages:

- Stage 1 – Relocation of Building H, demolition of Building B and existing sports courts, services infrastructure upgrades and tree removal.
- Stage 2 – Construction of new Learning Hub, landscaping walkway, external works, new support drop-off zone, installation of new kiosk and MSB. Public domain works which includes signage, footpaths, bus stop and vehicle crossovers.
- Stage 3 – Construction of new multi-purpose facility, demolition of Building P, landscaping and external works associated with the multi-purpose facility, construction of new bin storage area and tree removal.
- Stage 4 - Removal of temporary demountable from the site, refurbish Building A and K, demolition of Building D,E I and J and existing walkway to Building K, and tree removal.
- Stage 5 – Construction of new sports courts and completion of Campus green and remaining landscaping / walkways.

Crown Certificates (CC) have been obtained for the current phase of the works. Crown Certificate CC#1 has been issued by BMG for demolition works, in ground services and Building H relocation works. Crown Certificate CC#2 has been issued by BMG for in ground services works and structural works associated with the New Learning Hub and Multipurpose Building.

Stage 1 construction works commenced 9 April 2024. 2 and 3 commenced construction on the 24 May 2024, and Stages 4 and 5 commenced construction on the 3 June 2024. Completion of all works are scheduled for mid-2026.

This Audit is the first independent audit (IA1) for the construction phase of the Project covering the period from commencement of construction on 9 April 2024 to the 30 June 2024 (the 'audit period'). The site inspection was conducted on 28 June 2024. Conditions applicable prior to the commencement of construction were also covered by the Audit. Works undertaken during this period included demolition of Building B, tree removal, relocation of Building H, service infrastructure upgrades / diversion (ongoing) and commencement of construction of the new Learning Hub Structure and Multi-purpose Building Structure.

1.2 Approval requirements for Independent Audit

SSD 26876801 Schedule 2 Conditions C41 – C46 set out the requirements for undertaking Independent Audits. The Conditions give effect to the NSW Government's 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR).

1.3 The audit team

In accordance with Condition C42 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 Lead Auditor was approved by the Department of Planning, Housing and Infrastructure (DPHI or the Department) on the 1 May 2024. The letter of approval is presented in Appendix B and auditor's independence declaration is attached in Appendix F.

The approved Lead Auditor:

- Ricardo Prieto-Curiel (Lead Auditor): Exemplar Global Certified Lead Environmental Auditor (Certificate No 15160). Registered Environmental Assessment Practitioner, Masters in Environmental Toxicology.

1.4 The audit objectives

The objective of this Audit was to undertake the first Independent Audit for the construction phase of the Project in accordance with SSD-41814831 Schedule 2 Condition C41 which states:

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

This Audit seeks to full the requirements of Condition C41, verify compliance with the relevant Conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

1.5 Audit scope

This Audit report presents the findings from the first Independent Audit (IA1) on the Project, covering the 'audit period' 9 April 2024 to the 30 June 2024.

This Audit adopts scope defined within the IAPAR 2020, being:

- "An assessment of compliance with:
 - all conditions of consent applicable to the phase of the development that is being audited; and
 - 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
- 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.
- a review of 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, considering 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 Audit was conducted in a manner consistent with *AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems* (AS/NZS ISO 19011) and the methodology set out in the Department's IAPAR.

2.2 Audit process detail

2.2.1 Audit initiation

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.

2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklist) and distributed to the Proponent in preparation for the Audit.

2.2.3 Consultation

WolfPeak consulted with the Department on 28 May 2024 to obtain its input into the scope of the Independent Audit and confirmation on whether other stakeholders should be consulted in accordance with Section 3.2 of the IAPAR. The Department responded on the 4 June 2024. A summary of feedback provided from the Department is shown in Table 1 and the correspondence with the Department in Appendix C.

Table 1: Areas of focus raised during consultation

Stakeholder	Areas of Focus	How was addressed
Department of Planning, Housing and Infrastructure	<p>Timeliness of compliance with conditions under Part B of the consent, ensuring compliance was met prior to the date notified as commencement of construction.</p> <p>Implementation of the tree protection zones in accordance with the Arborist Report (Joseph Pidutti Consulting Arborist) and Schedule 2, Condition C20. – Tree Protection.</p> <p>Implementation of air quality mitigation and management measures, in accordance with Schedule 2, Condition C22. – Air Quality.</p>	<p>Section 3.5</p> <p>Appendix A</p>

2.2.4 Meetings

Opening meeting was held on the 28 June 2024 at the construction site with project personnel and WolfPeak auditor. Key items discussed included:

- Confirm the purpose and scope of the Audit
- Audit methodology, process and timing
- Items raised by the Department (Table 2) for inclusion in the Audit
- Overview of the project and status of the works.

A closing meeting was held on 28 June 2024 where preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

The opening and closing meeting attendance sheet is provided in Appendix D.

2.2.5 Interviews

The Auditor conducted interviews on site on 28 June 2024 with key personnel during and following the site inspection. During the inspection key personnel involved in on-site Project delivery, including those with responsibilities for environmental management, who could assist on verifying the compliance status of the development were interviewed.

All other communication was conducted remotely, which included detailed request for information and proponent responses to the request. The names of personnel interviewed during the audit are provided in Table 2.

Table 2: Audit meeting personnel interviewed or at the audit meeting/inspection

Name	Position	Organisation
Soane Puliueva	Project Manager	The APP Group
Julie Hanna	Project Manager	The APP Group
Robert Petersen	Project Manager	Hansen Yuncken
Chris Histon	Site Manager	Hansen Yuncken
Anthony Harrigan	Project Manager	The APP Group
Jordan Watters	Project Engineer	Hansen Yuncken
Megan Bennett	Senior Project Director	SINSW

2.2.6 Site inspection

The on-site audit activities included an inspection of the entire site and work activities to verify implementation of mitigation measures from the CEMP and sub-plans relevant to the works taking place at the time of the inspection.

The site inspection was conducted on 28 June 2024 and detailed observations are discussed in Section 3 and Appendix A. Photos taken during the inspections are presented in Appendix E.

2.2.7 Document review

The 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 referenced in the compliance tables presented in Appendix A and key documents reviewed are provided in Section 3.1.

2.2.8 Generating audit findings

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.

Section 3 and Appendix A present the general audit findings and Section 4 presents the summary of findings and recommendations.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement using the following descriptors from Table 2 of the IAPAR, as replicated in Table 3 below.

Table 3: Compliance status descriptors

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Compliant	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.
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 may also be 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 Conditions and their content is adequate.
- Have been implemented in accordance with the Conditions.

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 Audit Report was distributed to the auditees 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.

The Auditor's findings have been determined independent of the auditees, the Department and any other parties, based on the evidence assessed during the Audit.

3. AUDIT FINDINGS

3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised those prepared under the conditions from Schedule 2 of SSD 41814831 applicable to the works being undertaken at the time of the audit.

The primary documents reviewed during this audit are as follows:

- Development Consent (SSD 41814831) dated 12 January 2024 signed by the Executive Director Instructure Assessments – DPHI
- *Environmental Impact Statement State Significant Development Newcastle Education Campus (SSD41814831)*, prepared by Gyde dated 28 September 2023
- *Submissions Report State Significant Development (SSD 41814831)* prepared by Gyde dated 27 October 2023.
- *Newcastle Education Campus State Significant Development Assessment Report (SSD 41814831)*, DPHI, January 2024
- Stamped plans approved by Department of Planning, Housing and Infrastructure, Planning Portal
<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-41814831%2120240123T212236.551%20GMT>
- *Construction Environmental Management Plan Newcastle High School Redevelopment*, Hansen Yuncken, 13 May 2024, Rev.2 (and 12 January 2024 Rev.1)
- *Construction Traffic & Pedestrian Management Sub-Plan Newcastle High School Redevelopment*, arc traffic + transport, 22 April 2024, Rev.7
- *Construction Noise and Vibration Management Plan Newcastle High School Redevelopment*, JHA Services, 15 April 2024, Rev. C
- *Waste Management Plan Newcastle High School Redevelopment*, Hasen Yuncken, 15 January 2024, Rev.1
- *Construction Soil and Water Management Plan Newcastle High School Redevelopment*, ACOR Consultant, 3 July 2024, Rev. 6 (and versions dated 7/05/2024 and 5/04/2024)
- *Aboriginal Cultural Heritage Management Sub-Plan Newcastle Education Campus*, EMM, 21 March 2024, Rev.2
- *Construction Heritage Management Sub-Plan Newcastle High School*, Austral Archaeology, 5 April 2024, Rev.3
- *Construction Flood Emergency Management Plan Newcastle Education Campus*, BMT, 26 April 2024, Rev.2
- *Construction Worker Transportation Strategy Newcastle High School Redevelopment*, arc traffic + transport, 21 March 2024, Rev.4

- *Revised Dewatering Management Plan (Temporary Dewatering for Construction) Newcastle High School Upgrade*, Douglas Partners, 15 March 2024, Rev.0
- *Community Communication Strategy Newcastle High School Redevelopment*, SINSW, 4/04/2024

All records and evidence sighted against each condition are detailed within Appendix A.

3.2 Summary of Compliance

This section, including Table 4, presents the summary of compliance and recommended actions in response to each of the findings from this Audit on the Newcastle High School Redevelopment. Detailed findings against each requirement are presented in Appendix A.

In Summary:

- There were 170 Conditions assessed.
- Seventy-three (73) Conditions were considered by the auditor to be compliant.
- Five (5) non-compliances were identified during the audit which related to:
 - consultation with Council on revised Construction Soil and Water Management Sub-plan (A16);
 - structural certification of stages 4 and 5 (B3);
 - timing of submission of flood design documentation to the certifier (B22 and B23); and
 - timing of engagement of project arborist (C19);

The non-compliances associated with Conditions A16, B3, B22, B23 and C19 were closed during the Audit.

- Five (5) observations were identified during the audit which related to:
 - versions of CEMP Sub-plans uploaded in the Project website (A23);
 - document control of Pre-construction Dilapidation Reports (B5);
 - submission of updated Construction Soil and Water Management Sub-plan to the Department (B18);
 - submission of revised Construction Flood Emergency Management Plan to the Certifier (B21); and
 - Council approval of potential discharge of site stormwater to Council drainage system (C24).

The observations associated with Conditions B5, B18 and B21 were closed during the Audit.

92 Conditions were considered by the Auditor to be not triggered.

Table 4: Findings and recommendations from the first Independent Audit (IA1)

Item ID	Ref.	Category	Condition / Requirement	Finding	Recommendation ¹ / Proposed or completed Action	Status ²
IA1-01	A16	Non-compliance	Staging, Combining and Updating Strategies, Plans or Programs <i>If the Planning Secretary agrees, a strategy, plan (including management 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.</i>	Non-compliance: The Construction Soil and Water Management Sub-plan (CSWMSP) has been updated (Rev 6 dated 3 July 2024) not in consultation with Council and there is no evidence that the Planning Secretary has agreed to update the CSWMSP without the required consultation under Condition B18 (noting that the updated CSWMSP involves a reduction of the size of the sediment basin based on corrected sediment basin calculations for the site conditions).	Completed action: Prior to completing the audit, the revised CSWMSP was submitted to Council on 31 July 2024 with an explanation of changes made to the report. In addition, the revised CSWMSP was submitted to the Department and on the 4 July 2024 the Department acknowledged receipt of the revised CSWMSP and indicated that had no comments on the document.	CLOSED
IA1-02	B3	Non-compliance	Certified Drawings <i>Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.</i>	Non-compliance: Construction of Stages 4 and 5 commenced on the 3 June 2024, but there is no evidence that structural certification for Stages 4 and 5 structures (involving refurbishment of buildings and new sports courts) has been provided to the Certifier.	Recommendation: Provide structural certification for Stages 4 and 5 to the Certifier in accordance with Condition B3. Note: prior to completing this audit, structural drawing and certification of Building A Stage 4 & 5 works was submitted to the Certifier in correspondence dated 2/08/2024. The auditee advised that the Structural design for Building A is being finalised as part of Crown Certificate 3 which is programmed to be released late-August 2024. The physical works for the building will not commence on site until circa October 2025.	CLOSED
IA1-03	B22	Non-compliance	Flood Management (Design) <i>Prior to the commencement of construction of Stage 3 as identified in the Preliminary Staging Plan prepared by EJE Architecture dated 25 October 2023, verification from a suitably qualified structural engineer must be provided to the Certifier demonstrating that primary structures have been designed with flood compatible materials and components that can withstand the hydrodynamic forces from moving flow and the hydrostatic forces applied by still-water during any period of flood inundation and/or submerging events, as identified in the Structural Response to Submission, prepared by Stantec, dated 21 September 2023.</i>	Non-compliance: The flood design documentation required under Condition B22 was submitted to the Certifier a few days after commencement of construction.	This item is closed as the documentation was submitted to the Certifier and included in Crown Certificate 2.	CLOSED

Item ID	Ref.	Category	Condition / Requirement	Finding	Recommendation ¹ / Proposed or completed Action	Status ²
IA1-04	B23	Non-compliance	<p>Flood Management (Design)</p> <p><i>Prior to the commencement of construction of the relevant stage, the Applicant must provide evidence from a suitably qualified chartered engineer to the Certifier and Planning Secretary confirming that:</i></p> <p><i>a) the habitable floor level of any new building is above the 1% annual exceedance probability (AEP) level and that the development achieves the required flood planning levels and design ground floor levels outlined in Flood Impact Assessment, prepared by BMT and dated 3 May 2023;</i></p> <p><i>b) any part of new buildings below the probable maximum flood (PMF) level are constructed from flood compatible building components;</i></p> <p><i>c) any new buildings have been designed to ensure shelter in place of vulnerable persons is safe and in locations above the PMF level as outlined in the Flood Emergency Response Plan, prepared by BMT and dated 19 October 2023; and</i></p> <p><i>d) any new building has been designed, so that the part of the building that will be used for egress after a flood event will be safe to be used for this purpose after the flood waters recede from the 1% AEP through to PMF flood events described in the Flood Impact Assessment, prepared by BMT and dated 3 May 2023.</i></p>	<p>Non-compliance: The flood design documentation required under Condition B23 was submitted to the Certifier a few days after commencement of construction of Stages 2 and 3.</p>	<p>This item is closed as the documentation was submitted to the Certifier and included in Crown Certificate 2 and to the Department.</p>	CLOSED
IA1-05	C19	Non-compliance	<p>Project Arborist</p> <p><i>Prior to the commencement of construction of each relevant stage, a project arborist must be engaged to ensure all tree protection measures and works are carried out in accordance with the conditions of this consent. The project arborist must have a minimum Australian Qualification Framework Level 5 qualification and minimum 5 years' experience. Details of the arborist including name, business name and contact details must be provided to the Certifier.</i></p>	<p>Non-compliance: The Project arborist was engaged after the commencement of construction.</p>	<p>This item is closed as the arborist has been engaged and the arborist details have been sent to the Certifier in accordance with Condition C19.</p>	CLOSED
IA1-06	A23	Observation	<p>Access to information</p> <p><i>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:</i></p> <p><i>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</i></p> <p><i>i. the documents referred to in condition A2 of this consent;</i></p> <p><i>ii. all current statutory approvals for the development;</i></p> <p><i>iii. all approved strategies, plans and programs required under the conditions of this consent;</i></p> <p><i>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;</i></p> <p><i>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;</i></p> <p><i>vi. a summary of the current stage and progress of the development;</i></p> <p><i>vii. contact details to enquire about the development or to make a complaint;</i></p> <p><i>viii. a complaints register, updated monthly;</i></p> <p><i>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;</i></p> <p><i>x. any other matter required by the Planning Secretary; and</i></p> <p><i>b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</i></p>	<p>Observation: The Construction Environmental Management Plan (CEMP) uploaded in the project website has appended versions of the Construction Traffic & Pedestrian Management Sub-plan (CTPMSP), the Construction Noise and Vibration Management Sub-plan (CNVMSP), the Construction Soil and Water Management Plan (CSWMP) and the Construction Flood Emergency Management Plan (CFEMP) that have been superseded (noting that the latest versions of these Sub-plans are uploaded individually in the project website)</p>	<p>Recommendation: Include latest versions of the CEMP Sup-plans in the CEMP uploaded on the website</p> <p>Note: at the time of finalising the audit report, the auditee provided evidence that the latest version of the CEMP and sub-plans were uploaded to the project website.</p> <p>CEMP makes reference to other sub-plans in the Appendices but each subplan has been uploaded separately.</p>	CLOSED

Item ID	Ref.	Category	Condition / Requirement	Finding	Recommendation ¹ / Proposed or completed Action	Status ²
IA1-07	B5	Observation	<p>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</p> <p><i>Prior to the commencement of any construction, the Applicant must:</i></p> <p><i>a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</i></p> <p><i>b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (nonresidential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;</i></p> <p><i>c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</i></p> <p><i>d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary with 48 hours when requested.</i></p>	<p>Observation: There are two versions of the Pre-construction Dilapidation Report for the Protection of Public Infrastructure dated January 2024, and both contain surveys done after January 2024. There is also a dilapidation report for the school grounds dated January 2024 with surveys done after January 2024.</p>	<p>Completed action: The Pre-construction Dilapidation Report has been updated to include document control information.</p>	CLOSED
IA1-08	B18	Observation	<p>Construction Soil and Water Management Sub-Plan</p> <p><i>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</i></p> <p><i>a) be prepared by a suitably qualified expert, in consultation with Council;</i></p> <p><i>b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</i></p> <p><i>c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</i></p> <p><i>d) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas;</i></p> <p><i>e) provide a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the site); (f) detail all off-site flows from the site; and (g) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI.</i></p>	<p>Observation: The CSWMSP has been updated to Rev 6 (dated 3 July 2024) to reduce the size of the sediment basin based on corrected sediment basin calculations for the site conditions. The size of the sediment basin observed during the site inspection is based on the revised CSWMSP and not on the version dated 7 May 2024 reviewed and filed by the Department on 17 May 2024. Further, the CSWMSP (3 July 2024) has not been submitted to the Department (refer also to Condition A16)</p>	<p>Completed action: The revised CSWMSP was submitted to the Department and on the 4 July 2024 the Department acknowledged receipt of the revised CSWMSP and indicated that had no comments on the document.</p>	CLOSED
IA1-09	B21	Observation	<p>Construction Flood Emergency Management Plan</p> <p><i>Prior to the commencement of each construction stage, a Construction Flood Emergency Management Plan must be prepared by a suitably qualified and experienced person(s) in consultation with NSW State Emergency Services, submitted to the Certifier and a copy to the Planning Secretary for information, including but not limited to:</i></p> <p><i>a) detail on triggers, including rainfall and water level, that require closure of the site;</i></p> <p><i>b) detail on how site closure would be communicated to construction workers, before commencement of the work day;</i></p> <p><i>c) details of drills, frequency and record management of the drills;</i></p> <p><i>d) a map showing the flood-free pedestrian route from each construction site to a suitable location free of inundation;</i></p> <p><i>e) details of any gauges or warning infrastructure that are to be provided to assist with flood management, including frequency of maintenance, and how these will be monitored;</i></p> <p><i>f) identification of suitable locations for evacuation that are free of inundation; and</i></p> <p><i>g) flood warning signs around the site to identify areas with Category H3 hazard and higher, in accordance with the Flood Hazard Flood Risk Management Guide FB03, NSW Department of Planning and Environment and are within the overland flow path.</i></p>	<p>Observation: The revised version of the Construction Flood Emergency Management Plan (CFEMP) (dated 26 April 2024) has not been submitted to the Certifier.</p>	<p>Completed action: The latest version of the CFEMP was submitted to the Certifier on the 2 August 2024.</p>	CLOSED

Item ID	Ref.	Category	Condition / Requirement	Finding	Recommendation ¹ / Proposed or completed Action	Status ²
IA1-10	C24	Observation	<p><i>Disposal of Seepage and Stormwater</i></p> <p><i>Adequate provisions must be made to collect and discharge stormwater drainage during construction. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.</i></p>	<p>Observation: The Construction Soil and Water Management Plan (CSWMSP) includes an Erosion and Sediment Control Plan (ESCP) with a sediment basin at the northeast corner of the site. The CSWMSP indicates that stormwater runoff from the construction site would be directed to the basin for treatment prior to discharge to the downstream stormwater network. The sediment basin also has an overflow structure which flows into an internal stormwater channel. The auditee advised that disposal of stormwater from the sediment basin has not been required to date due to the sandy nature of the soils on site and stormwater infiltration into the ground. Based on that, a written approval from Council has not been obtained to connect or discharge stormwater to Council's stormwater drainage or system. The auditor notes that during significant wet weather events the disposal of basin stormwater may be required.</p>	<p>Recommendation: Seek approval from Council to discharge site stormwater to Council's stormwater drainage system as a contingency for future situations where discharges to Council's stormwater system may be required.</p>	OPEN

Notes:

1. Auditor's recommendation. The recommended action does not preclude the need for all non-compliances to be reported by the proponent in accordance with the terms of the consent.
2. At the time of finalising this Audit Report.

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.

The Auditor is of the view that the CEMP and Sub-plans prepared for the Project are generally adequate for the works undertaken and the Auditor has not identified any material deficiencies. The CEMP and associated sub-plans listed in Section 3.1 are considered to be compliant with the requirements of the Conditions and were generally implemented for the works being undertaken at the time of the Audit except for the findings discussed below and summarised in section 3.2.

Project records and the site inspection indicated that the auditee has implemented feasible and reasonable noise mitigation measures at the site. Construction hours are complied with, machinery is maintained, noise blankets have been installed in sections along the boundary with the operational school and wooden panels in windows of operational buildings, the applicant implements a complaints management system, employees are inducted, and notifications of works are provided on a regular basis.

The Construction Noise and Vibration Management Sub-Plan (CNVMP) indicates that noise and vibration monitoring should be undertaken where the criteria is being exceeded or in response to valid complaints. No noise monitoring has been undertaken to date and therefore it is not possible to determine if construction noise levels have complied with the criteria (noting that no noise or vibration complaints have been received to date). Vibration monitoring has neither been undertaken to date, and this is justified by compliance with the minimum working distances for vibration generating equipment (the nearest residences are located at distances larger than the minimum working distances in the CNVMSP). Despite that, to date the project has not received any noise or vibration complaints and as indicated above, feasible and reasonable noise and vibration mitigation measures have been implemented in accordance with the CNVMP.

Sediment and erosion controls have been implemented as discussed in Appendix A. Tree protection and air quality management are discussed in Section 3.5.

3.4 Summary of notices from agencies

To the auditor's knowledge no formal notices were issued by the Department or other agencies during the audit period.

3.5 Other matters considered relevant by the Auditor or the Department

The Auditor provides the following comments to respond to the requests made by the Department during consultation on the scope of this Audit (refer to Table 1).

Timeliness of compliance with conditions under Part B of the consent

As shown in Table 4, the Audit identified three instances where documentation required under Part B conditions were prepared or submitted after the required timing in the condition (B3, B22 and B23). The documentation required under Conditions B22 and B23 have been submitted to the Certifier and the findings are closed. The structural documentation required under Condition B3 relates to Stages 4 and 5. Stages 4 and 5 have technically commenced but the works to date for those stages are not related to structural works.

Implementation of the tree protection zones in accordance with the Arborist Report (Joseph Pidutti Consulting Arborist) and Schedule 2, Condition C20.

During the audit site inspection, trees within the site to be retained were observed protected as shown in Photos in Appendix E. It was noted that a small number of site's trees at the Smith Street driveway had protection fencing not entirely covering the trees' driplines (Photo 29) due to the proximity of the asphalted driveway to the trees. However, a tree protection inspection was conducted by the Project certified Arborist Aaron Bath from Assurance on 21st June 2024 with a report prepared by Assurance dated 4 July 2024. It concluded that all tree protection measures inside the designated constructions zones are in place according to the conditions of C20(c) and confirmed as adequate. It indicated that all tree protection fencing within the site has been installed in accordance with the approved plan and specification provided by Joseph Pidutti Report.

Implementation of air quality mitigation and management measures, in accordance with Schedule 2, Condition C22

Based on the audit site inspection and review of project records, it is the auditor's opinion that auditee has implemented reasonable measures to minimise dust during construction. A water cart is present on site and is used as required. A sign with the requirement to have loads covered is provided at the site vehicular access. EHS Inspections are undertaken by the contractor and documented and include visual observations of site conditions. Employees are inducted on environmental management. Stockpile areas are provided on site and managed. A polymer container was sighted during the site inspection. The auditee advised that polymer is applied to stockpiles when they are not actively worked (a photo of polymer application was provided by the auditee and is shown in Appendix E Photo 18b). No mud or dirt from the site were observed on public roads during the site inspection. The site's vehicular access at National Park Street is provided with rock and the vehicular access at Smith Street is asphalted and has a water connection for tyre clean wash.

Other matters considered by the Auditor

The Auditor has no other matters beyond the findings presented elsewhere in Section 3.2 of this Report.

3.6 Complaints

The Project is maintaining a complaints register that is published on the Project website at: https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/n/newcastle-education-campus/2024/july/Complaints_Register_at_2_July_2024.pdf. During the course of this audit, the complaints register was last updated on the 2 July 2024.

There were six (6) complaints recorded between the commencement of works to the 2 July 2024. The SINSW's complaint investigation revealed that three of the complaints were unrelated to the Project. The remaining three complaints related to perceived asbestos dust, the temporary closure of the staff car park and uncovered trucks. The complaint about perceived asbestos dust on the 1

May 2024 was attended by SafeWork who was provided with dust control measures, asbestos management plan and asbestos clearance certificates. SafeWork subsequently closed the matter. The complaint about an uncovered truck on the 22 May 2024 was identified by an anonymous complaint made to the EPA. The EPA attended the site, and a toolbox was held with employees to ensure all trucks leaving the premises have appropriate dust mitigation measures in place, including covering loads prior to departing the site. The EPA closed the matter after confirmation of the actions undertaken to correct the event. In response to this event, SINSW also notified the Department on the 24 May 2024 under Condition A28 of a Non Compliance with Condition C22 for the uncovered truck event. The Department responded to SINSW on the 27 May 2024 indicating that the Department reviewed the Non-Compliance Notification - C22 and considered it to generally satisfy the conditions of consent in relation to non-compliance reporting.

The Auditor considers the response to the complaints to be generally adequate.

3.7 Incidents

The auditee maintains an incident register.

An incident was reported by SINSW to the Department in correspondence dated 5 June 2024 in accordance with Condition A25. The incident related to drill holes identified along the base of two (2) trees within the Project site along National Park Street. The drill holes were identified by the Builder during a site walk on 4 June 2024. According to the auditees, the drill holes were not made by anyone associated with the Project or the school. The incident report indicates that the drill holes were an attempt to kill the two trees by someone that broke into the school property/construction site to carry out this action.

An incident report was subsequently prepared on the 18 June 2024 in accordance with A26 and included additional details of the investigation undertaken for the incident, an Arborist report (by Joseph Pidutti Consulting Arborist, 7 June 2024) and NSW Police Report. The Arborist report included corrective actions that will be implemented to address the incident and prevent recurrence. The Department responded to the Incident on the 27 June 2024 acknowledging the information provided.

3.8 Actual versus predicted impacts

The Audit considered the actual impacts arising from the carrying out of the Project and whether they are consistent with the relevant impacts predicted in the EIS, RtS Report and RFI documentation (referred below as the EIS documents).

The EIS documents included a range of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project. Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the construction requirements specified in the conditions, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Audit. Any such comparison is qualitative only.

The Department's State Significant Development Assessment (SSD 41814831) Report (January 2024) considered the key Project issues are transport, traffic and parking, built form (including non-aboriginal heritage), tree removal and landscaping and flooding. A summary of the qualitative

assessment of construction impacts (actual vs predicted impacts) is presented in Table 5. In general, the works observed, and the impacts therein appeared to be consistent with the identified in the EIS documents. The works undertaken during the audit period (described in Section 1.1.4) appeared to be consistent with the construction works described in the EIS documents. The footprint of the construction area appeared to be consistent with that in the EIS documents based on the visual observations made during the site inspection.

Table 5: Summary of predicted versus actual impacts

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Traffic and parking	<p>Short-term increases in construction vehicle traffic and work zones predicted.</p> <p>The largest construction heavy rigid vehicle (HRV) would be 12.5m long, with a maximum of 10 heavy vehicles a day (or 20 movements), noting deliveries and truck movements are not consistent throughout construction.</p> <p>Two 2 access points to the site were assessed, National Park Street and Smith Street, and indicated that a HRV can manoeuvre through Stewart Avenue and Parkway without issue. It indicated that both access points would require widening to accommodate the turning movement of a HRV into the site.</p> <p>To mitigate impacts, footpaths would be managed by controllers during construction for pedestrian safety, and deliveries would be scheduled for outside peak periods to minimise impacts on local roads.</p> <p>The primary strategy for dealing with construction worker parking is for workers to use paid parking at the sporting ground on Smith Street. The car park has capacity for approximately 180 vehicles with significant capacity during the daytime, and that construction times would not cross over with peak sporting times.</p>	<p>A Construction Traffic and Pedestrian Management Plan has been prepared and implemented.</p> <p>Construction vehicle accesses are provided at National Park Street and Smith Street. Controllers are used when required. No traffic related complaints have been received.</p> <p>The auditee reported that the largest trucks on site are HRVs, and that truck movements are typically 4-5 trucks per day with a maximum of 8-10 per day.</p> <p>Site accesses did not require widening. Gate keeper permanent on site. No traffic controllers required to date.</p> <p>A Work Zone has been established at National Park Street so heavy vehicle can park. Heavy vehicles can also be contained within the site. Companies delivering by truck to the site are provided with a Pre-Delivery Brief which provides, amongst other things, details of construction hours, access not permitted between 8am-9:30am & 2:3-4pm, vehicle site access and routes, and parking requirements.</p> <p>Employees are prohibited from parking in the vicinity of the site or residential streets, with a map provided in the Construction Worker Transportation Strategy.</p>	Y
Flooding and Stormwater	<p>The site is impacted by both overland and riverine flooding. The main source of flooding is overland (localised) flooding from the stormwater channel along the northern boundary. However riverine flooding also impacts the site originating from Styx Creek, Throsby Creek, and Cottage Creek which are all tributaries of the Hunter River.</p> <p>The Flood Impact Assessment concluded that post completion of the project, the flood affected areas would be very similar to the current areas flooded in each flood event, with negligible difference in extent of flooding area and flooding depth.</p> <p>Flood mitigation to be implemented during construction and operation.</p>	<p>Flood mitigation incorporated in project design (low part has been raised). Design measures have been incorporated in buildings. A construction Flood Emergency Management Plan has been prepared in consultation with State Emergency Services and is being implemented.</p>	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Noise and vibration	<p>The Noise and Vibration Impact Assessment (NVIA) concluded that construction noise emissions would exceed the 'highly noise affected' Noise Management Levels (NML)'s for nearby sensitive receivers and the school's existing classrooms that would be in operation throughout construction.</p> <p>The NVIA stated that compliance with the NML's is possible through the implementation of mitigation measures in a detailed Construction Noise & Vibration Management Plan (CNVMP).</p> <p>Minimum working distances for building damage were recommended where vibration intensive works are required.</p>	<p>A CNVMP has been prepared and is implemented. Feasible and reasonable mitigation measures are provided in the CNVMP.</p> <p>Project records did not suggest that noise and vibration impacts differed from those predicted in the EIS documents. No noise or vibration complaints received. Safe working distances for vibration generating equipment have been maintained.</p>	Y
Tree Removal	<p>94 trees proposed to be removed to facilitate the development of which 3 are dead, 69 have low retention value, 17 have moderate retention value and 5 have high retention value.</p> <p>An additional 90 trees are indirectly impacted by the development, however, noted they can be retained subject to specific protection measures and arborist supervision during adjoining works</p>	<p>Vegetation requiring removal has been removed. The extent of removal appears to be consistent with that approved under the EIS documents.</p> <p>Vegetation to be retained has been protected in accordance with the consent.</p>	
Non-Aboriginal Heritage	<p>The site has local heritage significance under the Newcastle LEP. The project involved the demolition of 6 buildings with moderate and minor significance, but it would have negligible impact on the heritage significance of the site or the conservation area. Archival photography of buildings to be demolished to be carried out.</p>	<p>Buildings with minor and moderate heritage significance have been demolished in accordance with the consent. Archival photography undertaken.</p>	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Aboriginal heritage	<p>Previous investigation has identified two Aboriginal sites within the project area (and labelled as NEC AS 1 and NEC BS1). NEC BS 1 encompasses the entire site and is affected by all activities. NEC AS 1 is to the north-east of the site, and partially impacted by the new sports court and multi-purpose facility.</p> <p>It was recommended to prepare an Aboriginal Cultural Heritage Management Plan in consultation with the registered Aboriginal parties, including methods to recover archaeological cultural materials. It also recommended the preparation of a heritage-interpretation strategy by a heritage professional.</p>	<p>An Aboriginal Cultural Heritage Management Plan has been prepared in consultation with the registered Aboriginal parties, and it is being implemented. Archaeological excavation have been undertaken. A heritage-interpretation strategy is to be prepared by a heritage professional</p>	Y
Contamination	<p>The Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) (DP 2023) concluded the Proposed Development was not suitable for development without remediation and management due to the presence of uncontrolled fill which included anthropogenic inclusions which included slag, ash and asbestos and potential for chemical impacts from grounds keeping operations. A Remediation Action Plan (RAP) (DP 2023b) was prepared which identified capping and long-term management as the preferred remedial approach.</p>	<p>A RAP has been prepared and is being implemented as discussed in Appendix A. The RAP strategy is based on cap and contain and implementation of a Long Term Environmental Management Plan. A contamination consultant has undertaken additional investigations in accordance with the RAP. Ramboll has been appointed as the EPA's site auditor for the project. Ramboll has been reviewing remediation related documentation. Contaminated material on site is being retained within contained areas within the site in accordance with the RAP.</p>	Y

4. CONCLUSIONS

This Audit Report presents the outcomes of the first independent audit (IA1) for the construction phase of the Newcastle High School Redevelopment (State Significant Development SSD-41814831) covering the period from commencement of construction on 9 April 2024 to 30 June 2024 (the 'audit period'). Conditions applicable to prior to the commencement of construction were also covered by the Audit.

The Audit was undertaken in accordance with the SSD-41814831 Conditions of Consent C41-C42 and the NSW Government's *Independent Audit Guideline Post Approval Requirements* (IAPAR), 2020.

Works undertaken during this period included demolition of Building B, tree removal, relocation of Building H, service infrastructure upgrades / diversion (ongoing) and commencement of construction of the new Learning Hub Structure and Multi-purpose Building Structure. The site inspection was conducted on 28 June 2024.

The overall outcome of the audit was generally positive. Compliance records were organised and available at the time of the site inspection, during interviews with APP and Hansen Yuncken, and other times upon request to the auditee. Relevant environmental monitoring and compliance documentation and records were being collected and reported as required to provide verification of compliance with statutory requirements. Some findings which are primarily administrative, and recommendations were made during the audit and are reported in Appendix A, Section 3.2 and summarised below.

In Summary:

- There were 170 Conditions assessed.
- Seventy-three (73) Conditions were considered by the auditor to be compliant.
- Five (5) non-compliances were identified during the audit which related to:
 - consultation with Council on revised Construction Soil and Water Management Sub-plan (A16);
 - structural certification of stages 4 and 5 (B3);
 - timing of submission of flood design documentation to the certifier (B22 and B23); and
 - timing of engagement of project arborist (C19);

The non-compliances associated with Conditions A16, B3, B22, B23 and C19 were closed during the Audit.

- Five (5) observations were identified during the audit which related to:
 - versions of CEMP Sub-plans uploaded in the Project website (A23);
 - document control of Pre-construction Dilapidation Reports (B5);
 - submission of updated Construction Soil and Water Management Sub-plan to the Department (B18);

- submission of revised Construction Flood Emergency Management Plan to the Certifier (B21); and
- Council approval of potential discharge of site stormwater to Council drainage system (C24).

The observations associated with Conditions B5, B18 and B21 were closed during the Audit.

- 92 Conditions were considered by the Auditor to be not triggered.

The Auditor would like to thank the auditees for their high level of organisation, cooperation, and assistance during the Audit.

LIMITATIONS

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With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the report, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

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APPENDIX A – SSD 41814831 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 in this table. Site inspection and interviews with auditees 28/06/2024	Based on the site inspection on 28/06/2024, interviews with project personnel and review of project records undertaken as part of IA1, it is the auditor opinion that reasonable and feasible measures have been implemented to prevent material harm to the environment.	Compliant
Terms of Consent				
A2	The development may only be carried out: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the EIS and Response to Submissions; d) in accordance with the approved plans in the table below:	Site inspection and interviews with auditees 28/06/2024 Development Consent SSD 41814831 Newcastle High School approved by Executive Director of Infrastructure Assessments on 12/01/2024 Environmental Impact Statement (EIS) for Newcastle Education Campus dated 23/06/2023 prepared by Gyde Stamped Architectural plans prepared by EJE Architecture dated 27/09/2023 – stamped by DPHI on 12/01/2024 BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG - Comprising demolition works, in ground services and Building H relocation works only associated with staged upgrades to Newcastle High School. BCA Crown Certificate CC#2 CRO-24046 SSD 41814831 Newcastle High School dated 31/05/2024 issued by BMG - In ground services works and structural works associated with the New Learning Hub and Multipurpose Building only associated with staged upgrades to Newcastle High School.	Development was observed to be carried out generally in accordance with the EIS and RtS. Project footprint and works to date were observed to be consistent with those approved under the SSD. The Certifier (BMG) has verified that the works to date are consistent with the approved design through the issue of Crown Certificates (CC#1 and CC#2). No directions from the Department's Planning Secretary reported by the auditee. Whilst some non-compliances were identified, these are assigned as non-compliances against the condition to which they relate and on this basis the Auditor does not consider it appropriate to assign / repeat a non-compliance with this condition.	Compliant

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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: <ul style="list-style-type: none"> a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and c) the implementation of any actions or measures contained in any such document referred to in (a) above. 	Site inspection and interview with auditees 28/06/2024	No written directions reported, other than response to submissions made under the consent and addressed in the relevant Condition	Not triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and any document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Site inspection and interview with auditees 28/06/2024	Noted. No inconsistencies identified by the auditee or the auditor.	Not triggered
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Development Consent SSD 41814831 Newcastle High School approved by Executive Director of Infrastructure Assessments on 12/01/2024 Letter SINSW-DPHI dated 5/04/2024, re: Newcastle High School Redevelopment (SSD-41814831): Submission of Notification for Commencement of Development in accordance with Condition B1 and B2.	Stage 1 construction commenced on the 9 April 2024, about 3 months after the date of the consent. The Department was notified of commencement of construction in SINSW's correspondence dated 5/04/24.	Compliant
Prescribed Conditions				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	Part 6, Division 8A of the EPAA Site inspection and interview with auditees 28/06/2024 BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG BCA Crown Certificate CC#2 CRO-24046 SSD 41814831 Newcastle High School dated 31/05/2024 issued by BMG	Prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation relate to compliance with the BCA, BASIX and the like. The Certifier has verified design / documentation for the current stage of works against the approved plans. The evidence provided indicates this condition is being satisfied via the building certification process. Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
Planning Secretary as Moderator				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interviews with auditees 28/06/2024	No disputes with public authorities reported.	Not triggered
Evidence of Consultation				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	<p>Evidence sighted in relation to CoC B15, B21, B24</p> <p>Construction Traffic & Pedestrian Management Sub-Plan (CTPMSP) Newcastle High School Redevelopment, prepared by arc traffic + transport, V7 22/04/24</p> <p>Email 19/02/2024 arc traffic + transport to TfNSW re: Consultation relating to CTPMSP and Construction Worker Transport Strategy</p> <p>Email 21/02/2024 TfNSW- arc traffic + transport re: acknowledgement receipt for the submission of CTPMSP and Construction Worker Transport Strategy</p> <p>Email 21/02/2024 arc traffic + transport to Newcastle City Council re: Consultation relating to CTPMSP and Construction Worker Transport Strategy</p> <p>Email 21/02/2024 Newcastle City Council to 2024 arc traffic + transport re: acknowledgement receipt for the submission of CTPMSP and Construction Worker Transport Strategy</p> <p>Email 16/04/2024 Newcastle City Council to arc traffic + transport re: Council approval on the CTPMSP</p> <p>Construction Flood Emergency Management Plan Newcastle Education Campus, prepared by BMT, 26/03/2024</p> <p>Email 01/03/2024 APP Group – NSW SES re: Consultation of Construction Flood Emergency Response Plan for Newcastle Education Campus Site</p> <p>Letter 22/03/2024 NSW SES-APP Group re: SES response to consultation relating to Construction Flood Emergency Response Plan for Newcastle Education Campus Site</p>	Consultation regarding the CTPMSP, Construction Worker Transport Strategy and Construction Flood Emergency Management Plan as undertaken by the auditee as discussed in B15, B21, B24. Consultation was undertaken with the community regarding mitigation measures in the Construction Noise and Vibration Management Sup-plan (refer to B16). Consultation was undertaken with Council regarding the Construction Soil and Water Management Plan under B18.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Construction Worker Transportation Strategy Newcastle High School Redevelopment Rev 4, prepared by arc traffic + transport, 21/03/24</p> <p>Email 19/02/2024 arc traffic + transport to TfNSW re: Consultation relating to CTPMSP and Construction Worker Transport Strategy</p> <p>Email 21/02/2024 TfNSW- arc traffic + transport re: acknowledgement receipt for the submission of CTPMSP and Construction Worker Transport Strategy</p> <p>Email 21/02/2024 arc traffic + transport to Newcastle City Council re: Consultation relating to CTPMSP and Construction Worker Transport Strategy</p> <p>Email 21/02/2024 Newcastle City Council to 2024 arc traffic + transport re: acknowledgement receipt for the submission of CTPMSP and Construction Worker Transport Strategy</p> <p>Email 02/05/2024 ACOR-Newcastle Council re: CSWMSP consultation with Council</p> <p>Refer also to B16 consultation with the community for the CNVMSP</p>		
Staging				
A9	The project may be constructed and operated in stages in accordance with the terms/conditions of this consent and the details set out in the Preliminary Staging Report prepared by Gyde dated 25 October 2023.	Preliminary Staging Plan for Newcastle Education Campus dated 25/10/2023 by Gyde	<p>Preliminary Staging Plan dated 25/10/2023 was prepared by Gyde and proposed that the project will be deliver in the following stages:</p> <p>Stage 1 – Relocation of Building H, demolition of Building B and existing sports courts, services infrastructure upgrades and tree removal.</p> <p>Stage 2 – Construction of new Learning Hub, landscaping walkway, external works, new support drop-off zone, installation of new kiosk and MSB. Public domain works which includes signage, footpaths, bus stop and vehicle crossovers.</p> <p>Stage 3 – Construction of new multi-purpose facility, demolition of Building P, landscaping and external works associated with the multi-</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>purpose facility, construction of new bin storage area and tree removal.</p> <p>Stage 4 - Removal of temporary demountable from the site, refurbish Building A and K, demolition of Building D,E I and J and existing walkway to Building K, and tree removal.</p> <p>Stage 5 – Construction of new sports courts and completion of Campus green and remaining landscaping / walkways.</p> <p>At the time of the audit, Stage 1 was mostly completed, and works had commenced for Stages 2-3. Minor works had also commenced associated with Stages 4 and 5.</p>	
A10	Construction staging of the proposed development may be varied in accordance with a revised Staging Report submitted to and approved by the Planning Secretary.	Interviews with auditees 28/06/2024	The auditee advised that there have been no changes to the Staging Report.	Not triggered
A11	<p>Any revised Staging Report prepared in accordance with condition A10 must:</p> <ol style="list-style-type: none"> maintain the staged operation with the terms/conditions of this consent and the details set out in the Preliminary Staging Report prepared by Gyde dated 25 October 2023; set out how the construction of the whole 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; 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; specify how compliance with conditions will be achieved across and between each of the stages of the project; specify how compliance with independent auditing requirements will be achieved across and between each of the stages of the project; and set out mechanisms for managing any cumulative impacts arising from the proposed construction staging. 	Interviews with auditees 28/06/2024	The auditee advised that there have been no changes to the Staging Report.	Not triggered
A12	The project must be staged in accordance with the details approved under condition A9, unless a revised Staging Report has been approved under condition A10, in which case the project must be staged in accordance with the approved revised Staging Report.	Interviews with auditees 28/06/2024	The project has been staged as per Preliminary Staging Report prepared by Gyde dated 25 October 2023 (refer to A9). Stage 1 commenced construction on the 9 April 2024. Stages 2 and 3 commenced construction on the 24 May 2024. Stages 4 and 5 commenced construction on the 3 June 2024.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A13	The terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage set out in the details as approved under condition A9 must be complied with at the relevant time for that stage, including independent auditing requirements.	Site inspection and interviews with auditees on 28/06/2024	Noted. The project has been staged as per Preliminary Staging Report prepared by Gyde dated 25 October 2023 (refer to A9). Stage 1 commenced construction on the 9 April 2024. Stages 2 and 3 commenced construction on the 24 May 2024. Stages 4 and 5 commenced construction on the 3 June 2024.	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A14	<p>The Applicant may:</p> <ul style="list-style-type: none"> a) prepare and submit any strategy, plan (including management 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) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan) or program); b) combine any strategy, plan (including management plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan) or programs that are proposed to be combined); and c) update any strategy, plan (including management plan), or program required by this consent (to ensure the strategies, plans (including management 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). 	<p>Preliminary Staging Plan for Newcastle Education Campus dated 25/10/2023 by Gyde</p> <p>Construction Environmental Management Plan Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev 1, 12 Jan 2024</p> <p>Letter 03/05/2024 DPHI-SINSW re: Approval of CEMP from the Department</p> <p>Construction Traffic & Pedestrian Management Sub-Plan (CTPMSP) Newcastle High School Redevelopment, prepared by arc traffic + transport, V7 22/04/24</p> <p>Letter 24/04/2024 DPHI-SINSW re: DPHI approval of CTPMSP</p> <p>Construction Noise and Vibration Management Sub-Plan (CNVMSP), Revision C dated 15 April 2024, prepared by JHA</p> <p>Construction Waste Management Sub-Plan, Revision 1, dated 15 January 2024, prepared by Hansen Yuncken</p> <p>Construction Soil and Water Management Plan (CSWMSP) Newcastle High School Redevelopment, Rev 3, dated 3/05/2024, prepared by ACOR Consultants</p> <p>Letter 17/05/2024 DPHI-SINSW re: Approval of CSWMSP from the Department</p> <p>Aboriginal Cultural Heritage Management Sub-Plan, v2, dated 21/03/2024, prepared by Joel Mason and Mikhaila Chaplain, and</p>	<p>The CEMP and sub-plans have been prepared for the project (refer to Conditions B14-B21).</p> <p>The auditee advised that the CEMP documents apply to all stages (no specific CEMP prepared for individual stages).</p> <p>The CEMP and Sub-plans were submitted to the Department and endorsed prior to commencement of construction works (refer to B14). The Sub-plans, including the CNVMSP, CTPMSP, CSWMSP and CFEMP have been updated since they were first prepared and submitted to the certifier (refer to B14-B21).</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>reviewed by Alan Williams of EMM Consulting Pty Ltd</p> <p>Cultural Heritage Management Sub-Plan Newcastle High School, prepared by Austral Archaeology, 5/04/2024</p> <p>Construction Flood Emergency Management Plan (CFEMP) Newcastle Education Campus, prepared by BMT, 26/03/2024</p> <p>Construction Worker Transportation Strategy Newcastle High School Redevelopment Rev 4, prepared by arc traffic + transport, 21/03/24</p>		
A15	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Refer to evidence under conditions B14-B20	The CEMP and sub-plans do not require approval by the Planning Secretary under Condition B14. As discussed under Condition B14, the CEMP and Sub-plans were submitted to the Certifier and the Department in accordance with Condition B14, and the Department filed the documents following review.	Not triggered
A16	If the Planning Secretary agrees, a strategy, plan (including management 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.	<p>Interview with auditees 28/06/2024</p> <p>DPHI email to SINSW dated 4/07/2024, re: Newcastle Education Campus - A31 Revised CSWMSP (Rev 6)</p> <p>Hansen Yuncken email to Council dated 31/07/2024, re: Consultation CSWMP SSD41814831 CN Ref No. SDC2023/0006 – Condition B18</p> <p>Refer to B18</p>	<p>Non-compliance: The CSWMSP has been updated (Rev 6 dated 3/07/2024) not in consultation with Council and there is no evidence that the Planning Secretary has agreed to update the CSWMSP without the required consultation under Condition B18 (noting that the updated CSWMSP involves a reduction of the size of the sediment basin based on corrected sediment basin calculations for the site conditions).</p> <p>Recommendation: Consult with Council on the revised CSWMSP (3/07/24) or obtain agreement from the Department that consultation is not required for the updated CSWMSP.</p> <p>Completed action: Prior to completing the audit, the revised CSWMSP was submitted to Council on 31 July 2024 with an explanation of changes made to the report. In addition, the revised CSWMSP was submitted to the Department and on the 4 July 2024 the</p>	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Department acknowledged receipt of the revised CSWMSP and indicated that had no comments on the document. This item is considered closed.	
A17	Updated strategies, plans (including management 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 28/06/2024 Refer to C9	The CEMP and Sub-plans have been implemented as discussed in C9.	Compliant
Structural Adequacy				
A18	<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, and any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District.</p> <p>Notes:</p> <ul style="list-style-type: none"> <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i> <i>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.</i> 	<p>Certificate of Design – Civil Engineering 28/03/2024 issued by ACOR Consultant</p> <p>Stamped Plans – Building Plan Assessment, 20/12/2023 by Hunter Water</p> <p>Design Certificate: Structural 29/03/2024 issued by ACOR Consultant</p> <p>BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG</p> <p>BCA Crown Certificate CC#2 CRO-24046 SSD 41814831 Newcastle High School dated 31/05/2024 issued by BMG</p>	<p>Civil Engineering Certificate of Design and Structural Design Certificate were issued by ACOR Consultant. Certifier's satisfaction was evidenced through granting of CC1 and CC2 by BMG (the Certifier).</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
External Walls and Cladding				
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Site inspection and interview with auditees 28/06/2024	This requirement is not yet triggered during this audit period. The Project is in early stage of construction works.	Not triggered
Applicability of Guidelines				
A20	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 or as otherwise provided in the relevant document or applicable legislation.	<p>Construction Environmental Management Plan Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev 1, 12 Jan 2024</p> <p>Letter 03/05/2024 DPHI-SINSW re: Approval of CEMP from the Department</p> <p>Construction Traffic & Pedestrian Management Sub-Plan (CTPMSP) Newcastle High School Redevelopment, prepared by arc traffic + transport, V7 22/04/24</p>	Noted. The management plans appear to reference the current guidelines, standards and protocols relevant to the topics that each document addresses.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Letter 24/04/2024 DPHI-SINSW re: DPHI approval of CTPMSP</p> <p>Construction Noise and Vibration Management Sub-Plan, Revision C dated 15 April 2024, prepared by JHA</p> <p>Construction Waste Management Sub-Plan, Revision 1, dated 15 January 2024, prepared by Hansen Yuncken</p> <p>Construction Soil and Water Management Plan (CSWMSP) Newcastle High School Redevelopment, Rev 3, dated 3/05/2024, prepared by ACOR Consultants</p> <p>Letter 17/05/2024 DPHI-SINSW re: Approval of CSWMSP from the Department</p> <p>Aboriginal Cultural Heritage Management Sub-Plan, v2, dated 21/03/2024, prepared by Joel Mason and Mikhaila Chaplain, and reviewed by Alan Williams of EMM Consulting Pty Ltd</p> <p>Cultural Heritage Management Sub-Plan Newcastle High School, prepared by Austral Archaeology, 5/04/2024</p> <p>Construction Flood Emergency Management Plan Newcastle Education Campus, prepared by BMT, 26/03/2024</p> <p>Construction Worker Transportation Strategy Newcastle High School Redevelopment Rev 4, prepared by arc traffic + transport, 21/03/24</p>		
A21	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 28/06/2024	No directions from DPHI	Not triggered
Monitoring and Environmental Audits				
A22	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Hammertech: software used to maintain records (ie. inspections, plant / equipment, inductions, etc)</p> <p>Hansen Yuncken HSE Inspection Report 23/05/24</p> <p>Hansen Yuncken HSE Inspection Report 13/06/24</p>	Division 9.4 of Part 9 of the EP&A Act relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.), and with records retained.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	<p>Post rainfall inspection report dated 3/06/24, Hansen Yuncken</p> <p>Pre rainfall inspection reported dated 31/05/24, Hansen Yuncken</p> <p>Airborne Asbestos Fibre Monitoring Report, EP Risk, 11/04/24</p> <p>Airborne Asbestos Fibre Monitoring Report, EP Risk, 15/04/24</p> <p>Airborne Asbestos Fibre Monitoring Report, EP Risk, 16/04/24</p> <p>Airborne Asbestos Fibre Monitoring Report, EP Risk, 19/04/24</p>	<p>The current Independent Audit has been undertaken by WolfPeak under Condition C41 in accordance with the Department’s Independent Audit Post Approval Requirements 2020 and ISO19011.</p> <p>One incident was notified to DPHI on the 05/06/24 and 18/06/2024 as discussed in conditions A25 and A26. One non-compliance was notified in accordance with condition A27.</p> <p>Fortnightly HSE inspections are undertaken by the contractor in accordance with the CEMP. The inspection reports are kept in Hammertech, the Project internal reporting system. The inspection reports cover environmental items such as waste, heritage, contamination, flora and fauna, erosion and sediment controls. Pre/post rainfall inspections are undertaken in accordance with the CEMP documents.</p> <p>Airborne Asbestos fibre monitoring undertaken during the removal of asbestos containing materials reported in C34</p> <p>Asbestos removal, monitoring undertaken during removal of asbestos and in areas suspected of having asbestos.</p>	
Access to Information				
A23	<p>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:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ol style="list-style-type: none"> the documents referred to in condition A2 of this consent; all current statutory approvals for the development; all approved strategies, plans and programs required under the conditions of this consent; 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; 	<p>Project websites:</p> <p>SINSW https://www.schoolinfrastructure.nsw.gov.au/projects/n/newcastle-high-school-revdevelopment.html#category-reports</p> <p>DPHI https://www.planningportal.nsw.gov.au/major-projects/projects/newcastle-education-campus</p>	<p>The project website is active and contains:</p> <p>a) information and documents:</p> <ol style="list-style-type: none"> Documents referred to in condition A2 Statutory approvals – Development Consent Stamped plans and CEMP and sub-plans sighted on the website Regular updates and notifications of works and general environmental performance Limited monitoring is required under the consent. Monitoring 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi. a summary of the current stage and progress of the development; vii. contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and <p>b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>		<p>summaries are provided in the notifications and updates</p> <ul style="list-style-type: none"> vi. Project updates vii. Get involved – window viii. Complaints register current to 2 July 2024 ix. This is the first conduct of audit for the project x. No additional direction from DPHI <p>b) The information on the website is up to date.</p> <p>Observation: The Construction Environmental Management Plan (CEMP) uploaded in the project website has appended versions of the Construction Traffic & Pedestrian Management Sub-plan (CTPMSP), the Construction Noise and Vibration Management Sub-plan (CNVMSP), the Construction Soil and Water Management Plan (CSWMP) and the Construction Flood Emergency Management Plan (CFEMP) that have been superseded (noting that the latest versions of these Sub-plans are uploaded individually in the project website)</p> <p>Recommendation: Include latest versions of the CEMP Sup-plans in the CEMP uploaded on the website.</p> <p>At the time of finalising the audit report, the latest versions of the CEMP and subplans were uploaded to the project website.</p>	
Compliance				
A24	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<p>Interview with auditees 28/06/2024</p> <p>Project Specific Site Induction Newcastle High School Redevelopment, Rev 2 May 2024, Hanssen Yuncken</p> <p>Induction Register, Personnel Approved Inductions, Hansen Yuncken</p> <p>Induction Register kept in Hammertech (sighted)</p>	<p>The Project Specific Site Induction Newcastle High School Redevelopment, Rev 2 May 2024, Hanssen Yuncken, includes requirements for compliance with the conditions of the Development Consent.</p> <p>Hansen Yuncken maintains an Induction Register for all Personnel Approved Inductions which includes name, employer,</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Driver specific inductions Hammertech (safety)</p> <p>Pre-Delivery Brief to Truck Delivery companies, dated 2024</p> <p>Email dated 15/04/24, Hansen – ATCO construction, re: NHCE delivery brief (sighted)</p> <p>Pre-start meeting, 26/06/2024</p> <p>Pre-start meeting, 27/06/2024</p>	<p>title/profession, Test status, project induction complete date.</p> <p>Companies delivering by truck to the site are provided with a Pre-Delivery Brief (sighted). The Pre-delivery brief provides, amongst other things, details of construction hours, access not permitted between 8am-9:30am & 2:3-4pm, vehicle site access and routes, and parking requirements. Pre-Delivery briefs are sent to construction companies prior to deliveries.</p> <p>Daily pre-start meetings are undertaken with Project staff where instructions relevant to the consent and Project are provided. Contractor parking instructions are also provided during the pre-start meetings. During the pre-start meeting on 26/06/2024 and 27/06/2024 workers were advised that car pooling was preferred, and that parking in local areas is not allowed, and parking on site for site staff is south of Park way drive on in the Sports ground paid parking area.</p>	
Incident Notification, Reporting and Response				
A25	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	<p>Interview with auditees 28/06/202</p> <p>Letter 05/06/2024 SINSW-DPHI re: Incident notification - Drill holes were identified along the base of two (2) trees within the Newcastle High School redevelopment site along National Park Street.</p> <p>Letter 18/06/2024 SINSW-DPHI, re: Incident Notification Condition A25 & A26</p> <p>Letter 27/06/2024 DPHI-SINSW, re: Incident Report – Biodiversity Management</p> <p>Post Approval form SSD-41814831-PA-18 Incident notification, A25</p> <p>Post Approval form SSD-41814831-PA-18 Incident notification, A25 & A26</p> <p>Incident Register</p>	<p>Letter dated 05/06/2024 from SINSW to DPHI was prepared reporting an incident relating to drill holes identified along the base of two (2) trees within the Newcastle High School redevelopment site along National Park Street.</p> <p>The drill holes were identified by the Head Contractor during a site walk on 04/06/2024. The drill holes were not made by anyone associated with the project or the school. It is assumed that the drill holes are an attempt to kill the two trees. Someone has broken into the school property/construction site to carry out this action.</p> <p>An incident report was subsequently prepared on the 18/06/24 in accordance with A26 and included additional details of the investigation undertaken for the incident, an Arborist report (by Joseph Pidutti Consulting Arborist, 7 June 2024), NSW Police Report. The Arborist report included corrective actions that will be</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			implemented to address the incident and prevent recurrence. DPHI responded to the Incident on the 27/06/2024 acknowledging the information provided.	
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Interview with auditees 28/06/2024 Letter 18/06/24 SINSW-DPHI Newcastle High School Redevelopment (SSD-4184831): Incident Notification - Condition A25 & A26	An Incident report dated 18/06/24 was prepared within 30 days in accordance with Appendix 2 and included input from the Arborist and the Head Contractor to address all requirements as set out in Conditions A25 & A26 of the consent.	Compliant
Non-Compliance Notification				
A27	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Interview with auditees 28/06/2024 Letter SINSW-DPHI re: Newcastle High School Redevelopment (SSD-4184831): Notification of Non Compliance in accordance with Condition C22, dated 24/05/24. Letter DPHI-SINSW, re: Newcastle Education Campus - Non-Compliance Notification - C22 dated 27/05/24	SINSW notified DPHI of a Non Compliance with Condition C22 on the 24/05/24 for an event that occurred on the 22/05/24. It involved trucks carrying clean waste material from the demolition works and backfill material leaving the site uncovered. This non-compliance was identified by an anonymous complaint made to the EPA. Actions were undertaken including EPA attended the site and a toolbox meeting was given to the contractor and EPA confirmation of the actions undertaken. The Department responded to SINSW on the 27/05/24 indicating that DPHI reviewed the Non-Compliance Notification - C22 and considered it to generally satisfy the conditions of consent in relation to non-compliance reporting	Compliant
A28	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 28/06/2024 Letter SINSW-DPHI re: Newcastle High School Redevelopment (SSD-4184831): Notification of Non Compliance in accordance with Condition C22, dated 24/05/24.	Letter SINSW-DPHI re: Newcastle High School Redevelopment (SSD-4184831): Notification of Non Compliance in accordance with Condition C22, dated 24/05/24, includes the information required under A28.	Compliant
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 28/06/2024	Not triggered.	Not triggered
Revision of Strategies, Plans and Programs				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A30	<p>Within three months of:</p> <ul style="list-style-type: none"> a) the submission of an incident report under condition A26; b) the submission of an Independent Audit under condition C41 or C43; c) the approval of any modification of the conditions of this consent; or d) the issue of a direction of the Planning Secretary under condition A3 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>Interview with auditees 28/06/2024</p> <p>Letter 18/06/24 SINSW-DPHI Newcastle High School Redevelopment (SSD-4184831): Incident Notification - Condition A25 & A26</p> <p>Major projects website</p>	<p>This is the initial conduct of Independent Audit for the project. No modification during the audit period. No direction from the DPHI received during the audit period.</p> <p>The incident report prepared under A26 is dated 18/06/24. The CEMP documents to be reviewed within 3 months of the incident reported under Condition A26</p>	Not triggered
A31	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>Interview with auditees 28/06/2024</p> <p>DPHI email to SINSW dated 4/07/2024, re: Newcastle Education Campus - A31 Revised CSWMSP (Rev 6)</p>	<p>As indicated in A14 and B14-B21, the Sub-plans have had some updates since they were first prepared. These updates do not respond to a modification or a direction from the Planning Secretary. The revisions are general document updates. Updated versions of the CSWMSP (B18) and the CFEMP (B21) were submitted to and acknowledged/filed by the Department as discussed under A16, B18 and B21. Observations have been made elsewhere in this audit about submitting other updated versions of the Sub-plans to the Planning Secretary with clarification about the nature of the updates.</p>	Compliant
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.	Letter SINSW-DPHI dated 5/04/2024, re: Newcastle High School Redevelopment (SSD-41814831): Submission of Notification for Commencement of Development in accordance with Condition B1 and B2.	In correspondence dated 5/04/24 SINSW notified DPHI of commencement of construction scheduled for the 9/04/24	Compliant
B2	If the construction 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	<p>Interview with auditees 28/06/2024</p> <p>Preliminary Staging Plan for Newcastle Education Campus dated 25/10/2023 by Gyde</p> <p>Letter SINSW-DPHI dated 5/04/2024, re: Newcastle High School Redevelopment (SSD-41814831): Submission of Notification</p>	<p>In correspondence dated 5/04/24 SINSW notified DPHI of commencement of Stage 1 construction scheduled for the 9/04/24.</p> <p>In correspondence dated 20/05/24 SINSW notified DPHI of commencement of Stages 2 and 3 construction on the 24/05/24.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>for Commencement of Development in accordance with Condition B1 and B2.</p> <p>Letter SINSW-DPHI dated 20/05/2024, re: Newcastle High School Redevelopment (SSD-41814831): Submission of Notification for Commencement of Stages 2 & 3 in accordance with Condition B2</p> <p>Letter SINSW-DPHI dated 28/05/2024, re: Newcastle High School Redevelopment (SSD-41814831): Submission of Notification for Commencement of Stages 4 & 5 in accordance with Condition B2</p>	In correspondence dated 28/05/24 SINSW notified DPHI of commencement of Stages 4 and 5 construction on the 3/06/24.	
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	<p>Structural Design Certification (Building H), ACOR Consultants dated 28/03/24 (including Drawings S-0001 to S-0003 & S-4000, S-4100 and S-4110 referred to in the Certification)</p> <p>Structural Design Certification for Crown Certificate 2, ACOR Consultants dated 25/05/24 (including Drawings S-0000 to S-2999 referred to in the Certification)</p> <p>BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG - Comprising demolition works, in ground services and Building H relocation works only associated with staged upgrades to Newcastle High School.</p> <p>BCA Crown Certificate CC#2 CRO-24046 SSD 41814831 Newcastle High School dated 31/05/2024 issued by BMG - In ground services works and structural works associated with the New Learning Hub and Multipurpose Building only associated with staged upgrades to Newcastle High School.</p> <p>Structural Design Certification (Building A), ACOR Consultants dated 26/07/2024 (including Drawing S-6000(1) Structural Building A referred to in the Certification)</p>	<p>ACOR Consultants (structural team leader Senior engineer) provided Structural Design Certification for Building H in correspondence dated 28/03/24</p> <p>ACOR Consultants (structural senior engineer MIEAust CPEng NER) provided Structural Design Certification for structural elements of the project in correspondence dated 25/05/24.</p> <p>CC#1 had an structural element for Building H. Certification provided. ACOR letter dated 28/03/24 is referred to in CC#1 (item 7). ACOR structural certification dated 25/05/24 is referred to in CC#2 (item 11).</p> <p>The evidence provided above indicates this condition, except for the any structural elements of Stages 4 and 5, is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p> <p>Non-compliance: Construction of Stages 4 and 5 commenced on the 3 June 2024, but there is no evidence that structural certification for Stages 4 and 5 structures (involving refurbishment of buildings and new sports courts) has been provided to the Certifier.</p>	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Aconex communication from Hansen Yuncken to BMG (Certifier) dated 2/08/2024, re: Condition B3 Building A	Recommendation: provide structural certification for Stages 4 and 5 to the Certifier in accordance with Condition B3. Note: at the time of completing this audit, structural drawing and certification of Building A Stage 4 & 5 works was submitted to the Certifier in correspondence dated 2/08/2024. The auditee advised that the Structural design for Building A is being finalised as part of Crown Certificate 3 which is programmed to be released late-August 2024. The physical works for the building will not commence on site until circa October 2025.	
External Walls and Cladding				
B4	Prior to the commencement of construction of external building walls and cladding within the relevant stage, 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.	Site inspection and interviews with auditees 28/06/2024	Construction of external building walls and cladding for new buildings had not commenced at the time of the audit. Stage 1 involved the relocation of Building H which does not require new walls and cladding, condition not triggered	Not triggered
Pre-Construction Dilapidation Report – Protection of Public Infrastructure				
B5	Prior to the commencement of any construction, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary with 48 hours when requested. 	Site inspection and interviews with auditees 28/06/2024 Pre-Construction Dilapidation Report Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev 1 Jan 2024 School Grounds Dilapidation Report, by Jordan Waters dated 7 March 2024 Email Newcastle Council-Hansen Yuncken dated 4/4/24 Email Newcastle Council-Hansen Yuncken dated 4/4/24 Aconex correspondence APP Group-SINSW dated 3/06/24 BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG	Pre-Construction Dilapidation Reports have been prepared for public infrastructure that could be impacted by the project, including council roads and assets, and the school grounds. The auditee advised that Part a) is not applicable as there is no need for relocation or diversion as all assets are inside the school. Pre-Construction Dilapidation surveys were undertaken prior to the commencement of construction (between 21/02/24 and 4/04/24) and reported in the Pre-Construction Dilapidation Reports. In email dated 3/6/24, Newcastle Council confirmed receipt of the Updated Dilapidation Report prepared under Condition B5 on the 6/12/2023 In email dated 4/4/24, Newcastle Council (the assets owner) confirmed receipt of the Updated Dilapidation Report for the roads	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Pre-Construction Dilapidation Report Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev 2 April 2024 (updated in response to audit finding to include Document Control information)	<p>and footpaths surrounding Newcastle High School on the 3/4/24, noting that the report was updated to include National Park Street as requested by Council following review of the Traffic Management Plan.</p> <p>In correspondence dated 28/03/24, APP Group informed SINSW that the Department has not requested the Pre-Construction Dilapidation Report.</p> <p>The Certifier in Crown Certificate CC#1 refers to the Pre-Construction Dilapidation Report Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev 1 Jan 2024.</p> <p>Observation: there are two versions of the Pre-construction Dilapidation Report for the Protection of Public Infrastructure dated January 2024, and both contain surveys done after January 2024. There is also a dilapidation report for the school grounds dated January 2024 with surveys done after January 2024.</p> <p>Recommendation: Include Document Control information in the Pre-construction Dilapidation Reports including versions and dates prepared and updated.</p> <p>Note: prior to completing this audit, the Pre-construction Dilapidation Report has been updated to include document control and dates.</p>	
Pre-Construction Survey – Adjoining Properties				
B6	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>JHA Consulting Engineers, Construction Vibration Statement dated 28/03/24, prepared by Senior Acoustic Engineer</p> <p>Hansen Yuncken letter dated 9/2/24, re: SSD 41814831 Condition B6 & B7 Pre-construction Survey – Adjoining Properties</p> <p>BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG</p>	A Construction Vibration Statement dated 28/03/24, was prepared by JHA's Senior Acoustic Engineer. It indicated that, as per the Construction Noise and Vibration Management Plan (CNVMP) prepared by JHA, based on compliance with the safe working distances and applied vibration limits to the surrounding residential receivers, there is not expected to be any cosmetic damage due to construction activities. Further, Hansen Yuncken in letter dated 9/2/24 indicated that the works will unlikely affect adjoining properties as the nearest residence	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>is located further than the minimum cosmetic damage distance stipulated in the Noise and Vibration Impact Assessment 2202263-AC-SSDA[C] prepared by JHA.</p> <p>The auditee justified no offering pre-construction surveys to residential buildings as the building are not likely to be impacted. The Certifier refers the JHA's Construction Vibration Statement in CC#1.</p> <p>The CNVMP provides safe working distances (cosmetic damage) for vibration intensive plant ranging from 7m-22m. The distances from the works to the nearest residential areas exceed those safe working distances. The auditee advised that the works only required low vibration impact equipment (no pile driven or vibration rollers used), distances have been maintained from sensitive receivers and that no complaints on this matter have been received.</p>	
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Refer to B6</p>	Refer to B6	Not triggered
B8	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:</p> <ul style="list-style-type: none"> a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; b) submit a copy of the Pre-Construction Survey Report to the Certifier; and c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary within 48 hours when requested. 	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Refer to B6</p>	Refer to B6	Not triggered
Community Communication Strategy				
B9	<p>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, 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:</p> <ul style="list-style-type: none"> a) identify people to be consulted during the design and construction phases; 	<p>Community Communication Strategy (CCS) (V1, dated 4 April 2024) prepared by School Infrastructure NSW</p> <p>DPHI letter dated 9/04/24 to DoE, re: Newcastle Education Campus (SSD-41814831) Community Communication Strategy</p>	The Community Communication Strategy (CCS) (V1, dated 4 April 2024) was received and filed by DPHI as indicated in DPHI letter dated 9/04/24 to DoE, re: Newcastle Education Campus (SSD-41814831). In that letter, DPHI filed the CCS and noted that the CCS was submitted to the Department prior to the commencement of construction, contains the information under Condition B9	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; d) set out procedures and mechanisms: <ul style="list-style-type: none"> i. through which the community can discuss or provide feedback to the Applicant; ii. through which the Applicant will respond to enquiries or feedback from the community; and iii. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation; e) include any specific requirements around traffic, noise and vibration, tree retention, heritage. 		and was reviewed by the Applicant and no issues were raised by the Department.	
Ecologically Sustainable Development				
B10	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <ul style="list-style-type: none"> a) registering for a minimum 5 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>Green Building Council of Australia, 10 May 21, Tax Invoice#GS-6215DA-A-40412 (Green Star Certification fee for Newcastle Education Campus, Green Star – Design & As Built v1.3)</p> <p>Payment advice (receipt) dated 21/02/2022 of the payment of Invoice dated 10/5/24 to Green Building Council of Australia</p> <p>220263 NEC LHB – ESD Specifications (undated)</p>	<p>Evidence of Green Star registration – 5 star Design & Built v1.3) provided in shows in Tax Invoice from Green Building Council of Australia dated 10 May 21 and Payment advice (payment receipt) dated 21/02/2022. Other project documentation (220263 NEC LHB – ESD Specifications (undated) indicates that that project has been registered with the GBCA for certification under Green Star Design & As Built v1.3, Registration No. 6215.</p> <p>CC#1 refers to the Green Building of Australia's tax invoice as evidence of certification.</p> <p>The Project is registered Green Star – Design & As Built v1.3 in accordance with Condition B10. The auditor observed that since registration, the rating version has been superseded with version Green Star Buildings v1 https://new.gbca.org.au/greenstar/rating-system/design-and-built/. This matter was brought to the attention of the auditee, with a recommendation to consider updating the 5 star Green rating to the current version. The auditee considered the matter, and indicated that the rating tool will be retained to avoid major design changes through the current Construction phase given that the Design &</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Asbuilt V1.3 remains a recognised rating system for projects registered prior to December 2021.	
Outdoor Lighting				
B11	Prior to commencement of lighting installation, evidence must be submitted to the Certifier that all outdoor lighting to be installed 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.	Site inspection and interviews with auditees 28/06/2024	The auditee advised that no outdoor lighting has been installed as yet. None was observed at the works site during the site inspection.	Not triggered
Demolition				
B12	Prior to the commencement of demolition work, plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier.	<p>Statement of Compliance SSD 41814831 Condition B12 Demolition, Novo Demo Group 2/04/24</p> <p>Demolition Safety Management Plan, Novo Demo Group, 8/04/2024</p> <p>BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG - Comprising demolition works, in ground services and Building H relocation works only associated with staged upgrades to Newcastle High School</p> <p>Correspondence dated 4/07/24 from Certifier (BM+G) to Hansen Yuncken</p>	<p>Novo Demo Group prepared a Statement of Compliance SSD 41814831 Condition B12 Demolition dated 2/04/24 confirming that the proposals contained in the Demolition Work Plan comply with the safety requirements in AS2601-2001 the Demolition of Structures. Novo Demo Group are specialist demolition contractors.</p> <p>CC#1 referred to the Statement of Compliance SSD 41814831 Condition B12 Demolition, Novo Demo Group 2/04/24 and the Management Plan – Demolition Safety by Novo Demo Group (undated)</p> <p>In correspondence dated 4/07/24 the Certifier (BM+G) clarified that the CC1's reference to an undated Management Plan – Demolition Safety is an administrative error and the reference is 8 April 2024.</p>	Compliant
Environmental Management Plan Requirements				
B13	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p>Notes:</p> <ul style="list-style-type: none"> The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	<p>Construction Environmental Management Plan (CEMP) Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev.1, 12 Jan 2024 updated 13 May 2024 Rev.2</p> <p>Construction Traffic & Pedestrian Management Sub-Plan (CTPMSP) Newcastle High School Redevelopment, prepared by arc traffic + transport, V7 22/04/24</p>	The CEMP makes reference to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020), and indicates that the intent of the guideline has been met. The CEMP documents are generally consistent with the DPIE guideline and have consideration of other relevant guidelines.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Construction Noise and Vibration Management Sub-Plan, Revision C dated 15 April 2024, prepared by JHA</p> <p>Construction Waste Management Sub-Plan, Revision 1, dated 15 January 2024, prepared by Hansen Yuncken</p> <p>Construction Soil and Water Management Plan (CSWMSP) Newcastle High School Redevelopment, versions dated 3/07/24 & 5/04/2024, prepared by ACOR Consultants</p> <p>Aboriginal Cultural Heritage Management Sub-Plan, v2, dated 21/03/2024, prepared by Joel Mason and Mikhaila Chaplain, and reviewed by Alan Williams of EMM Consulting Pty Ltd</p> <p>Cultural Heritage Management Sub-Plan Newcastle High School, prepared by Austral Archaeology, 5/04/2024</p> <p>Construction Flood Emergency Management Plan Newcastle Education Campus, prepared by BMT, versions 26/04/24 and 26/03/2024</p> <p>Construction Worker Transportation Strategy Newcastle High School Redevelopment Rev 4, prepared by arc traffic + transport, 21/03/24</p>		
Construction Environmental Management Plan				
B14	<p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <p>a) Details of:</p> <ul style="list-style-type: none"> i. hours of work; ii. 24-hour contact details of site manager; iii. management of dust and odour to protect the amenity of the neighbourhood; iv. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; v. community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9; 	<p>Construction Environmental Management Plan Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev.1, 12 Jan 2024 - updated 13 May 2024 Rev.2</p> <p>Letter 03/05/2024 DPHI-SINSW re: Acknowledgement receipt and filing of CEMP from the Department</p> <p>BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG</p> <p>BCA Crown Certificate CC#2 CRO-24046 SSD 41814831 Newcastle High School dated 31/05/2024 issued by BMG</p>	<p>CEMP dated 12/01/2024 was prepared by Hansen Yuncken and contains the information required by condition B14.</p> <p>The Department acknowledged the CEMP (dated 12/01/24) on 03/05/2024 and indicated that it contains the information required by Condition B14, no issues were raised by the Department and it was submitted to the Department prior to the commencement of construction.</p> <p>Submission to the Certifier was confirmed through the issuance of CC#1 and CC#2, with the CEMP listed under items 34 and 2 respectively.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15); e) Construction Noise and Vibration Management Sub-Plan (see condition B16); f) Construction Waste Management Sub-Plan (see condition B17); g) Construction Soil and Water Management Sub-Plan (see condition B18); h) Aboriginal Cultural Heritage Management Sub-Plan (see condition B19); (i) Cultural Heritage Management Sub-Plan (see condition B20); i) Construction Flood Emergency Management Plan (see condition B21). 		It is noted that CC#2 refers to a CEMP dated May 2024. The auditee advised that this is because the Sub-plans were updated, but not the actual CEMP.	
B15	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and TfNSW; c) include a Driver Code of Conduct which must be prepared and communicated by the Applicant to heavy vehicle drivers and aim to: <ul style="list-style-type: none"> i. minimise the impacts of earthworks and construction on the local and regional road network; ii. minimise conflicts with other road users; iii. minimise road traffic noise; and iv. ensure truck drivers use specified routes; d) detail: <ul style="list-style-type: none"> i. measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; ii. measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; iii. heavy vehicle routes, access and parking arrangements; iv. 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, in accordance with the latest version of AS 2890.2; and (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s). 	<p>Construction Traffic & Pedestrian Management Sub-Plan (CTPMSP) Newcastle High School Redevelopment, prepared by arc traffic + transport, V7 22/04/24</p> <p>Email 19/02/2024 arc traffic + transport to TfNSW re: Consultation relating to CTPMSP and Construction Worker Transport Strategy</p> <p>Email 21/02/2024 TfNSW- arc traffic + transport re: acknowledgement receipt for the submission of CTPMSP and Construction Worker Transport Strategy</p> <p>Email 21/02/2024 arc traffic + transport to Newcastle City Council re: Consultation relating to CTPMSP and Construction Worker Transport Strategy</p> <p>Email 21/02/2024 Newcastle City Council to 2024 arc traffic + transport re: acknowledgement receipt for the submission of CTPMSP and Construction Worker Transport Strategy</p> <p>Email 16/04/2024 Newcastle City Council to arc traffic + transport re: Council approval on the CTPMSP</p> <p>Letter 24/04/2024 DPHI-SINSW re: DPHI approval of CTPMSP</p> <p>BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG</p>	<p>Construction Traffic & Pedestrian Management Sub-Plan (CTPMSP) was prepared by arc traffic + transport and it contains the information required by condition B15.</p> <p>Consultation with the Council and TfNSW was performed, and evidence of these consultations is provided in the CTPMSP (Appendix B).</p> <p>CTPMSP dated 22/04/24 was acknowledged / filed by the Department in correspondence dated 24/04/2024, and indicated that it contains the information required by Condition B15, no issues were raised by the Department, it was prepared in consultation with Council and TfNSW and it has been prepared by suitably qualified experts.</p> <p>It is noted that CC#1 refers to the CTPMSP version dated 21/03/24, whilst CC#2 refers to the 22/04/24 version. The 21/03/24 version was revised to respond to council comments, Vehicle Travel plan updated in this version based on Council comments, no significant changes reported.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		BCA Crown Certificate CC#2 CRO-24046 SSD 41814831 Newcastle High School dated 31/05/2024 issued by BMG		
B16	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d) include strategies that have been developed with the community for managing high noise generating works; e) describe the community consultation undertaken to develop the strategies in condition B16(d) f) include a complaints management system that would be implemented for the duration of the construction; and g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13. 	<p>DPHI letter to DoE dated 23/04/2024, re: Newcastle Education Campus (SSD-41814831) Construction Noise and Vibration Management Sub-Plan, Condition B16</p> <p>Construction Noise and Vibration Management Sub-Plan, Revision C dated 15 April 2024, prepared by JHA</p> <p>Works Notification 4 April (providing noise mitigation measures/strategies and seeking feedback from the community)</p> <p>Emails between SINSW-APP-Hanse Yuncken dated 4 and 12 April 2024, re: Feedback on managing construction impacts</p> <p>BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG .</p> <p>BCA Crown Certificate CC#2 CRO-24046 SSD 41814831 Newcastle High School dated 31/05/2024 issued by BMG.</p>	<p>A CNVMSP has been prepared in accordance with items a)-g) of B16.</p> <p>In letter to DoE dated 23/04/2024, DPHI acknowledged receipt of the Construction Noise and Vibration Management Sub-Plan (CNVMSP) under condition B16. In that letter, DPHI noted that the CNVMSP (dated 15/04/24) was reviewed by the Applicant, and no issues were raised to the Department; it had been prepared by a suitably qualified and experienced noise expert; and it contains the information required by condition B16.</p> <p>Regarding Items B16(d)(e), project correspondence and records indicate that a Works Notification dated 4 April 2024 was distributed on the 4/05/24 to the local community providing noise mitigation measures/strategies and seeking feedback from the community. Approximately 160 residents around the school were provided with the notification (distribution map sighted). SINSW emails dated 12/04/24 indicate that no feedback was received from the community. The original CNVMSP (dated 3/04/24) did not include details of that consultation. The CNVMSP was revised (version dated 15/04/24) to include details of the consultation undertaken.</p> <p>CC#1 refers to the CNVMSP version dated 3/04/24, whilst CC#2 refers to the 15/04/24 version. As indicated above, there appear to be no significant changes to the two versions other than an explanation of the consultation undertaken provided in the 15/04/24 version.</p>	Compliant
B17	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste, including the following:</p> <ul style="list-style-type: none"> a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain; b) information regarding the recycling and disposal locations; and 	<p>DPHI letter to DoE dated 17/04/2024, re: Newcastle Education Campus (SSD-41814831) Construction Waste Management Sub-Plan, Condition B17</p> <p>Construction Waste Management Sub-Plan, Revision 1, dated 15 January 2024, prepared by Hansen Yuncken</p>	<p>In letter to DoE dated 17/04/24, DPHI acknowledged receipt of the Construction Waste Management Sub-Plan (CWMSP) under condition B17. In that letter DPHI also noted that the CWMSP had been reviewed by the Applicant, and no issues were raised with the Department; it had been submitted prior to commencement of construction; and it</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	c) confirmation of the contamination status of the development areas of the site based on the validation results.	BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG	contains the information required by condition B17. CC#1 refers to the CWMSP.	
B18	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified expert, in consultation with Council; b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; d) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas; e) provide a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the site); (f) detail all off-site flows from the site; and (g) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI. 	<p>Construction Soil and Water Management Plan (CSWMSP) Newcastle High School Redevelopment, versions dated 3/07/2024, 5/04/2024 and 7/05/2024, prepared by ACOR Consultants</p> <p>Email 02/05/2024 ACOR-Newcastle Council re: CSWMSP consultation with Council</p> <p>Letter 17/05/2024 DPHI-SINSW re: Approval of CSWMSP from the Department</p> <p>BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG.</p> <p>BCA Crown Certificate CC#2 CRO-24046 SSD 41814831 Newcastle High School dated 31/05/2024 issued by BMG.</p> <p>Aconex correspondence Hansen Yuncken-Certifier dated 4/07/2024</p> <p>DPHI email to SINSW dated 4/07/2024, re: Newcastle Education Campus - A31 Revised CSWMSP (Rev 6)</p>	<p>A Construction Soil and Water Management Plan (CSWMSP) has been prepared by suitably qualified experts from ACOR consultants in accordance with Condition B18. The CV of the civil engineer that prepared the CSWMSP is appended in the CSWMSP, with experience in stormwater quantity and quality management, including Water Sensitive Urban Design.</p> <p>DPHI, in letter dated 3/05/24, acknowledged receipt of the CEMP package including the Construction Soil and Water Management Plan (CSWMSP dated 5/04/24)</p> <p>Subsequently, in letter to DoE dated 17/05/24, DPHI acknowledged receipt of an update of Construction Soil and Water Management Plan (CSWMSP dated 7/05/24) under condition B18. In that letter DPHI also noted that the CSWMSP had been reviewed by the Applicant, and no issues were raised with the Department; it had been submitted prior to commencement of construction; and it contains the information required by condition B18. Appendix E of the CSWMSP include consultation with the Newcastle City Council (NCC).</p> <p>CC#1 refers to a CSWMSP version dated 28/03/24, whilst CC#2 refers to the 7/05/24 version. The CSWMSP (7/05/24) version was updated in response to DPHI comments. No significant changes reported.</p> <p>The CSWMSP has most recently being updated to versions 20/6/24 (updated for site conditions), and version dated 3/07/24 with a reduced sized sediment basin and sediment basin calculations. The sediment basin has been reduced from a total basin size of 215m3 to 34m3 based on revised sediment basin calculations.</p> <p>The revised CSWMSP (3/07/24) was submitted to the Certifier on the 4/07/24.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>Observation: The CSWMSP has been updated to Rev 6 (dated 3/07/2024) to reduce the size of the sediment basin based on corrected sediment basin calculations for the site conditions. The size of the sediment basin observed during the site inspection is based on the revised CSWMSP and not on the version dated 7/05/24 reviewed and filed by the Department on 17/05/24. Further, the CSWMSP (3/07/24) has not been submitted to the Department (refer also to Condition A16)</p> <p>Recommendation: submit the CSWMSP (dated 3/07/2024) to the Department with explanation of changes made in the plan.</p> <p>Completed action: The revised CSWMSP was submitted to the Department and on the 4 July 2024 the Department acknowledged receipt of the revised CSWMSP and indicated that had no comments on the document.</p>	
B19	<p>The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced expert(s); b) be prepared in consultation registered Aboriginal parties; c) the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by EMM dated April 2023; d) historical archaeological excavations and must be undertaken by a suitably qualified and experienced professional, in accordance with the requirements of the Heritage NSW within the Aboriginal Sites identified within the Aboriginal Cultural Heritage Assessment prepared by EMM dated April 2023. 	<p>Aboriginal Cultural Heritage Management Sub-Plan, v2, dated 21/03/2024, prepared by Joel Mason and Mikhaila Chaplain, and reviewed by Alan Williams of EMM Consulting Pty Ltd</p> <p>DPHI letter to DoE, dated 05/04/2024, re: Newcastle Education Campus (SSD-41814831) Aboriginal Cultural Heritage Management Sub-Plan, Condition B19</p> <p>BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG.</p>	<p>In letter to DoE, dated 05/04/2024, DPHI acknowledged receipt of the Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP, dated 21/03/24) under conditions B19 and B26. In that letter, DPHI noted that the ACHMSP was reviewed by the Applicant, and no issues were raised to the Department; it had been prepared by a suitably qualified and experienced expert; it had been prepared in consultation with the Registered Aboriginal Parties; it had been submitted prior to the commencement of any construction works; and it contains the information required by conditions B19 and B26.</p> <p>CC#1 refers to the ACHMSP dated 21/03/24, Archaeological excavations undertaken to date are reported in the ACHMSP section 3.2. Section 4.2 of the ACHMSP refers to additional excavations and Appendix D provides the methodology for such excavations. Section 4.2.2 of the ACHMSP indicates that EMM in February 2024 completed the on-site works in accordance with the methodology provided in the ACHMSP. Post excavation analysis and reporting is ongoing at the timing of writing</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			this document Consultation with the RAP groups are provided in Appendix A2 of the ACHMSP.	
B20	<p>The Cultural Heritage Management Sub-Plan (CHMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) suitably qualified and experienced expert(s) are to identify any significant internal and external elements of the buildings that will be demolished for salvage and, if necessary, storage, for reuse as appropriate, including future interpretation opportunities. Removal of any items to be carried out in accordance with specific salvage methodologies provided by the qualified and experienced expert(s); b) photographic archival records and must: <ul style="list-style-type: none"> i. be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture; ii. be of the external and internal areas of the buildings on site and all other items of heritage significance on the site identified in the Statement of Heritage Impact prepared by EJE Heritage dated May 2023; and iii. must be submitted to Council and the Planning Secretary; c) historical archaeological excavations and must be undertaken by a suitably qualified and experienced professional, in accordance with the requirements of the Heritage NSW within the areas of archaeological potential identified within the Archaeological Assessment and Statement of Heritage Impact prepared by EJE Heritage dated May 2023. 	<p>Cultural Heritage Management Sub-Plan Newcastle High School, prepared by Austral Archaeology, 5/04/2024</p> <p>DPHI letter to DoE, dated 17/04/2024, re: Newcastle Education Campus (SSD-41814831) Cultural Heritage Management Sub-Plan, Condition B20</p> <p>Archival Recording Report Newcastle High School, 19/06/24, by Austral Archaeology</p> <p>Email Council-Hansen Yuncken dated 8/4/24, re: submission of Cultural Heritage Management Plan</p> <p>Email Council-Hansen Yuncken dated 19/6/24, re: submission of Photographic Archival Record under Condition B20(b)</p> <p>Post Approval submission record Condition B20(b) Submission of Archival recording (undated) SSD-41814831-PA-20</p> <p>Email dated 29/07/2024 from Austral Archaeology to Applicant, re: ARR Interim draft for review Trench 1</p> <p>Trench 1 profile and Trench 3 overview (photos provided to auditor showing archaeological excavations)</p>	<p>DPHI, in letter to DoE dated 17/04/2024, acknowledged receipt of the Cultural Heritage Management Sub-Plan (CHMSP, dated 5/04/24) under Condition B20 and noted that the CHMSP has been filed, that it was reviewed by the Applicant, and no issues were raised to the Department; it had been submitted prior to the commencement of any construction works; it contained the information required by condition B20(b) and B20(c); and it commits to fulfilling the requirements of condition B20(a) within a Heritage Interpretation Plan.</p> <p>CC#1 required evidence that the CHMSP has been submitted to Council and DPHI in accordance with Condition B20.</p> <p>In email to Hansen Yuncken dated 8/4/24, Council confirmed receipt of the Cultural Heritage Management Plan on the 8/4/24.</p> <p>In email to Hansen Yuncken dated 19/06/24, Council confirmed receipt of the Photographic Archival Record under Condition B20(b) on the 19/6/24.</p> <p>The photographic archival records were submitted to the Department as evidenced by the Post Approval submission record Condition B20(b) Submission of Archival recording</p> <p>The archaeological excavations are described in Section 6.1.2 of the Construction Heritage Management Sub-Plan (CHMSP). In correspondence dated 29/07/2024 from Austral Archaeology, the heritage consultant indicated that Austral has completed the excavation of trenches 1 and 3 but that access issues meant that only 75% of Trench 2 has been excavated at present and that Austral will return to site to complete the archaeological testing later in the project. It further noted that the archaeological excavations to date have shown the presence of a highly disturbed soil profile with limited</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			evidence of pre-20th century usage of the site, as demonstrated by the soil profile identified in Trench 1. The stratigraphy in Trench 2 was similar, and neither trench contained evidence of in situ archaeological remains. While both trenches did contain a limited number of historical artefacts in the form of fragments of 19th century stoneware and glass bottles, these do not assist in providing additional information relating to the earlier usage of the study area. Trench 3 did not identify any evidence of in situ archaeological remains or artefacts. It noted that Austral was unable to complete the excavation of the location of the well in Trench 2 due to the need to retain pedestrian access around the works zone. However, Austral will return to oversee the excavation of the remainder of the trench. Based on the works to date though, Austral did not anticipate identifying any archaeological remains associated with the well. Once this portion of the excavation is complete, historical archaeological testing and salvage excavations will be complete and Austral will submit the interim report. Two photos of archaeological excavation undertaken to date were provided to the auditor.	
Construction Flood Emergency Management Plan				
B21	<p>Prior to the commencement of each construction stage, a Construction Flood Emergency Management Plan must be prepared by a suitably qualified and experienced person(s) in consultation with NSW State Emergency Services, submitted to the Certifier and a copy to the Planning Secretary for information, including but not limited to:</p> <ul style="list-style-type: none"> a) detail on triggers, including rainfall and water level, that require closure of the site; b) detail on how site closure would be communicated to construction workers, before commencement of the work day; c) details of drills, frequency and record management of the drills; d) a map showing the flood-free pedestrian route from each construction site to a suitable location free of inundation; 	<p>Construction Flood Emergency Management Plan Newcastle Education Campus, prepared by BMT, 26/04/2024</p> <p>Email 01/03/2024 APP Group – NSW SES re: Consultation of Construction Flood Emergency Response Plan for Newcastle Education Campus Site</p> <p>Letter 22/03/2024 NSW SES-APP Group re: SES response to consultation relating to Construction Flood Emergency Response Plan for Newcastle Education Campus Site</p> <p>Letter 07/05/2024 DPHI-SINNSW re: Approval of CFEMP from the Department</p>	<p>The Construction Flood Emergency Management Plan (CFEMP) Newcastle Education Campus, was prepared by a hydrologist from BMT, in consultation with State Emergency Services (evidence of consultation with SES is provided in Annex B of the CFEMP).</p> <p>DPHI, in letter dated 3/05/24, acknowledged receipt of the CEMP package including the Construction Flood Emergency Plan (dated 26/3/24)</p> <p>Subsequently DPHI acknowledged receipt of an updated Construction Flood Emergency Management Plan (CFEMP, dated 26/04/24)</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> e) details of any gauges or warning infrastructure that are to be provided to assist with flood management, including frequency of maintenance, and how these will be monitored; f) identification of suitable locations for evacuation that are free of inundation; and g) flood warning signs around the site to identify areas with Category H3 hazard and higher, in accordance with the Flood Hazard Flood Risk Management Guide FB03, NSW Department of Planning and Environment and are within the overland flow path. 	<p>BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG</p> <p>Aconex correspondence dated 2/08/2024 from Hansen Yuncken to Certifier, re: Construction Flood Emergency Management Plan</p>	<p>under conditions B21 on its letter dated 07/05/2024.</p> <p>CFEMP (26/03/24) was listed in CC#1 under item no. 25 issued by BMG, the Certifier.</p> <p>Observation: The revised version of the Construction Flood Emergency Management Plan (CFEMP) (dated 26/04/2024) has not been submitted to the Certifier</p> <p>Recommendation: Submit latest version of the CFEMP to the Certifier</p> <p>Note: At the time of completing this audit, the latest version of the CFEMP was submitted to the Certifier on the 2 August 2024.</p>	
Flood Management				
B22	<p>Prior to the commencement of construction of Stage 3 as identified in the Preliminary Staging Plan prepared by EJE Architecture dated 25 October 2023, verification from a suitably qualified structural engineer must be provided to the Certifier demonstrating that primary structures have been designed with flood compatible materials and components that can withstand the hydrodynamic forces from moving flow and the hydrostatic forces applied by still-water during any period of flood inundation and/or submerging events, as identified in the Structural Response to Submission, prepared by Stantec, dated 21 September 2023.</p>	<p>Letter SINSW-DPHI dated 20/05/2024, re: Newcastle High School Redevelopment (SSD-41814831): Submission of Notification for Commencement of Stages 2 & 3 in accordance with Condition B2</p> <p>ACOR Consultants letter to Hansen Yuncken dated 29/05/24, re: Newcastle Education Campus Structural Design Certification for Crown Certificate 2</p> <p>BCA Crown Certificate CC#2 CRO-24046 SSD 41814831 Newcastle High School dated 31/05/2024 issued by BMG - In ground services works and structural works associated with the New Learning Hub and Multipurpose Building only associated with staged upgrades to Newcastle High School.</p>	<p>Construction of Stage 3 commenced on the 24 May 2024.</p> <p>ACOR Consultants letter to Hansen Yuncken dated 29/05/24 provided Structural Design Certification for Crown Certificate 2, and included certification that "Primary structures have been designed with flood compatible materials and components that withstand the hydrodynamic forces from moving flow and the hydrostatic forces applied by still-water during any period of flood inundation and/or submerging events".</p> <p>CC#2 (item 11) refers to the ACOR Consultants (29/05/24) Structural Design Certification</p> <p>Non-compliance: The flood design documentation required under Condition B22 was submitted to the Certifier a few days after commencement of construction. This item is closed as the documentation was submitted to the Certifier and included in Crown Certificate 2.</p>	Non-compliant
B23	<p>Prior to the commencement of construction of the relevant stage, the Applicant must provide evidence from a suitably qualified chartered engineer to the Certifier and Planning Secretary confirming that:</p> <ul style="list-style-type: none"> a) the habitable floor level of any new building is above the 1% annual exceedance probability (AEP) level and that the development achieves the 	<p>Letter SINSW-DPHI dated 20/05/2024, re: Newcastle High School Redevelopment (SSD-41814831): Submission of Notification for Commencement of Stages 2 & 3 in accordance with Condition B2</p>	<p>Construction of Stages 2 and 3, which involves new buildings, commenced on the 24 May 2024.</p> <p>ACOR Consultants letter to Hansen Yuncken dated 29/05/24 provided certification of new</p>	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>required flood planning levels and design ground floor levels outlined in Flood Impact Assessment, prepared by BMT and dated 3 May 2023;</p> <p>b) any part of new buildings below the probable maximum flood (PMF) level are constructed from flood compatible building components;</p> <p>c) any new buildings have been designed to ensure shelter in place of vulnerable persons is safe and in locations above the PMF level as outlined in the Flood Emergency Response Plan, prepared by BMT and dated 19 October 2023; and</p> <p>d) any new building has been designed, so that the part of the building that will be used for egress after a flood event will be safe to be used for this purpose after the flood waters recede from the 1% AEP through to PMF flood events described in the Flood Impact Assessment, prepared by BMT and dated 3 May 2023.</p>	<p>ACOR Consultants letter to Hansen Yuncken dated 29/05/24, re: Newcastle Education Campus Structural Design Certification for Crown Certificate 2</p> <p>BCA Crown Certificate CC#2 CRO-24046 SSD 41814831 Newcastle High School dated 31/05/2024 issued by BMG - In ground services works and structural works associated with the New Learning Hub and Multipurpose Building only associated with staged upgrades to Newcastle High School.</p> <p>Post Approval submission record Condition B23 Submission of documentation under B23 (undated) SSD-41814831-PA-14</p>	<p>building design in accordance with items B23(a) to (d)".</p> <p>CC#2 (item 11) refers to the ACOR Consultants (29/05/24) Structural Design Certification</p> <p>Non-compliance: The flood design documentation required under Condition B23 was submitted to the Certifier a few days after commencement of construction of Stages 2 and 3. This item is closed as the documentation was submitted to the Certifier and included in Crown Certificate 2.</p>	
Construction Parking				
B24	<p>Prior to the commencement of any construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the parking facilities to be used by construction workers as identified within the Traffic Impact Assessment prepared by Stantec dated 5 December 2023, or other travel arrangements for construction that would minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be published on the Applicant's website in accordance with condition A23. This condition cannot be staged.</p>	<p>Construction Worker Transportation Strategy Newcastle High School Redevelopment Rev 4, prepared by arc traffic + transport, 21/03/24</p> <p>Email 19/02/2024 arc traffic + transport to TfNSW re: Consultation relating to CTPMSP and Construction Worker Transport Strategy</p> <p>Email 21/02/2024 TfNSW- arc traffic + transport re: acknowledgement receipt for the submission of CTPMSP and Construction Worker Transport Strategy</p> <p>Email 21/02/2024 arc traffic + transport to Newcastle City Council re: Consultation relating to CTPMSP and Construction Worker Transport Strategy</p> <p>Email 21/02/2024 Newcastle City Council to 2024 arc traffic + transport re: acknowledgement receipt for the submission of CTPMSP and Construction Worker Transport Strategy</p> <p>BCA Crown Certificate CC#2 CRO-24046 SSD 41814831 Newcastle High School dated 31/05/2024 issued by BMG</p> <p>Project Website: https://www.schoolinfrastructure.nsw.gov.au/projects/n/newcastle-high-school-revdevelopment.html#category-reports </p>	<p>Construction Worker Transportation Strategy (CWTS) was prepared by arc traffic + transport and addressed the requirements under this condition. The CWTS is appended in the CTPMSP (Appendix E).</p> <p>Submission to the Certifier was confirmed through the issuance of CC#1 and CC#2, with the CTPMSP listed under item no. 26 and 3 respectively. The CWTS is included in the CTPMSP under Appendix E.</p> <p>The CWTS is uploaded in the Project website.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Operational Noise – Design of Mechanical Plant and Equipment				
B25	<p>Prior to installation of mechanical plant and equipment:</p> <ul style="list-style-type: none"> a) a detailed assessment of mechanical plant and equipment with compliance with the relevant operational noise levels as recommended in the Noise and Vibration Assessment for SSDA (SSD-41814831) Newcastle Education Campus dated 18 May 2023 and prepared by JHA Services must be undertaken by a suitably qualified person; and b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the operational noise levels identified in the Noise and Vibration Assessment for SSDA (SSD-41814831) Newcastle Education Campus dated 18 May 2023 and prepared by JHA Services. 	Site inspection and interviews with auditees 28/06/2024	The installation of mechanical plant and equipment has not commenced yet	Not triggered
Aboriginal Heritage				
B26	<p>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.</p>	<p>DPHI letter to DoE, dated 05/04/2024, re: Newcastle Education Campus (SSD-41814831) Aboriginal Cultural Heritage Management Sub-Plan, Condition B19</p> <p>Aboriginal Cultural Heritage Management Sub-Plan, v2, dated 21/03/2024, prepared by Joel Mason and Mikhaila Chaplain, and reviewed by Alan Williams of EMM Consulting Pty Ltd</p>	<p>In letter to DoE, dated 05/04/2024, DPHI acknowledged receipt of the Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) under conditions B19 and B26. In that letter, DPHI noted that the ACHMSP was reviewed by the Applicant, and no issues were raised to the Department; it had been prepared by a suitably qualified and experienced expert; it had been prepared in consultation with the Registered Aboriginal Parties; it had been submitted prior to the commencement of any construction works; and it contains the information required by conditions B19 and B26.</p>	Compliant
Operational Waste Storage and Processing				
B27	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <ul style="list-style-type: none"> a) is constructed using solid non-combustible materials; b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; c) includes a water supply with a hose through a centralised mixing valve; 	Site inspection and interviews with auditees 28/06/2024	Not commenced yet	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.			
Public Domain Improvements				
B28	<p>Prior to the commencement of construction of any road works or pedestrian infrastructure, the Applicant must submit plans and technical specifications for the following works (to the satisfaction of the relevant roads authority), generally in accordance with the public domain plan provided in the Traffic Impact Assessment prepared by Stantec dated 5 December 2023:</p> <ul style="list-style-type: none"> a) the provision of a up to 2.2 metre shared path on Smith Street, from Parkway Avenue to the Multipurpose Facility Entry (Gate 1.1)the replacement of parts of the footpath on Parkway Avenue; b) the provision of footpath connections to new site entries on Smith Street, Parkway Avenue and National Park Street; c) provision of two crossovers on National Park Street; d) the provision of an expanded crossover on Smith Street; e) the provision of additional bus bay and drop-off and pick-up facilities on Parkway Avenue; f) the provision of drop-off and pick-up facilities on Smith Street. <p>Notes:</p> <ul style="list-style-type: none"> • <i>Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</i> • <i>Any proposed changes to on-street traffic and parking, including signage, must be approved by the Newcastle City Traffic Committee.</i> • <i>All costs associated with the proposed road upgrade works must be borne by the Applicant.</i> • <i>In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section 138 of the Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent.</i> 	Site inspection and interviews with auditees 28/06/2024	Not commenced yet	Not triggered
Operational Access, Car Parking and Service Vehicle Arrangements				
B29	<p>Prior to the commencement of construction of access facilities, evidence of compliance of the design of access arrangements with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> a) the existing 40 on-site car parking spaces being available for use during operation of the development; and b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2. 	Site inspection and interviews with auditees 28/06/2024	Not commenced yet	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Public Domain Works				
B30	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	Site inspection and interviews with auditees 28/06/2024	Not commenced yet	Not triggered
B31	<p>Prior to the commencement of any footpath or public domain works, the Applicant must:</p> <ul style="list-style-type: none"> a) finalise the layout and number of driveways and crossings to the site, with any redundant driveways and crossings being replaced with kerb and gutter and footway in accordance with the relevant Council specifications; and b) investigate the installation of additional street trees on Smith Street, Parkway Avenue and National Park Street, in consultation with Council, and in accordance with the relevant Council specifications. <p>The Applicant must submit documentation of approval from Council to the Certifier.</p>	Site inspection and interviews with auditees 28/06/2024	Not commenced yet	Not triggered
Site Contamination				
B32	Prior to the commencement of construction of the relevant stage, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	<p>Part D – Standard Form Agreement SINSW4892/23 between SINSW and Site Auditor – Ramboll Australia P/L signed 11/12/2023</p> <p>NSW EPA List of Accredited Site Auditors as of 28/02/2024 - Ramboll Australia P/L was listed</p>	Sighted engagement agreement between SINSW and Ramboll Australia P/L as site auditor for the project.	Compliant
Dewatering				
B33	Prior to the commencement of construction, the Dewatering Management Plan prepared by Douglas Partners dated September 2023 must be updated in consultation with the Department (DPE Water).	<p>Revised Dewatering Management Plan (DMP) (Rev 0, Douglas Partners, 15/03/2024)</p> <p>DPHI letter to DoE dated 3/04/2024, re: Newcastle Education Campus (SSD-41814831) Dewatering Management Plan, Condition B34</p>	<p>The Revised Dewatering Management Plan (DMP) (Rev 0, Douglas Partners, 15/03/2024) was prepared and approved by DPHI on the 3/04/24. Consultation with the former DPE Water (now DCCEEW) is included in the DMP.</p> <p>In correspondence dated 3/04/24, DPHI noted that it had been updated in consultation with DPE Water (now DCCEEW) as per condition D33 and contains the evidence that the plan meets the requirements of DCCEEW.</p>	Compliant
B34	The Applicant must submit the revised Dewatering Management Plan required under B33 to the Planning Secretary for approval, together with suitable evidence the	DPHI letter to DoE dated 3/04/2024, re: Newcastle Education Campus (SSD-	DPHI, in letter to DoE dated 3/04/2024, approved the revised Dewatering	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	updated Dewatering Management Plan meets the requirements of the Department (Water).	41814831) Dewatering Management Plan, Condition B34 Revised Dewatering Management Plan (DMP) (Rev 0, Douglas Partners, 15/03/2024)	Management Plan (DMP) (Rev 0, Douglas Partners, 15/03/2024) in accordance with condition B34. In that letter, DPHI also noted that DMP was reviewed by the Applicant, and that no issues were raised to the Department; it had been updated in consultation with DPE Water (now DCCEEW) as per condition D33, it contains the evidence that the plan meets the requirements of DCCEEW; it confirms that dewatering volume is expected to be less than 3 ML/year below the trigger that would require a Water Access Licence under the Water Management Act 2000; and it contains the information required by condition B34.	
PART C DURING CONSTRUCTION				
Site Notice				
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Site inspection and interviews with auditees 28/06/2024	Site notices were observed installed at the site boundaries during the audit inspection (refer to Photos in Appendix E. The site notices contain the information required under Condition C1.	Compliant
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.	Site inspection and interviews with auditees 28/06/2024 Hammertech software (sighted) (refer to Photos in Appendix E) Equipment induction record 16/06/2024 (Excavator Kobelco Model SK55SRX) Inspection Status: Passed Equipment induction record 27/06/2024 (Skid Steer Loader Model ASV RT-50AWC)	Register of equipment on site and maintenance records kept in Hammertech. The register of equipment provides details such as type of plant, model/registration number, date for next service and last service undertaken (refer to Photo 30 in Appendix E).	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Posi-Track Loader) Inspection Status: Passed	Equipment induction inspections are undertaken and records are kept in Hammertech. The inspection record provides details such next service hours, average working hours per day, last service date, next service date, operations manual, inspection passed/no passed etc	
Demolition				
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	Site inspection and interviews with auditees 28/06/2024 Refer to B12	Demolition of Building B completed. No demolition issues reported. Novo Demo Group prepared a Statement of Compliance SSD 41814831 Condition B12 Demolition dated 2/04/24 confirming that the proposals contained in the Demolition Work Plan comply with the safety requirements in AS2601-2001 the Demolition of Structures. Novo Demo Group are specialist demolition contractors. CC#1 referred to the Statement of Compliance SSD 41814831 Condition B12 Demolition, Novo Demo Group 2/04/24 and the Management Plan – Demolition Safety by Novo Demo Group	Compliant
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 b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Site inspection and interviews with auditees 28/06/2024 Site Notice (Photos in Appendix E) CEMP documents - updated 13 May 2024 Rev.2 Induction	All works reportedly completed within approved construction hours. Construction hours are identified in the CEMP documentation. Construction hours are also identified in the Site Notice (refer to Photo 1 in Appendix E) and are communicated to employees in project inductions. No complaints have been received regarding construction hours.	Compliant
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: a) between 6pm and 7pm, Mondays to Fridays inclusive; and b) between 1pm and 4pm, Saturdays.	Site inspection and interviews with auditees 28/06/2024	Not reportedly required or identified in project records.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary justification is provided for the works.	Site inspection and interviews with auditees 28/06/2024	Not reportedly required or identified in project records.	Not triggered
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Site inspection and interviews with auditees 28/06/2024	Not triggered, refer to C6.	Not triggered
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	Site inspection and interviews with auditees 28/06/2024	Not reportedly required or shown in project records.	Not triggered
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Site inspection and interviews with auditees 28/06/2024 CEMP and Sub-plans (refer to B14-B23) Hammertech: software used to maintain records (ie. inspections, plant / equipment, inductions, etc) Hansen Yuncken HSE Inspection Report 23/05/24 Hansen Yuncken HSE Inspection Report 13/06/24 Post rainfall inspection report dated 3/06/24, Hansen Yuncken Pre rainfall inspection reported dated 31/05/24, Hansen Yuncken Airborne Asbestos Fibre Monitoring Report, EP Risk, 11/04/24	The site inspection and review of project records indicate that the auditee has generally implemented the CEMP and Sub-plans during the audit period: <ul style="list-style-type: none">Sediment and erosion controls are in place as per CSWMPSediment basin installed as per latest version of the CSWMPPolymer used to managed dust and erosion on stockpilesInspections, including regular and pre/post rainfall inspections are undertaken in accordance with the CEMP and the CSWMPWaste bins used to segregate and store construction waste	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Airborne Asbestos Fibre Monitoring Report, EP Risk, 15/04/24</p> <p>Airborne Asbestos Fibre Monitoring Report, EP Risk, 16/04/24</p> <p>Airborne Asbestos Fibre Monitoring Report, EP Risk, 19/04/24</p>	<ul style="list-style-type: none"> Tree protection provided on site and validated by arborist (refer to C20) Fencing with shade clothing installed around site perimeter Noise blankets installed between operational school areas and the works Construction works undertaken during approved construction hours Inductions undertaken in accordance with CEMP Plant and equipment is maintained Remedial activities have been undertaken in accordance with the RAP <p>The CNVMP indicated that noise and vibration monitoring should be undertaken where noise and vibration criteria are being exceeded or in response to valid complaints. There is some contradiction in the first part of the requirement, as it is not possible to know if criteria has been exceeded without doing monitoring. On the other hand no noise / vibration complaints have been received to date. A recommendation has been made about noise monitoring in Condition C13.</p>	
Construction Traffic				
C10	All construction vehicles (excluding site personnel 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.	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>City of Newcastle letter of Agreement Work Zone Installation dated 14/03/2024,</p>	<p>Work Zone approved by Council on the 14/03/24 in National Park Street from 18/03/2024 to 18/03/2025. The Work Zone is about 40m long and is located in National Park Street approximately in front of Dumaresq Street.</p> <p>No construction vehicles were observed parked outside the site during the site inspection.</p>	Compliant
Hoarding Requirements				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C11	<p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application. 	<p>Site inspection and interviews with auditees 28/06/2024</p>	<p>No hoarding installed at the site, just fencing with shade clothing.</p> <p>No advertising or graffiti was observed along the site boundary during the site inspection (refer to Photos in Appendix E).</p>	Compliant
No Obstruction of Public Way				
C12	<p>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.</p>	<p>Site inspection and interviews with auditees 28/06/2024</p>	<p>No obstruction of the public way was observed during the audit site inspection (refer to Photos in Appendix E). No project related complaints have been received on this matter.</p>	Compliant
Construction Noise Limits				
C13	<p>The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</p>	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Construction Noise and Vibration Management Sub-Plan, Revision C dated 15 April 2024, prepared by JHA</p> <p>DPHI letter to DoE dated 23/04/2024, re: Newcastle Education Campus (SSD-41814831) Construction Noise and Vibration Management Sub-Plan, Condition B16</p> <p>Works Notification 4 April (providing noise mitigation measures/strategies and seeking feedback from the community</p> <p>Complaints Register: https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/n/newcastle-education-campus/2024/july/Complaints_Register_at_2_July_2024.pdf </p>	<p>Project records and the site inspection indicated that the auditee generally implements feasible and reasonable noise mitigation measures at the site. Construction hours are complied with, machinery is maintained, noise blankets have been installed in sections of the boundary with the operational school and wooden panels in windows of operational buildings (refer to photos 10 and 11 in Appendix E), there is a complaints management system and notifications of works are provided on a regular basis.</p> <p>No noise complaints have been received to date. No noise monitoring undertaken to date.</p> <p>The Construction Noise and Vibration Management Sub-Plan (CNVMP) indicates that noise monitoring should be undertaken where noise criteria is being exceeded or in response to valid complaints. No noise monitoring has been undertaken to date and therefore it is not possible to determine if construction noise levels have complied with the criteria (noting that no noise complaints have been received to date). In response, the auditee indicated that the Contractor has undertaken works to date in accordance with the Acoustic Consultants advice and that</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			noise monitoring will be considered in a case-by-case basis, noting that to date, the project has not received any noise complaints or exceeded the criteria levels.	
C14	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.	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Construction Noise and Vibration Management Sub-Plan, Revision C dated 15 April 2024, prepared by JHA</p> <p>Project Specific Site Induction Newcastle High School Redevelopment, Rev 2 May 2024, Hanssen Yuncken</p> <p>Induction Register kept in Hammertech (sighted)</p> <p>Driver specific inductions Hammertech (safety)</p> <p>Pre-Delivery Brief to Truck Delivery companies, dated 2024</p> <p>Email dated 15/04/24, Hansen – ATCO construction, re: NHCE delivery brief (sighted)</p> <p>Pre-start meeting, 26/06/2024</p> <p>Pre-start meeting, 27/06/2024</p> <p>Complaints Register: https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/n/newcastle-education-campus/2024/july/Complaints_Register_at_2_July_2024.pdf </p>	<p>Construction hours are documented in the CNVMP and the CEMP, and communicated to employees through inductions.</p> <p>Companies delivering by truck to the site are provided with a Pre-Delivery Brief (sighted). The Pre-delivery brief provides, amongst other things, details of construction hours, access not permitted between 8am-9:30am & 2:3-4pm, vehicle site access and routes, and parking requirements. Pre-Delivery briefs are sent to construction companies prior to deliveries.</p> <p>Daily pre-start meetings are undertaken with Project staff where instructions relevant to the consent and Project are provided.</p>	Compliant
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Equipment induction record 16/06/2024 (Excavator Kobelco Model SK55SRX) Inspection Status: Passed</p> <p>Equipment induction record 27/06/2024 (Skid Steer Loader Model ASV RT-50AWC Posi-Track Loader) Inspection Status: Passed</p> <p>Plant Register kept in Hammertech (sighted)</p>	<p>Vehicles on site do not need to reverse, can drive in/out in a forward direction.</p> <p>No tonal reverse beacons were noted during the site inspection.</p> <p>Equipment Induction checklist has items regarding reversing systems (such as flashing lights), but this is subject to safety considerations.</p> <p>No complaints regarding reversing beepers recorded to date.</p>	Compliant
Vibration Criteria				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C16	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <ul style="list-style-type: none"> a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time). 	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Construction Noise and Vibration Management Sub-Plan, Revision C dated 15 April 2024, prepared by JHA</p> <p>JHA Consulting Engineers, Construction Vibration Statement dated 28/03/24, prepared by Senior Acoustic Engineer</p>	<p>A Construction Vibration Statement dated 28/03/24, was prepared by JHA's Senior Acoustic Engineer. It indicated that, as per the Construction Noise and Vibration Management Plan (CNVMP) prepared by JHA, based on compliance with the safe working distances and applied vibration limits to the surrounding residential receivers, there is not expected to be any cosmetic damage due to construction activities. Further, Hansen Yuncken in letter dated 9/2/24 indicated that the works will unlikely affect adjoining properties as the nearest residence is located further than the minimum cosmetic damage distance stipulated in the Noise and Vibration Impact Assessment 2202263-AC-SSDA[C] prepared by JHA. The Certifier refers the JHA's Construction Vibration Statement in CC#1.</p> <p>The CNVMP provides safe working distances (cosmetic damage) for vibration intensive plant ranging from 7m-22m. The distances from the works to the nearest residential areas exceed those safe working distances. The auditee advised that the works only required low vibration impact equipment (no pile driven or vibration rollers used), distances have been maintained from sensitive receivers and that no complaints on this matter have been received.</p>	Compliant
C17	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 C16.	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Construction Noise and Vibration Management Sub-Plan, Revision C dated 15 April 2024, prepared by JHA</p> <p>JHA Consulting Engineers, Construction Vibration Statement dated 28/03/24, prepared by Senior Acoustic Engineer</p>	<p>The auditee indicated that there are no residential areas within 30 metres of the works (refer to Section 2.2 and Figure 3 of the CNVMP). Section 2.2 of the CNVMP shows the nearest residence at 60-80 National Park Street located at 30m distance. In addition, there is tree protection in between, so the distance is generally larger. Therefore, there is no need to use vibratory compactors within 30m of residential buildings. Also, no vibration compactors have reportedly been used to date.</p>	Not triggered
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B14 of this consent.	<p>Site inspection and interviews with auditees 28/06/2024</p>	<p>Noted. The CNVMP adopts the criteria in C6. The CNVMP also provides recommended safe working distances for vibration intensive</p>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Construction Noise and Vibration Management Sub-Plan, Revision C dated 15 April 2024, prepared by JHA	plant which in some cases (for some equipment) are less than 30m.	
Project Arborist				
C19	Prior to the commencement of construction of each relevant stage, a project arborist must be engaged to ensure all tree protection measures and works are carried out in accordance with the conditions of this consent. The project arborist must have a minimum Australian Qualification Framework Level 5 qualification and minimum 5 years' experience. Details of the arborist including name, business name and contact details must be provided to the Certifier.	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Consultancy Agreement with Assurance Trees Pty, Level 5 arborist, dated 18 June 2024</p> <p>Aconex communication, Hansen Yuncken-Certifier, 19/06/2024</p>	<p>Assurance Trees Pty engaged as project arborist. Consultancy agreement with the Level 5 arborist provided to the auditor. Level 5 requirements included in the agreement</p> <p>Arborist name, business name and contact details provided to the Certifier in correspondence dated 19 June 2024.</p> <p>Non-compliance: the project arborist was engaged after the commencement of construction. This item is closed as the arborist has been engaged and the arborist details have been sent to the Certifier in accordance with Condition C19.</p>	Non compliant
Tree Protection				
C20	<p>For the duration of the construction works:</p> <ul style="list-style-type: none"> 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 construction, or identified for protection within the Addendum to Arborist Report prepared by Joseph Pidutti Consulting Arborist dated 30 November 2023 (revision B), 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 in accordance with the relevant Council specifications; c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Aboricultural Impact Assessment prepared by Joseph Pidutti Consulting Arborist and dated 27 September 2023 (revision A) and Addendum to Arborist Report prepared by Joseph Pidutti Consulting Arborist dated 30 September 2023 (revision B); and d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater. 	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Assurance Trees Tree Protection Certificate dated 4 July 2024</p>	<p>No street trees observed trimmed or removed. No street trees were observed immediately adjacent to the construction site and requiring protection. Trees within the site to be retained were observed protected as shown in Photos in Appendix E.</p> <p>A tree protection Inspection was conducted by certified Arborist Aaron Bath from Assurance on 21st June 2024. A report was prepared by Assurance dated 4 July 2024. It concluded that all Tree protection measures inside the designated constructions zones are in place according to the conditions of C20(c) and confirmed as adequate. All tree protection fencing within the site has been installed in accordance with the approved plan and specification provided by Joseph Pidutti Report (Revision A).</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Air Quality				
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Construction Environmental Management Plan Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev 1, 12 Jan 2024</p> <p>Hansen Yuncken HSE Inspection Report 23/05/24</p> <p>Hansen Yuncken HSE Inspection Report 13/06/24</p>	<p>The auditee has implemented reasonable measures to minimise dust during construction. Measures to minimise dust are documented in the Construction Environmental Management Plan Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev 1, 12 Jan 2024.</p> <p>During the audit inspection a water cart was observed on site (refer to Photos in Appendix E). EHS Inspections are undertaken and documented as discussed in A25 and include visual observations of site conditions. Stockpile areas are provided on site and managed. Trucks with loads were observed covered during the site inspection. A sign with the requirement to have loads covered is provided at the site vehicular access. A polymer container was sighted during the site inspection. The auditee advised that Polymer is applied to stockpiles when they are not actively worked (a Photo of polymer application was provided by the auditee and is shown in Appendix E Photo 18b).</p>	Compliant
C22	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Construction Environmental Management Plan Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev 1, 12 Jan 2024 - updated 13 May 2024 Rev.2</p>	<p>Refer to C21.</p> <p>In addition, no mud or dirt from the site were observed during the site inspection. The site's vehicular access at National Park Street is provided with rock and the vehicular access at Smith Street is asphalted and has a water connection for tyre clean wash (refer to Photos in Appendix E).</p>	Compliant
Imported Fill				
C23	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request. 	<p>Imported Material Register (with material imported up to the 5/06/24)</p> <p>VENM Classification Quarry Materials, Quarry Products Newcastle, 30 May 2024</p>	<p>The auditee maintains an Imported Material Register which includes the following information; material description, proposed use, supplier/source, classification, volume, supply date, docket number and location of use. Materials imported included recovered aggregate, cobbles, sandy loam (turf underlay) and crusher dust. Dockets of</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Metromix Quarries – Teralba Quarry Rhondda Rd – VENM Assessment, 10/12/2020</p> <p>Imported Fill Analytical results, EP Risk 4/06/2024</p> <p>Test Report, Boral Recycling Plant, Inspection and Test Plan, Recovered Aggregate Resource Recovery Order 2014, dated 19/04/2024</p> <p>Certificate of Analysis Soil Sample Report, Hibbs, dated 8 April 2024</p> <p>Sandy Loam test results, SESL Batch No. 67196, dated 18/03/24</p> <p>Docket A165995, quarry products (dust), dated 3/06/24</p> <p>Docket A166266, quarry products (dust), dated 4/06/24</p> <p>Docket 3956961, unbound base, Boral Recycling, 9/4/24</p> <p>Docket 3957372, unbound base, Boral Recycling, 17/4/24</p> <p>Docket 1405 Sandy Loam, Sand&Soil Pty Ltd, 24/05/2024</p>	<p>imported materials kept on file and provided to the auditor.</p> <p>Comprehensive records validating imported materials either as VENM or meeting a Resource Recovery Exception are maintained by the Auditee.</p> <p>VENM Certification provided by Quarry Products Newcastle for cobbles, dust, subbase.</p> <p>Metromix quarries provided a VENM assessment which concluded that the in-situ Residual Soil and Weathered Rock excavated during site earthworks is classified as VENM in accordance with the NSW EPA (2014) Waste Classification Guidelines.</p> <p>VENM Certificate from Sand&Soil Pty Ltd for material extracted from its quarry site at 312 Pitnacree Rd, East Maitland.</p> <p>Testing results and records for recovered aggregate (Boral Recycling Plant) under Recovered Aggregate Resource Recovery Order 2014 provided.</p> <p>Analytical results for asbestos in Boral Recycling Newcastle provided.</p> <p>Analytical results for sandy loam under AS2219:2018 Landscape Soil provided.</p>	
Disposal of Seepage and Stormwater				
C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Construction Soil and Water Management Plan (CSWMSP) Newcastle High School Redevelopment, versions dated 3/07/2024, 5/04/2024 and 7/05/2024, prepared by ACOR Consultants</p>	<p>A sediment basin has been constructed at the site in accordance with the latest version of the CSWMSP (3/07/2024). The sediment basin has a capacity of 33m3 (with a settling zone volume of 17m3) (as reported in the CSWMSP). The auditee advised that disposal of stormwater from the basin has not been required to date. The auditee advised that soils at the site are very sandy and have generated minimal stormwater runoff, with the small volumes of water reaching the basin infiltrating through the sandy soils. Sandy soils were observed during the site inspection. The sediment basin was</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>observed empty at the time of the site inspection.</p> <p>Observation: The Construction Soil and Water Management Plan (CSWMSP) includes an Erosion and Sediment Control Plan (ESCP) with a sediment basin at the northeast corner of the site. The CSWMSP indicates that stormwater runoff from the construction site would be directed to the basin for treatment prior to discharge to the downstream stormwater network. The sediment basin also has an overflow structure which flows into an internal stormwater channel. The auditee advised that disposal of stormwater from the sediment basin has not been required to date due to the sandy nature of the soils on site and stormwater infiltration into the ground. Based on that, a written approval from Council has not been obtained to connect or discharge stormwater to Council's stormwater drainage or system. The auditor notes that during significant wet weather events the disposal of basin stormwater may be required.</p> <p>Recommendation: Seek approval from Council to discharge site stormwater to Council's stormwater drainage system as a contingency for future situations where discharges to Council's stormwater system may be required.</p>	
Emergency Management				
C25	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.	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Project Specific Site Induction Newcastle High School Redevelopment, Rev 2 May 2024, Hanssen Yuncken</p> <p>Map on site with evacuation points (photo, Appendix E)</p> <p>Emergency Response Drill, Hansen Yuncken, 17/05/2024</p>	Emergency awareness training and information is provided to Project personnel via site induction. A map with emergency evacuation information is provided at the site offices. Emergency Response Drills are undertaken every 6 months. An Emergency Response Drill was undertaken by Hansen Yuncken on the 17/05/2024. Items covered included emergency response personnel training, emergency response equipment, communications, warden coordination, site access/egress routes, muster area location, worker registration at muster point, response	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			times. The next emergency drill/review is due on the 30/11/2024.	
Stormwater Management System				
C26	<p>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 Certifier for approval. The system must:</p> <ul style="list-style-type: none"> a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the following conceptual design plans provided in the RtS: <ul style="list-style-type: none"> i. Stormwater Drainage Plan – Sheet 1, dated 23 June 2023, revision I; ii. Stormwater Drainage Plan – Sheet 2, dated 22 September 2023, revision O; iii. Stormwater Drainage Plan - Sheet 3, dated 23 June 2023, revision I; iv. Stormwater Drainage Plan - Sheet 4, dated 23 June 2023, revision I; c) include the decommissioning, removal or capping of redundant pipes that discharge into the National Park Branch stormwater channel; d) be in accordance with applicable Australian Standards; and e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines. 	<p>Interviews with auditees 28/06/2024</p> <p>Certificate of Design – Civil Engineering SSD-41814831, ACOR Consultants dated 28/03/2024</p> <p>Services Plan – Civil Engineering ACOR Consultants 28 March 2024</p> <p>BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG</p>	<p>Certificate of Design – Civil Engineering SSD-41814831, ACOR Consultants dated 28/03/2024 includes certification of stormwater management design.</p> <p>CC#1 refers to the Certificate of Design (ACOR, 28/03/24) and associated drawings.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
Aboriginal Cultural Heritage				
C27	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by EMM dated April 2023.	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Aboriginal Cultural Heritage Management Sub-Plan, v2, dated 21/03/2024, prepared by Joel Mason and Mikhaila Chaplain, and reviewed by Alan Williams of EMM Consulting Pty Ltd</p> <p>Project Specific Site Induction Newcastle High School Redevelopment, Rev 2 May 2024, Hanssen Yuncken</p>	The Aboriginal Cultural Heritage Assessment Report prepared by EMM dated April 2023 recommended the preparation of an Aboriginal Cultural Heritage Management Sub-Plan (ACHMP) in consultation with the Registered Aboriginal Parties (RAP). As discussed in B19, an ACHMSP was prepared in consultation with the RAPs and accepted by DPHI. The ACHMSP provides the requirements for the management of Aboriginal heritage during construction, including the implementation of an unexpected finds protocol, discovery of skeletal/human remains, cultural heritage inductions or management of recovered cultural materials. The site induction include cultural heritage and the unexpected finds protocol has been implemented during construction. No aboriginal items have been found to date	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Unexpected Finds Protocol – Aboriginal Heritage				
C28	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> a) all works must halt in the immediate area to prevent any further impacts to the object(s); b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the object(s); c) the site must be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Planning, Housing and Infrastructure and the management outcome for the site included in the information provided to AHIMS; d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary. 	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Aboriginal Cultural Heritage Management Sub-Plan, v2, dated 21/03/2024, prepared by Joel Mason and Mikhaila Chaplain, and reviewed by Alan Williams of EMM Consulting Pty Ltd</p> <p>Project Specific Site Induction Newcastle High School Redevelopment, Rev 2 May 2024, Hanssen Yuncken</p>	No unexpected Aboriginal heritage items found to date.	Not triggered
Unexpected Finds Protocol – Historic Heritage				
C29	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ul style="list-style-type: none"> a) all works must cease immediately in that area and notice must be given to Heritage NSW and the Planning Secretary; b) 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 as determined in consultation with Heritage NSW; and c) works may only recommence with the written approval of the Planning Secretary. 	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Cultural Heritage Management Sub-Plan Newcastle High School, prepared by Austral Archaeology, 5/04/2024</p>	No unexpected heritage items found to date.	Not triggered
Waste Storage and Processing				
C30	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 and interviews with auditees 28/06/2024	Minimal waste reportedly generated on site as most material will be retained/capped. Stockpiles observed on site are reportedly for on-site reuse. General construction waste placed into bins on site (refer to photos). Waste bins are located in designated areas within the site. No site's waste was observed outside the site.	Compliant
C31	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) , Newcastle</p>	The Remedial Action Plan (DP, June 2023) strategy is based on cap and contain. Minimal waste has therefore been generated on site to date as most material will be retained/capped.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>High School Upgrade, Douglas Partners June 2023</p> <p>Dockets for Asbestos Contaminated Soil (Raymond Terrace Waste Management Centre): RT210227363 on 16/04/2024, RT210228097 on 22/04/2024, RT210227205 on 15/04/2024, RT210227232 on 15/04/2024</p> <p>Benedict Recycling dockets N-428597 (10/4/24), N-428778 (11/4/24), N-430628 (23/4/24), N-430962 (24/4/24)</p> <p>Boral Recycling dockets 3958105 (7/5/24), 3958108 (7/5/24), 3958109 (7/5/24), 3958112 (7/5/24), 3958115 (7/5/24), 3958116 (7/5/24)</p> <p>Project Waste Management Summary Report with Resource Recovery Statement, Benedict Recycling dated 6/6/24</p> <p>Report on Material from Newcastle High School, Boral, 22/5/24</p> <p>Off-site Disposal Register (last entry 24/04/2024)</p> <p>EP Risk (26 June 2024). Capping Validation Assessment. Ref: EP3602.006 v1</p>	<p>A preliminary waste classification was prepared in Douglas Partners (June 2023) PSI / DSI. In addition, asbestos containing materials were identified in subsequent investigations as reported in Conditions C34 and C36.</p> <p>The off-site disposal register identifies 4 loads of asbestos waste disposed off site plus some loads of recycled asphalt and concrete. Benedict Recycling letter dated 6/6/24 confirmed the receipt of mixed demolition and excavation material for recycling processing. Boral (22/5/24) provided summaries of demolition material collected from the project for recycling.</p> <p>Dockets of material disposal were provided to the auditor.</p> <p>The validation of the site remediation activities are audited by an EPA accredited site auditor (refer to conditions C36-C39). The validation activities are reported in validation reports for remedial activities undertaken to date. Capping Validation Assessment (EP Risk, 26 June 2024) includes review of off site disposal waste management records, submitted to the site auditor for review.</p>	
C32	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.	<p>Site inspection and interviews with auditees 28/06/2024</p>	<p>Not much concreting required to date. For footings installation, concrete washout was collected in bags (refer to Photo in Appendix E).</p> <p>At later project stages, the auditee advised that a concrete washout bay or similar will be established on site.</p>	Compliant
C33	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.	<p>Off-site Disposal Register (last entry 24/04/2024)</p> <p>Register of types of waste for April and May 2024 (undated)</p>	<p>An Off-site disposal register is maintained by the auditee. The register provides details of the type waste of material taken off site, the tonnage, the receiving facility, docket number, vehicle rego and whether the material is reuse or disposed of.</p> <p>In addition, the auditee maintains another register which provides summaries of material recycled and disposed each month.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C34	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.	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Asbestos Removal Control Plan, by Novo Demo Group, dated 8 April 2024</p> <p>Asbestos Management Plan for Asbestos in Soil, EP Risk 22 April 2024</p> <p>Notice of Intent to remove friable asbestos to SafeWork NSW, dated 2/04/2024</p> <p>Dockets for Asbestos Contaminated Soil (Raymond Terrace Waste Management Centre): RT210227363 on 16/04/2024, RT210228097 on 22/04/2024, RT210227205 on 15/04/2024, RT210227232 on 15/04/2024</p> <p>Asbestos Clearance Certificate for Block/Building B, EP Risk 19/04/2024</p> <p>Asbestos Clearance Certificate for Block/Building H & Pit 505, EP Risk 17/04/2024</p> <p>Asbestos Re-Occupation Clearance Certificate for Pit 505, EP Risk 3/05/2024</p> <p>Airborne Asbestos Fibre Monitoring Report, EP Risk, 11/04/24</p> <p>Airborne Asbestos Fibre Monitoring Report, EP Risk, 15/04/24</p> <p>Airborne Asbestos Fibre Monitoring Report, EP Risk, 16/04/24</p> <p>Airborne Asbestos Fibre Monitoring Report, EP Risk, 19/04/24</p> <p>Certificate of Analysis, ALS 16/04/24, 24/04/24, Soil Sample</p>	<p>Project records indicate that hazardous materials have been managed in accordance with the relevant legislation, codes and standards. Asbestos containing materials (ACM) were removed from the 8/04/24 to the 30/06/24 (as per notification to SafeWork NSW) from buildings and site soils. It included removal of friable and non-friable ACM.</p> <p>An Asbestos Management Plan for Asbestos in Soil was prepared by EP Risk (22 April 2024). In addition, an Asbestos Removal Control Plan (ARCP) was prepared by Novo Demo Group (8 April 2024), a licensed asbestos removalist contractor (Licence number 214083). The ARCP was prepared for the removal of Asbestos containing materials (ACM) previously identified in hazmat reports which the ARCP identifies as Douglas Partners (15/06/23), AirSafe (05/02/2021) and WSP (30/06/2017). Air quality monitoring was undertaken by EP Risk during the removal activity with results sighted below the detection limits.</p> <p>Notification of ACM removal was provided to SafeWork NSW, date of Notice 2/04/24, and acknowledged by SafeWork NSW. Landfill dockets for asbestos contaminated soils (Raymond Terrace Waste Management Centre) were provided to the auditor. Clearance Certificates for Blocks B and H were issued by EP Risk after the removal of ACM. Validation samples were collected from the walls and based of excavation areas where ACM had been removed and these are reported in the Clearance Certificates.</p>	Compliant
Outdoor Lighting				
C35	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<p>Site inspection and interviews with auditees 28/06/2024</p>	No external lighting installed to date. The project is in the early stages of construction.	Not triggered
Site Contamination				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C36	<p>Prior to the commencement of any work that would result in the disturbance of potential or contaminated soils, materials, groundwater or sediments, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements:</p> <ul style="list-style-type: none"> a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and c) the recommendations of the Remedial Action Plan prepared by Douglas Partners dated June 2023. 	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Douglas Partners (2023) Report on Preliminary Contamination Testing for Borrow Pit and Capping Feasibility, Newcastle High School Upgrade, 25a National Park Street, Newcastle West, dated 7 December 2023 (ref: 213618.04).</p> <p>Ramboll (2023) Interim Audit Advice No. 001 (IAA01), Newcastle Education Campus, 25a National Park St, Newcastle West, dated 22 June 2023 (ref: 318001700).</p> <p>EP Risk (2024) Asbestos Management Plan (AMP) for Asbestos in Soil, Newcastle High School Upgrade, 25a National Park Street, Newcastle West, NSW, dated 27 April 2024 (ref: EP3602.001 v3).</p> <p>EP Risk (21 May 2024). Supplementary Asbestos in Soil Investigation (ref: EP3602.005)</p> <p>Validation Sampling and Analysis Quality Plan (v2), EP Risk dated 11/06/2024 (prepared by Certified Environmental Practitioner (Site Contamination) Certification: SC40916)</p> <p>Asbestos Clearance Certificate for Block/Building B, EP Risk 19/04/2024</p> <p>Asbestos Clearance Certificate for Block/Building H & Pit 505, EP Risk 17/04/2024</p> <p>Asbestos Re-Occupation Clearance Certificate for Pit 505, EP Risk 3/05/2024</p> <p>EP Risk sampling on 23 April 2024 (SW Borrow Area) results</p> <p>EP Risk (26 June 2024). Capping Validation Assessment. Ref: EP3602.006 v1</p> <p>Site Auditor's comments on VSAQP and other correspondence with site auditor, emails dated 6 – 11 & 14 June 24</p>	<p>The Remedial Action Plan (RAP) (DP June 2023) required inspection / investigation of areas underlying building footprints and validation of excavated areas not suitable for capping.</p> <p>Project records and discussions with the auditee indicate that the auditee has undertaken several site investigations prior to and during disturbance of potentially contaminated areas. Additional sampling is reportedly proposed in areas to be disturbed as the work progresses. Progressive inspections and sampling is ongoing and the auditee advised that it will be reported as part of the validation reports. Building B has been investigated (validation report pending) and demolition of Buildings D and E are yet to be completed.</p> <p>A site auditor (from Ramboll) has been engaged and project records indicate that the site auditor has been reviewing documentation as it is prepared and remediation works are progressed.</p> <p>Project records indicate that Douglas Partners prepared an investigation Report on Preliminary Contamination Testing for Borrow Pit and Capping Feasibility, (report dated 7 December 2023).</p> <p>Project records also indicate that validation sampling has been undertaken in walls and based of excavation areas where ACM had been removed and these are reported in the Clearance Certificates issued for excavated areas.</p> <p>A supplementary asbestos in soil investigations was undertaken with samples collected on the 3-7 May 24 (EP Risk (May 24). Sampling results for the SW Borrow area (sampling undertaken on 23 April 24) sighted by the auditor. EP Risk documents have been prepared by certified Environmental Practitioner (Site Contamination).</p> <p>A Capping Validation Assessment Report (EP Risk, 26/06/24) has been prepared for parts</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>of the site remediated including the stormwater infiltration area and Building H area.</p> <p>Other areas of the site with potential contamination have not been disturbed yet, investigations will be undertaken. A Validation Sampling and Analysis Quality Plan (VSAQP) (v2), EP Risk dated 11/06/2024 (prepared by Certified Environmental Practitioner (Site Contamination) Certification: SC40916) has been prepared and reviewed by the Site Auditor. The VSAQP was reviewed by the site auditor.</p>	
C37	The unexpected finds procedure within the Remedial Action Plan prepared by Douglas Partners dated June 2023 must be updated following results of further site investigations undertaken in accordance with condition C36 and implemented throughout duration of project work.	<p>Interviews with auditees 28/06/2024</p> <p>EP Risk (2024) Asbestos Management Plan (AMP) for Asbestos in Soil, Newcastle High School Upgrade, 25a National Park Street, Newcastle West, NSW, dated 27 April 2024 (ref: EP3602.001 v3).</p> <p>Construction Environmental Management Plan (CEMP) Hansen Yuncken, Jan 24</p> <p>Project Specific Site Induction Newcastle High School Redevelopment, Rev 2 May 2024, Hanssen Yuncken</p>	<p>The CEMP provides an Unexpected Finds Protocol (General)</p> <p>An updated Asbestos unexpected finds protocols is provided in the Asbestos Management Plan (AMP) (EP Risk 2024)</p> <p>Project records indicated that the unexpected finds protocol was implemented during the audit period. EP Risk has been involved in validation sampling and other investigations as discussed above. In addition, personnel are trained through the project induction in contaminated soils and unexpected finds.</p>	Compliant
C38	Remediation of the site must be carried out in accordance with the Remediation Action Plan prepared by Douglas Partners dated June 2023 and any variations to the Remediation Action Plan approved by a NSW EPA-accredited Site Auditor.	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Douglas Partners (2023) Report on Preliminary Contamination Testing for Borrow Pit and Capping Feasibility, Newcastle High School Upgrade, 25a National Park Street, Newcastle West, dated 7 December 2023 (ref: 213618.04).</p> <p>Ramboll (2023) Interim Audit Advice No. 001 (IAA01), Newcastle Education Campus, 25a National Park St, Newcastle West, dated 22 June 2023 (ref: 318001700).</p> <p>Ramboll (2024) Interim Audit Advice No. 002 (IAA02), Newcastle Education Campus, 25a National Park St, Newcastle West, dated 19 July 2024 (ref: 318001700).</p>	<p>The auditee advised that the RAP (DP, June 2023) has not been changed. The RAP strategy is based on cap and contain.</p> <p>Project records indicated that remediation activities have been undertaken to date in accordance with the RAP, and these are ongoing. Limited removal of asbestos containing soils and materials was undertaken as discussed in C34. A validation report has been prepared EP Risk (26 June 2024) titled "Capping Validation Assessment" was prepared and submitted to the site auditor. The validation report included remediated including the stormwater infiltration area and Building H area. Clearance certificates prepared for areas</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>EP Risk (21 May 2024). Supplementary Asbestos in Soil Investigation (ref: EP3602.005)</p> <p>Validation Sampling and Analysis Quality Plan (v2), EP Risk dated 11/06/2024 (prepared by Certified Environmental Practitioner (Site Contamination) Certification: SC40916)</p> <p>Asbestos Clearance Certificate for Block/Building B, EP Risk 19/04/2024</p> <p>Asbestos Clearance Certificate for Block/Building H & Pit 505, EP Risk 17/04/2024</p> <p>Asbestos Re-Occupation Clearance Certificate for Pit 505, EP Risk 3/05/2024</p> <p>EP Risk sampling on 23 April 2024 (SW Borrow Area) results</p> <p>EP Risk (26 June 2024). Capping Validation Assessment. Ref: EP3602.006 v1</p> <p>Site Auditor's comments on VSAQP and other correspondence with site auditor, emails dated 6 – 11 & 14 June 24</p>	<p>where asbestos containing materials were removed.</p> <p>The site auditor's Interim audit advice (IAA) no. 1 (dated 22/06/23) concluded that the site can be made suitable for the intended continue use as a secondary school subject to the implementation of the RAP and Long Term Environmental Management Plan (LTEMP).</p> <p>An interim audit advice (IAA) no. 2 was prepared by the site auditor (dated 19/07/24). IAA No. 002 certified that Stage 1 Works at the site have been undertaken in accordance with the RAP and that areas relevant to this stage of works are suitable for continued use as a secondary school subject to a LTEMP. The IAA addresses Condition C39 by providing an assessment of the first stage of remediation. Stage 1 included the relocation of Building H and the construction of stormwater infiltration pit north.</p>	
C39	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Douglas Partners (2023) Report on Preliminary Contamination Testing for Borrow Pit and Capping Feasibility, Newcastle High School Upgrade, 25a National Park Street, Newcastle West, dated 7 December 2023 (ref: 213618.04).</p> <p>Ramboll (2023) Interim Audit Advice No. 001 (IAA01), Newcastle Education Campus, 25a National Park St, Newcastle West, dated 22 June 2023 (ref: 318001700).</p> <p>Ramboll (2024) Interim Audit Advice No. 002 (IAA02), Newcastle Education Campus, 25a National Park St, Newcastle West, dated 19 July 2024 (ref: 318001700).</p> <p>Asbestos Clearance Certificate for Block/Building B, EP Risk 19/04/2024</p>	<p>Two areas (Stage 1) have been remediated as described in capping validation report (refer to C38). Document submitted to Site Auditor. An interim audit advice (IAA) no. 2 was prepared by the site auditor (dated 19/07/24). IAA No. 002 certified that Stage 1 Works at the site have been undertaken in accordance with the RAP and that areas relevant to this stage of works are suitable for continued use as a secondary school subject to a LTEMP. The IAA addresses Condition C39 by providing an assessment of the first stage of remediation. Stage 1 included the relocation of Building H and the construction of stormwater infiltration pit north.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Asbestos Clearance Certificate for Block/Building H & Pit 505, EP Risk 17/04/2024</p> <p>Asbestos Re-Occupation Clearance Certificate for Pit 505, EP Risk 3/05/2024</p> <p>EP Risk (26 June 2024). Capping Validation Assessment. Ref: EP3602.006 v1</p>		
C40	The Applicant must ensure the development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Refer to C36-C39	The site is being remediated in accordance with the RAP. The risk profile of the site, from a contamination point of view, is progressively decreasing as the site is remediated.	Compliant
Independent Environmental Audit				
C41	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Independent Audit 1 (with audit site inspection on 28/06/2024)</p>	<p>This audit, the first independent environmental audit for the construction phase of the project, was commenced within 12 weeks of the commencement of construction on the 9 April 2024, with the audit inspection / on-site audit undertaken on the 28/06/24.</p> <p>The audit was conducted in accordance with IAPAR (2020).</p>	Compliant
C42	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	<p>Appendix B of this audit report.</p> <p>Letter from DPHI to DoE re. Independent Auditor Approval, 01/05/2024</p>	The Auditors were approved by the Department on the 1 May 2024.	Compliant
C43	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week's notice (or timing) to the Applicant of the date upon which the audit must be commenced.	Site inspection and interviews with auditees 28/06/2024	The auditee has advised that the Planning Secretary has not required the initial audit to be undertaken at different times to those specified in IAPAR	Not triggered
C44	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <ul style="list-style-type: none"> a) review and respond to each Independent Audit Report prepared under condition C41 of this consent, or condition C43 where notice is given by the Planning Secretary; b) submit the response to the Planning Secretary; and c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary. 	Interviews on 28/06/24	This is the initial independent audit. Upon completion of the audit report, the Applicant will be required to comply with this condition. During the audit meeting, the auditor reminded the applicant its obligations under C44 and IAPAR.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C45	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Interviews on 28/06/24	This is the initial independent audit. Upon completion of the audit report, the Applicant will be required to comply with this condition. During the audit meeting, the auditor reminded the applicant its obligations under the SSD and IAPAR.	Not triggered
C46	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.	Interviews on 28/06/24	The project has not reached operational phase.	Not triggered
Operational Readiness Work				
C47	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: <ul style="list-style-type: none"> a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); b) the maximum number of staff to be involved in operational readiness work on site at any one time; c) arrangements to ensure the safety of school staff on the site, including how: <ul style="list-style-type: none"> i. areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; ii. pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site. 	Site inspection and interviews with auditees 28/06/2024	The project is in the early stages of construction. Building H relocated but not operational at the time of completing this audit.	Not triggered
C48	Operational readiness work must only be undertaken in accordance with the details submitted under condition C47 and the following requirements: <ul style="list-style-type: none"> a) no more than 20 staff are involved in operational readiness work; b) no more than 10 vehicles must access the school related to the operational readiness work; c) no students or parents are permitted; and (d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff. 	Site inspection and interviews with auditees 28/06/2024	Refer to above	Not triggered
Dewatering				
C49	During construction, should groundwater be intercepted, the Applicant must obtain a Water Access Licence (WAL) under the Water Management Act 2000 unless an	Site inspection and interviews with auditees 28/06/2024	No groundwater intercepted to date	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	exemption under section 21(6) applies under the Water Management (General) Regulation 2018.			
C50	If required, a water supply work approval under the Water Management Act 2000 shall be obtained.	Site inspection and interviews with auditees 28/06/2024	<p>A water supply work approval has not been required to date.</p> <p>DPHI, in letter to DoE dated 3/04/2024, approved the revised Dewatering Management Plan (DMP) (Rev 0, Douglas Partners, 15/03/2024) in accordance with condition B34. In that letter, DPHI noted that dewatering volume is expected to be less than 3 ML/year below the trigger that would require a Water Access Licence under the Water Management Act 2000.</p>	Not triggered
C51	The Applicant must implement the Dewatering Management Plan required under condition B33 including any recommendations or mitigation measures.	<p>Site inspection and interviews with auditees 28/06/2024</p> <p>Revised Dewatering Management Plan (DMP) (Rev 0, Douglas Partners, 15/03/2024)</p> <p>DPHI letter to DoE dated 3/04/2024, re: Newcastle Education Campus (SSD-41814831) Dewatering Management Plan, Condition B34</p>	<p>DPHI, in letter to DoE dated 3/04/2024, approved the revised Dewatering Management Plan (DMP) (Rev 0, Douglas Partners, 15/03/2024) in accordance with condition B34. In that letter, DPHI also noted that DMP was reviewed by the Applicant, and that no issues were raised to the Department; it had been updated in consultation with DPE Water (now DCCEEW) as per condition D33, it contains the evidence that the plan meets the requirements of DCCEEW; it confirms that dewatering volume is expected to be less than 3 ML/year below the trigger that would require a Water Access Licence under the Water Management Act 2000; and it contains the information required by condition B34.</p> <p>Dewatering has not been reportedly required to date. Excavation levels have been above the water table. Discharges to sewer under a Trade Waste Agreement or removal of liquid waste has not been required to date. The disposal of stormwater has neither been reportedly required to date. The auditee advised that soils at the site are very sandy and have generated minimal stormwater runoff. Sandy soils were observed during the site inspection. The sediment basin was observed empty at the time of the site inspection.</p>	Compliant
PART D PRIOR TO COMMENCEMENT OF OPERATION				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Notification of Occupation				
D1	At least one month before commencement of any 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.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
External Walls and Cladding				
D2	Prior to commencement of operation of each relevant stage as identified within the Preliminary Staging Plan prepared by Gyde, dated 25 October 2023, 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.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
D3	A copy of the documentation given to the Certifier must be made available on the Applicant's website within seven days after the Certifier accepts it.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Works as Executed Plans				
D4	Prior to the commencement of operation of each relevant stage, as identified within the Preliminary Staging Plan prepared by Gyde, dated 25 October 2023, works-as-executed plans 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.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Warm Water Systems and Cooling Systems				
D5	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Outdoor Lighting				
D6	Prior to the commencement of operation of each relevant stage as identified within the Preliminary Staging Plan prepared by Gyde, dated 25 October 2023, 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:		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(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.</p>			
Mechanical Ventilation				
D7	<p>Prior to commencement of operation of each relevant stage as identified within the Preliminary Staging Plan prepared by Gyde, dated 25 October 2023, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <ul style="list-style-type: none"> 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 		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Operational Noise – Design of Mechanical Plant and Equipment				
D8	<p>Prior to the commencement of operation of each relevant stage as identified within the Preliminary Staging Plan prepared by Gyde, dated 25 October 2023, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B25 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the recommended operational noise identified in the Noise and Vibration Assessment for SSDA (SSD-41814831) Newcastle Education Campus dated 18 May 2023 and prepared by JHA Services.</p>		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Fire Safety Certification				
D9	<p>Prior to commencement of occupation of each relevant stage as identified within the Preliminary Staging Plan prepared by Gyde, dated 25 October 2023, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.</p>		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Structural Inspection Certificate				
D10	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary and the Council after:</p> <ul style="list-style-type: none"> 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 b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. 		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Post-construction Dilapidation Report – Protection of Public Infrastructure				
D11	<p>Prior to the commencement of operation of the final stage as identified within the Preliminary Staging Plan prepared by Gyde, dated 25 October 2023, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p> <ul style="list-style-type: none"> a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent; b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads); c) be submitted to the Certifier; d) be forwarded to Council for information; and (e) be provided to the Planning Secretary within 48 hours when requested. 		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Repair of Public Infrastructure				
D12	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure. <p>Note: <i>This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</i></p>		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Road Damage				
D13	<p>Prior to the commencement of operation of the final stage as identified within the Preliminary Staging Plan prepared by Gyde, dated 25 October 2023, 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.</p>		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Pedestrian Crossings				
D14	<p>Prior to the commencement of operation of Stage 2 as identified within the Preliminary Staging Plan prepared by Gyde, dated 25 October 2023, the pedestrian crossings on Parkway Avenue identified in the public domain plan provided in the Traffic Impact</p>		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Assessment prepared by Stantec dated 5 December 2023 must be constructed and available for use. Note: The pedestrian crossing design must be submitted for approval through the Council's Traffic Committee process			
Roadworks and Pedestrian Infrastructure Upgrades				
D15	Prior to the commencement of operation of Stage 2 as identified within the Preliminary Staging Plan prepared by Gyde, dated 25 October 2023, the Applicant must complete the roadwork and pedestrian infrastructure upgrade works under condition B28 to the satisfaction of the relevant roads authority.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Post-Construction Survey – Adjoining Properties				
D16	Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must: a) document the results of the post-construction survey and compare it with the preconstruction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7; b) be provided to the owner of the relevant buildings surveyed; c) be provided to the Certifier; and d) be provided to the Planning Secretary within 48 hours when requested.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
D17	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Bicycle Parking and End-of-Trip Facilities				
D18	Prior to the commencement of any operation of each relevant stage as identified within the Preliminary Staging Plan prepared by Gyde, dated 25 October 2023, 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 160 visitor/student/staff bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff as detailed in the Traffic Impact Assessment prepared by Stantec dated 6 October 2023;		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	d) the provision of lockers or storage areas in addition to the end-of-trip facilities, relative to the forecasted number of staff cycling to the site; and e) appropriate pedestrian and cyclist advisory signs are to be provided.			
School Zones				
D19	Prior to the commencement of any operation, all required School Zone signage, speed management signage and associated pavement markings along surrounding streets must be installed, inspected by TfNSW and handed over to TfNSW. Notes: <ul style="list-style-type: none"> Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority. All works/regulatory signposting associated with the proposed development shall must be at no cost to the relevant roads authority. 		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
D20	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
School Transport Plan				
D21	Prior to the commencement of any operation, a School Transport Plan (STP), must be submitted to the Planning Secretary for approval. The plan must: <ul style="list-style-type: none"> a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW; b) include arrangements to promote the use of active and sustainable transport modes, including: <ul style="list-style-type: none"> i. objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation); ii. specific tools and actions to help achieve the objectives and mode share targets, including a travel access guide and car parking management strategy; iii. details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development. c) include operational transport access management arrangements, including: <ul style="list-style-type: none"> i. 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; ii. the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.); 		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> iii. the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; iv. the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; v. delivery and services vehicle and bus access and management arrangements; vi. management of approved access arrangements; vii. potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; viii. car parking arrangements and management associated with the proposed use of school facilities by community members; and ix. monitoring and management each drop-off and pick-up zone and the bus zone; <ul style="list-style-type: none"> d) 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 plan; and e) an annual monitoring and review program for the duration of operation. 			
Archaeological Salvage – Historic Archaeology				
D22	The Applicant must prepare an archaeological report of the salvage excavation undertaken in accordance with condition B19 and B20. An interim report of the salvage excavation must be provided to the Certifier for information within one month of completion of the salvage work and a final report provided within 12 months of completion of the salvage work or within another timeframe agreed with the Planning Secretary. Copies of the report must also be provided to Heritage NSW and Council.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Utilities and Services				
D23	Prior to the commencement of operation of any part of the approved development, a Section 50 Certificate under the Hunter Water Act 1991 must be obtained from Hunter Water for the proposed development.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Stormwater Operation and Maintenance Plan				
D24	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) must be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Signage				
D25	Prior to the commencement of operation of the relevant stage as identified within the Preliminary Staging Plan prepared by Gyde, dated 25 October 2023, way-finding signage and signage identifying the location of staff car parking must be installed.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
D26	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.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Operational Waste Management Plan				
D27	<p>Prior to the commencement of operation of each relevant stage, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ul style="list-style-type: none"> 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 Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); c) detail the materials to be reused or recycled, either on or off site; and d) include the Management and Mitigation Measures included in Appendix P of the RtS. 		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Site Contamination				
D28	<p>If, based on further site investigations undertaken in accordance with condition C36, it is determined that remediation works are required or ongoing on-site management of soil or groundwater contamination is required, then the following requirements must be satisfied:</p> <ul style="list-style-type: none"> a) the Applicant must engage a NSW EPA-accredited Site Auditor to confirm the appropriateness of the site for the proposed use. The Applicant must obtain from a NSW EPA-accredited Site Auditor a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a certified consultant and submit it to the Planning Secretary and relevant Council for information no later than one month before the commencement of operation; and b) the development must not be used for the purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with. 		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Landscaping				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D29	Prior to the commencement of operation of the relevant stage as identified within the Preliminary Staging Plan prepared by Gyde, dated 25 October 2023, landscaping of the site must be completed in accordance with landscape plans prepared by Terras landscape architects listed in condition A2(d).		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
D30	<p>Prior to the commencement of operation of Stage 2 as identified within the Preliminary Staging Plan prepared by Gyde, dated 25 October 2023, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must:</p> <ul style="list-style-type: none"> a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and b) be consistent with the Mitigation Measures as revised in the RtS prepared by Gyde dated 27 October 2023. 		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Operational Flood Emergency Management Plan				
D31	<p>Prior the commencement of the operation of each relevant stage, an Operational Flood Emergency Management Plan must be submitted to the Certifier that:</p> <ul style="list-style-type: none"> a) has been prepared by a suitably qualified and experienced person(s); b) has been prepared in consultation with NSW State Emergency Service noting the limitations described in the NSW Floodplain Development Manual Appendix N, section N7; c) incorporates and complies with all advice provided by NSW State Emergency Service at D31(b); d) addresses the provisions of the Floodplain Risk Management Guidelines (EHG); e) incorporates the following: <ul style="list-style-type: none"> i. the flood emergency management protocols for the operational phase of the development; ii. a simplified description of flood behaviour, including potential flood levels and associated frequencies within the site and within the adjoining road system and other public land expected to be used by students and visitors; iii. details of strategies such as early or pre-emptive school closure, and other management requirements where relevant and where consistent with SES advice noting that school closure is to be prioritised over shelter in place; iv. clear emergency management triggers and responses, including rainfall and water level, that require closure of the site; v. details of potential flood warning time and flood notification; vi. details of shelter-in-place locations, capacity of buildings for shelter-in-place and flood free routes to each shelter-in-place location from main points of the site; 		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> vii. shelter-in-place locations that: <ul style="list-style-type: none"> • are nominated by a Chartered Professional engineer; • are prepared in consultation with NSW State Emergency Services; • are above the Probable Maximum Flood; • are able to withstand flood and debris forces of the Probable Maximum Flood; and • provide a minimum floor space of 2.5 sqm per person, including students and staff; viii. clear roles and responsibilities for emergency flood management within the school; ix. flood warning signs around the site to identify areas within an overland flow path with a Category H3 hazard and higher, in accordance with the Flood Hazard Flood Risk Management Guide FB03, NSW Department of Planning and Environment ; x. recognition that the NSW SES is the lead combat agency for floods and that any flood response directive issued by the SES must be followed; (xi) details of the communication strategy, including to staff, parents, students and the community, of site closure before commencement of the school day and during emergency events; (xii) clear requirements that the Plan be regularly reviewed; and (xiii) details of awareness training for employees, contractors, visitors, students and caregivers and induction of new staff members. 			
D32	A copy of the Flood Emergency Management Plan (required by condition D31) must be provided to the Planning Secretary within 48 hours when requested.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
D33	The Operational Flood Emergency Management Plan in condition D31, must be implemented for the lifetime of the development.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Heritage Interpretation Plan				
D34	A Heritage Interpretation Plan to acknowledge the heritage of the site, must be submitted to the Certifier. The plan must: <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced expert in consultation with Heritage NSW and Council; b) include provision for naming elements within the development that acknowledges the site's heritage, such as the history of the various heritage buildings or potential archaeology uncovered during the works; and c) incorporate interpretive information in relation to the use of the site. 		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Structural Inspection Certificate				
D35	Prior to the commencement of operation of each relevant stage, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier, and submitted to the Planning Secretary for information, which certifies that:		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> a) the development is structurally adequate for the approved use of the building as a school building; b) any part of the buildings below the probable maximum flood (PMF) level have been constructed from flood compatible building components; c) buildings have been constructed to ensure the safe shelter-in-place of vulnerable persons up to the PMF events and after these flood events, until it is safe to leave the buildings, as required by condition B23; and d) buildings have been constructed so that the part of the building that will be used for egress by those sheltering in place during a PMF event will be safe to be used for this purpose after the flood waters recede from the PMF flood, as required by condition B23. 			
D36	<p>A copy of the Certificate(s) required by condition D35, 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> <ul style="list-style-type: none"> 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 b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. 			
PART E POST OCCUPATION				
Out of Hours Event Management Plan				
E1	<p>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) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> 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) 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 hall or multi-purpose facility, where applicable, restricting use before 8am and after 10pm, as well as ensuring that attendees of events have left the school site before 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 to ensure compliance with Noise Policy for Industry (2017). 		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
E2	<p>The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.</p>		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E3	<p>Prior to the commencement of out of hours events (Community Use) run by the external parties that involve 100 or more people, the Applicant must prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> 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) 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 school hall or multi-purpose facility, where applicable, restricting use before 8am and after 10pm, as well as ensuring that attendees of events have left the school site before 10pm; f) measures to minimise localised traffic and parking impacts; and g) measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan to ensure compliance with Noise Policy for Industry (2017). 		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
E4	The Out of Hours Event Management Plan (Community Use) must be implemented by the Applicant for the duration of the identified community event or use.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
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.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
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		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Community Communication Strategy				
E7	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Heritage Interpretation Plan				
E8	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition B20.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Environmental Management Plan				
E9	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D28 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Operational Noise Limits				
E10	The Applicant must ensure that noise generated by operation of the development does not exceed the operational noise limits in the Noise and Vibration Assessment for SSDA (SSD41814831) Newcastle Education Campus dated 18 May 2023 and prepared by JHA Services.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
E11	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry (2017) where valid data are collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Noise and Vibration Assessment for SSDA (SSD-41814831) Newcastle Education Campus dated 18 May 2023 and prepared by JHA Services.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
E12	Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant must implement appropriate noise attenuation measures, so that operational noise levels do not exceed the recommended noise levels, or provide attenuation measures at the affected noise sensitive receivers.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Unobstructed Driveways and Parking Areas				
E13	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.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
School Transport Plan				
E14	The School Transport Plan required by condition D21 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Ecologically Sustainable Development				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E15	Unless otherwise agreed by the Planning Secretary, within twelve months of commencement of operation of the final stage as identified within the Preliminary Staging Plan prepared by Gyde, dated 25 October 2023, Green Star certification must be obtained demonstrating the development achieves a minimum 5 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 B10, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Outdoor Lighting				
E16	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Landscaping				
E17	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D30 for the duration of occupation of the development.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered
Waste				
E18	The Applicant must maintain and implement the waste area and waste procedure methods in accordance with the approved Operational Waste Management Plan required by condition D27 for the duration of occupation of the development.		<i>This requirement is not yet triggered. The Project is in early stage of construction works</i>	Not triggered

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Department of Planning, Housing and Infrastructure



NSW Planning ref: SSD-41814831-PA-13

Meaghan Bennett
Senior Project Director
School Infrastructure NSW
Gadigal Country
259 George Street
Sydney New South Wales 2000
01/05/2024

Sent via the Major Projects Portal only

Subject: Newcastle Education Campus - Independent Auditor Endorsement Request

Dear Mrs Mu

Reference is made to your post approval matter, SSD-41814831-PA-13, request for the Planning Secretary's approval of suitably qualified, experienced, and independent persons to conduct an Independent Audit of the Newcastle Education Campus, submitted as required by Schedule 2, Condition C42 of SSD-41814831 as modified (the consent) to NSW Department of Planning, Housing and Infrastructure (NSW Planning) on 16 April 2024.

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

In accordance with Schedule 2, Condition 42 of the consent and the NSW Planning *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I endorse the following independent audit team:

- Ricardo Prieto-Curiel – Lead Auditor (1 of 2)
- Ana Maria Munoz – Lead Auditor (2 of 2)
- Joyce Acierda – Support Auditor

Please ensure this correspondence is appended to the Independent Audit Report.

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

NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
Locked Bag 5022, Parramatta NSW 2124

www.dphi.nsw.gov.au

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Department of Planning, Housing and Infrastructure



Should you wish to discuss the matter further, please contact Joel Fleming, (Senior Compliance Officer) on 02 6575 3416 or email compliance@planning.nsw.gov.au

Yours sincerely



Heidi Watters
Team Leader
Compliance

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS

From: Ricardo Prieto-Curiel <rprietocuriel@wolfpeak.com.au>
Sent: Tuesday, 28 May 2024 4:30 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Joyce Acierda <jacierda@wolfpeak.com.au>; Soane Puliueva <Soane.Puliueva@app.com.au>; Anthony Harrigan <Anthony.Harrigan@app.com.au>; Robbie McIntosh <Robbie.McIntosh@det.nsw.edu.au>; Meaghan Bennett (Meaghan Bennett) <Meaghan.Bennett3@det.nsw.edu.au>
Subject: Newcastle High School Upgrade, Independent Audit 1 - SSD 41814831

Dear Sir/Madam,

I am one of the Department of Planning, Housing and Infrastructure (the Department) approved Independent Auditors of the new Newcastle High School Redevelopment – SSD 41814831 (the Project).

We are currently preparing to undertake the first construction phase independent audit of the Project. The audit is required to be conducted in accordance with SSD 41814831 Schedule 2 conditions C41 to C46, and the Department's *2020 Independent Audits Post Approval Requirements* (or IAPAR).

The Approval is available at the following link:

<https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-41814831%2120240112T045315.315%20GMT>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-202005.pdf>

The on-site component of the audit is planned to take place on the **28 June 2024**, with the report to be submitted to the Department two months afterwards. The audit 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 along with all post approval documents prepared to satisfy the conditions of Approval, 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 the Department confirm:

- If it has any concerns/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, I request that the Department identify those parties.

Please let me know if you have any questions. I look forward to hearing from you.

Kind regards

Ricardo Prieto-Curiel
Principal Environmental and Planning Specialist

From: Joel Fleming <joel.fleming@planning.nsw.gov.au>
Sent: Tuesday, June 4, 2024 11:11 AM
To: Ricardo Prieto-Curiel <rprietocuriel@wolfpeak.com.au>
Cc: Joyce Acierda <jacierda@wolfpeak.com.au>
Subject: RE: Newcastle High School Upgrade, Independent Audit 1 - SSD 41814831

Some people who received this message don't often get email from joel.fleming@planning.nsw.gov.au. [Learn why this is important](#)

Good morning Ricardo,

In response to your request for NSW Planning consultation, in accordance with the Development Consent SSD-41814831 (the consent) and the Independent Audit Post Approval Requirements (2020), please take into consideration the following factors during the audit:

- Timeliness of compliance with conditions under Part B of the consent, ensuring compliance was met prior to the date notified as commencement of construction.
- Implementation of the tree protection zones in accordance with the Arborist Report (Joseph Pidutti Consulting Arborist) and Schedule 2, Condition C20. – Tree Protection.
- Implementation of air quality mitigation and management measures, in accordance with Schedule 2, Condition C22. – Air Quality.

I have no further comments and no requests for additional stakeholder consultation at this time.

If you wish to discuss this matter further, please contact me using the underpinned details.

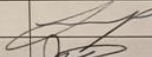
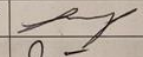

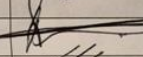
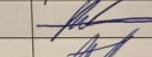
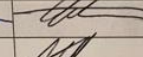
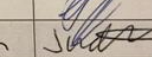
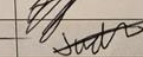
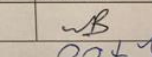
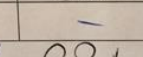
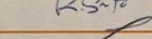
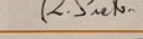
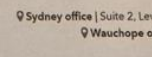
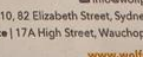
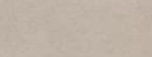
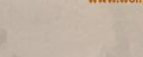
Thanks.

Joel Fleming
Senior Compliance Officer

Development Assessment and Sustainability | Department of Planning, Housing and Infrastructure

APPENDIX D – ATTENDANCE SHEET

INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)		Newcastle High School Redevelopment – SSD-41814831			
LOCATION:		25A National Park Street, Newcastle West			
DATE/TIME (Opening Meeting):		28 June 2024	DATE/TIME (Closing Meeting):		28 June 2024
Lead Auditor:		Ricardo Prieto-Curiel	Audit Scope:		SSD-41814831
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE		
			Opening Meeting	Closing Meeting	
Soane Pulivura	Project Manager	The APP Group			
JULIE HANNA	PROJECT MANAGER	THE APP Group			
RICARDO PETERSEN	PROJECT MANAGER	HANSEN YUNCKEN			
CHRIS HISEN	SITE MANAGER	HANSEN YUNCKEN			
ANTHONY HARRISON	PROJECT MANAGER	THE APP Group			
Jordan Watters	Project Engineer	Hansen Yuncken			
meaghan Bennett	Sm Project Director	SINSA			
Ricardo Prieto-Curiel	Auditor	wolfpeak			




APPENDIX E – SITE INSPECTION PHOTOGRAPHS




Observations from the site inspection are provided in table below. The Auditor was escorted around the site by Project personnel who made themselves available for this purpose.




No.	Comment	Photograph
1	Site Notice	
2	Vehicular access at Smith Street	
3	Vehicular access at National Park Street	

No.	Comment	Photograph
4	Vehicular access National Park Street (view from inside the site)	
4b	Sign at the National Park Street vehicular access	
5	Boundary fence screening	





No.	Comment	Photograph
6	Tree protection	
7	Tree Protection (site trees facing National Park Street)	
8	Construction site (stage 2 area for new library & learning hub, and landscaped courtyard)	



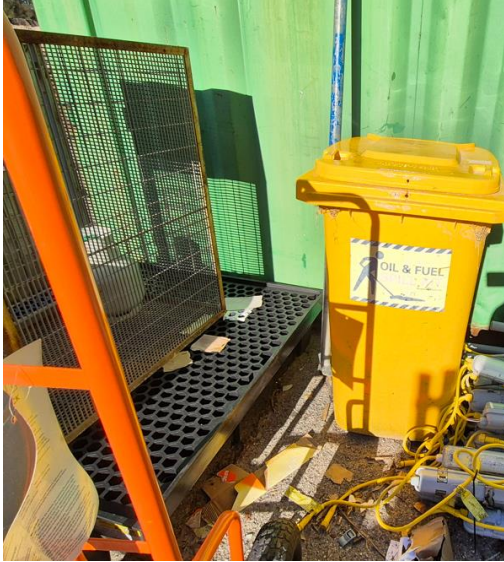
No.	Comment	Photograph
9	Construction site (stage 2 area new library & learning hub)	
10	Wooden panels on operational building windows and doors (noise protection)	
11	Noise blankets at operational school boundary	




No.	Comment	Photograph
12	Underground services works	
13	View of construction site towards the east	
14	Internal driveway to construction site via Smith Street	

No.	Comment	Photograph
15	Sediment basin	
16	Sediment basin overflow channel	
17	Sediment fencing around stockpiles	

No.	Comment	Photograph
18	Polymer container used for dust and erosion control	
18b	Application of polymer to stockpile for dust and erosion control (photo provided by auditee)	

No.	Comment	Photograph
19	Flooding sign at site's low area	
20	Waste bins	
21	Marker layer over retained fill	
22	Bags used to collect small amounts of concrete washouts	

No.	Comment	Photograph
23	Sediment fencing at low point of site	
24	Bunded chemical storage	
25	Spill Kit bin next to chemical storage	

No.	Comment	Photograph
26	Water pipe for tyre wheel wash at the Smith Street vehicular access	
27	Water trailer for dust control	
28	Site map with emergency information	

No.	Comment	Photograph
29	Tree fencing within drip zone (near vehicular access at Smith Street)	
30	Hammertech plant and equipment register	

APPENDIX F – AUDITOR DECLARATION


 Independent Audit Report Declaration	
Project Name:	Newcastle High School Redevelopment
Consent Number:	SSD-41814831
Description of Project:	Redevelopment of Newcastle High School including new learning spaces, library and other facilities.
Project Address:	25A National Park Street, Newcastle West
Proponent:	Department of Education
Title of Audit	Newcastle High School Redevelopment Independent Audit No. 1
Date:	26 July 2023

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

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

Notes:

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

Name of Proposed Auditor:	Ricardo Prieto-Curiel
Signature:	
Qualification:	Lead Environmental Auditor (Exemplar Global – Certificate #15160) Registered Environmental Assessment Practitioner (REAP) (46189) Bachelor of Biological Sciences – Autonomous University of Madrid Spain 1986 <u>Masters in Environmental Toxicology</u> – UTS Sydney 1997
Company:	WolfPeak Group Pty Ltd