

# INDEPENDENT AUDIT NO. 2 – AUDIT REPORT

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NEWCASTLE HIGH SCHOOL REDEVELOPMENT |  
SSD 41814831

JANUARY 2025

## Authorisation

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## Document Revision History

Revision	Date	Details
0.0	23/01/2025	Internal peer review
1.0	24/01/2025	Draft Issue to client
2.0	31/01/2025	Final report issue to client

**Report Name:** Newcastle High School Redevelopment Independent Audit No. 2

**Project No.:** 1185

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## ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
BCA	Building Code of Australia
CEMP	Construction Environment Management Plan
Conditions	Conditions 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	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
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 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). 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 (Conditions) 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 second Independent Audit (IA2) for the construction phase of the Project covering the period from 1 July to 11 December 2024 (the ‘audit period’). The site inspection was conducted on 11 December 2024. Works undertaken during this period included structures for the New Learning Hub (NLH) and Multi-Purpose Building (MPB), services infrastructure upgrades, internal pavement works and completion of Building H.

The overall outcome of the audit was largely positive. Compliance records were well organised and accessible during the site inspection and interviews with the project team. Relevant environmental monitoring and compliance documentation and records were collected and reported as necessary to verify compliance with statutory requirements. Some findings, primarily of an administrative nature, were noted during the audit, and recommendations were made. These are detailed in Section 3.2 and summarised below.

### Summary of Findings

In summary:

- There were 170 Conditions assessed.
- Seventy-six (76) Conditions were considered by the auditor to be compliant.
- Ninety-one (91) Conditions were considered by the Auditor to be not triggered.

- Three (3) non-compliances were identified during the audit which related to:
  - The Response to Audit Findings from the Independent Audit No. 1 and the Noise and Vibration Monitoring Final Summary Report dated 7 November 2024 from NVAQ were not published on the project website (A23);
  - The Independent Audit Report No. 1 prepared by WolfPeak dated 6 August 2024, was not uploaded to the project website within 60 days of submission to the Planning Secretary (C44); and
  - The Planning Secretary was not notified in writing of the review of the strategies, plans and programs required under the consent within three months of the submission of the Independent Audit No.1 (A30).
- Two (2) observations were identified during the audit which related to:
  - Stormwater pits observed during the site inspection conducted on the 11 December 2024 require additional protection measures and consistent housekeeping practices (C9); and
  - Due to the concerns raised by neighbours about mud tracking and trucks departing the site with uncovered loads, it is advisable to monitor the current measures to mitigate future complaints and prevent a potential non-compliance against this condition (C22).

The non-compliance related to Condition C44 was addressed and closed during the audit, while the non-compliance and two site observations concerning Conditions A23, C9, and C22 were resolved prior to the finalisation of this audit report.

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 local government area. The Project location is shown in Figures 1 and 2 and the school layout plan is shown in Figure 3.

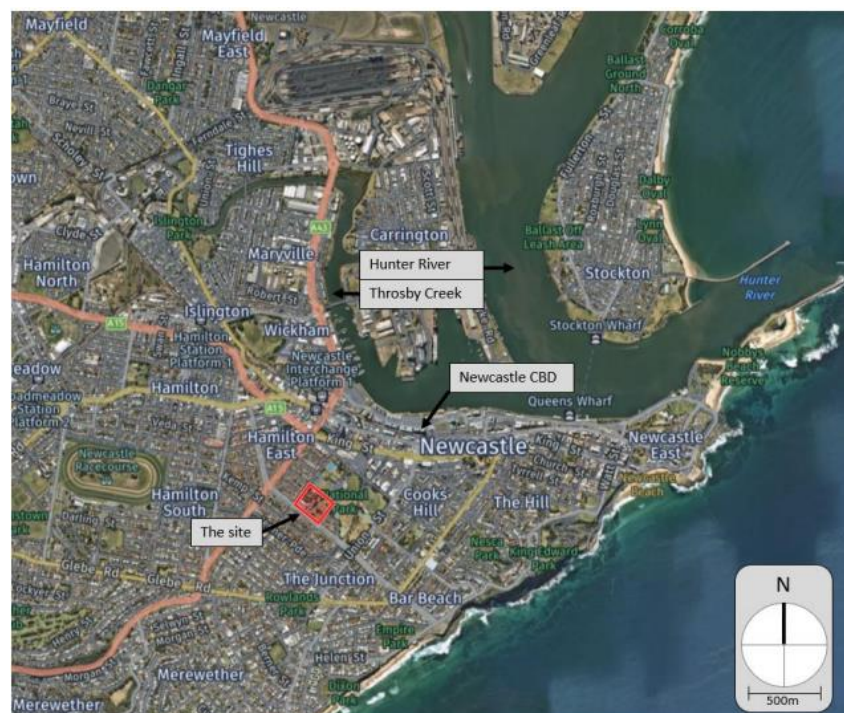


Figure 1: Regional context map (source: DPHI Assessment Report, January 2024)



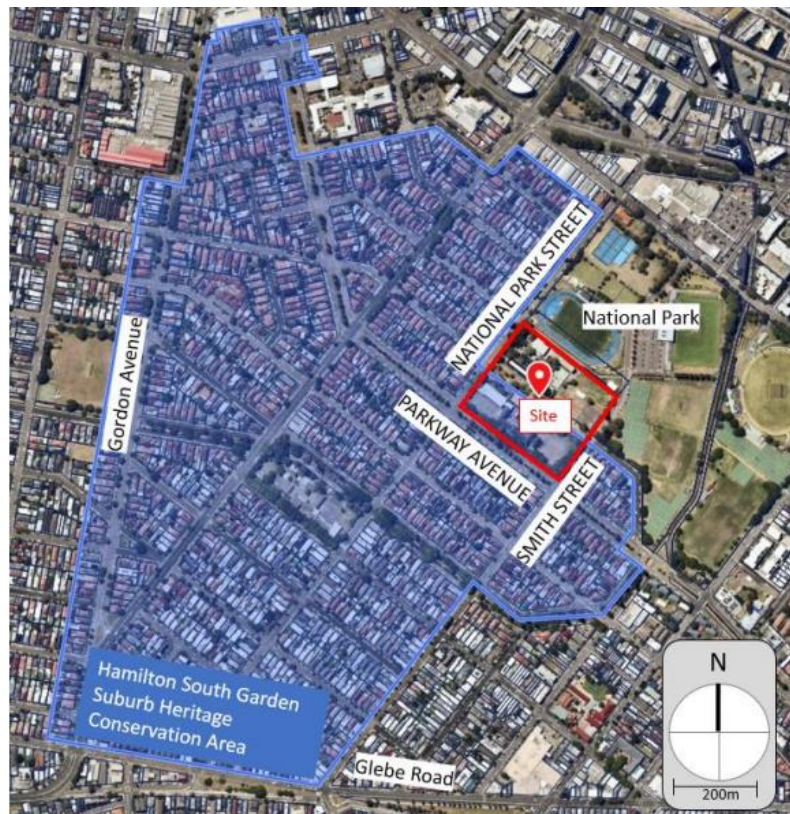


Figure 2: School Local Context (source: DPHI Assessment Report, January 2024)



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).

A Preliminary Staging Plan dated 25 October 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 on the 5 April 2024. 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 on 31 May 2024.

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 second Independent Audit (IA2) for the construction phase of the Project covering the period from 1 July to 11 December 2024 (the 'audit period'). The site inspection was conducted on 11 December 2024. Works undertaken during this period included structures for the New Learning Hub (NLH) and Multi-Purpose Building (MPB), services infrastructure upgrades, internal pavement works and completion of Building H.

## 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 titled *Independent Audit Guideline Post Approval Requirements* (IAPAR).

## 1.3 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 1 May 2024. The letter of approval is presented in Appendix B and the auditor's independence declaration is attached in Appendix F.

The approved Lead Auditor:

- Ana Maria Munoz (Lead Auditor): Exemplar Global Certified Lead Environmental Auditor (Certificate No. 115421). Master of Engineering Management.

## 1.4 Audit objectives

The objective of this Audit was to undertake the second 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 second Audit (IA2) on the Project, covering the 'audit period' 1 July to 11 December 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 5 November 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 21 November 2024 and requested the auditor to contact Newcastle City Council. 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	The Department did not have any particular comments for the IA1, but requested WolfPeak to contact Newcastle City Council for any comments they may have.	Appendix A
Newcastle City Council	No response	-



## 2.2.4 Meetings

Opening meeting was held on the 11 December 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 11 December 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 11 December 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 Puliuvea	Project Manager	The APP Group
Robert Petersen	Project Manager	Hansen Yuncken
Jordan Watters	Project Engineer	Hansen Yuncken
Tessa Lawson	Project Director	School Infrastructure NSW

## 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 11 December 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 3 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
- *Construction Environmental Management Plan Newcastle High School Redevelopment*, Hansen Yuncken, 13 May 2024, Rev.2
- *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
- *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 April 2024

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

## 3.2 Summary of Compliance

This section, including Table 5, presents the summary of compliance and recommended actions in response to each of the findings from this Audit (IA2) on the Newcastle High School Redevelopment. Detailed findings against each requirement are presented in Appendix A.

In summary:

- There were 170 Conditions assessed.
- Seventy-six (76) Conditions were considered by the Auditor to be compliant.
- Ninety-one (91) Conditions were considered by the Auditor to be not triggered.
- Three (3) non-compliances were identified during the audit which related to:
  - The Response to Audit Findings from the Independent Audit No. 1 and the Noise and Vibration Monitoring Final Summary Report dated 7 November 2024 from NVAQ were not published on the project website (A23);
  - The Independent Audit Report No. 1 prepared by WolfPeak dated 6 August 2024, was not uploaded to the project website within 60 days of submission to the Planning Secretary (C44); and
  - The Planning Secretary was not notified in writing of the review of the strategies, plans and programs required under the consent within three months of the submission of the Independent Audit No.1 (A30).
- Two (2) observations were identified during the audit which related to:
  - Stormwater pits observed during the site inspection conducted on the 11 December 2024 require additional protection measures and consistent housekeeping practices (C9); and
  - Due to the concerns raised by neighbours about mud tracking and trucks departing the site with uncovered loads, it is advisable to monitor the current measures to mitigate future complaints and prevent a potential non-compliance against this condition (C22).

The non-compliance related to Condition C44 was addressed and closed during the audit, while the non-compliance and two site observations concerning Conditions A23, C9, and C22 were resolved prior to the finalisation of this audit report.

All the audit findings raised on the Independent Audit No.1 were closed.

Table 4: Open findings from the first Independent Audit (IA1)

Item ID	Ref.	Category	Condition / Requirement	Finding	Recommendation <sup>1</sup> / Proposed or completed Action	Status <sup>2</sup>
IA1-10	C24	Observation	<p><b>Disposal of Seepage and Stormwater</b></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><b>Observation:</b> 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.</p> <p>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><b>Recommendation:</b> 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> <p><b>IA2 update actions:</b> The Contractor contacted Newcastle Council, Hunter Water, Water NSW and the Department to confirm the discharge to the stormwater system. As of now, there has been no definitive response or approvals. Additionally, it was indicated that no groundwater has been encountered that would require discharge, and no dewatering activities have taken place to date.</p> <p>The Auditor considers this observation closed based on the contractor's actions; however, it is noted that during significant wet weather events, the disposal of basin stormwater may be required, and appropriate approvals must be in place.</p>	CLOSED

Table 5: Findings and recommendations from the second Independent Audit (IA2)

Item ID	Ref.	Category	Condition / Requirement	Finding	Recommendation <sup>1</sup> / Proposed or completed Action	Status <sup>2</sup>
IA2-01	A23	Non-Compliance	<p><b>Access to Information</b></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>a) <i>make the following information and documents (as they are obtained or approved) publicly available on its website:</i></p> <ul style="list-style-type: none"> <li>i. <i>the documents referred to in condition A2 of this consent;</i></li> <li>ii. <i>all current statutory approvals for the development;</i></li> <li>iii. <i>all approved strategies, plans and programs required under the conditions of this consent;</i></li> <li>iv. <i>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></li> <li>v. <i>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></li> <li>vi. <i>a summary of the current stage and progress of the development;</i></li> <li>vii. <i>contact details to enquire about the development or to make a complaint;</i></li> <li>viii. <i>a complaints register, updated monthly;</i></li> <li>ix. <i>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></li> <li>x. <i>any other matter required by the Planning Secretary; and</i></li> </ul> <p>b) <i>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>The Response to Audit Findings for the Independent Audit No. 1 dated 15 August 2024 from School Infrastructure NSW was not published on the project website.</p> <p>Additionally, it was noted that the results of the monitoring undertaken in accordance with the consent for Noise and Vibration (Summary Report from NVAQ, dated 7 November 2024) has not been included in the project website or project updates.</p>	<p><b>Recommendation:</b> Upload the Response to Audit Findings for the Independent Audit No. 1 dated 15 August 2024 and the Noise and Vibration Summary Report from NVAQ, dated 7 November 2024 to the project website.</p> <p><b>Corrective Action:</b> Prior the finalisation of this audit report the Response to Audit Findings for the Independent Audit No. 1 and the Noise and Vibration Summary Report from NVAQ were uploaded to the project website.</p>	CLOSED

Item ID	Ref.	Category	Condition / Requirement	Finding	Recommendation <sup>1</sup> / Proposed or completed Action	Status <sup>2</sup>
IA2-02	A30	Non-Compliance	<u>Revision of Strategies, Plans and Programs</u> <i>Within three months of:</i> <ul style="list-style-type: none"> <li>a) the submission of an incident report under condition A26;</li> <li>b) the submission of an Independent Audit under condition C41 or C43;</li> <li>c) the approval of any modification of the conditions of this consent; or</li> <li>d) the issue of a direction of the Planning Secretary under condition A3 which requires a review,</li> </ul> <i>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.</i>	The Planning Secretary was not notified in writing of the review of the strategies, plans and programs within three months of the submission of an Independent Audit No.1 under condition C41 or C43.	<b>Recommendation:</b> Notify the Planning Secretary in writing of the review of the strategies, plans and programs within three months of the submission of an Independent Audit No.2 under condition C41 or C43.	OPEN
IA2-03	C44	Non-Compliance	<u>Independent Environmental Audit</u> <i>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</i> <ul style="list-style-type: none"> <li>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;</li> <li>b) submit the response to the Planning Secretary; and</li> <li>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.</li> </ul>	The Independent Audit Report No. 1 prepared by WolfPeak dated 6 August 2024, was not uploaded to the project website within 60 days of submission to the Planning Secretary as required by this condition.	<b>Corrective Action:</b> Independent Audit Report No. 1 prepared by WolfPeak dated 6 August 2024 was uploaded to the project website.	CLOSED
IA2-04	C9	Observation	<u>Implementation of Management Plans</u> <i>The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</i>	During the site inspection conducted on 11 December 2024, it was observed that not all stormwater pits were adequately protected. Refer to Photo No. 9 in Appendix E.	<b>Recommendation:</b> Contractor to provide protection to all stormwater pits and always maintained housekeeping practices.  <b>Corrective Action:</b> Prior the finalisation of this audit report the Contractor provided a photo confirming that the stormwater pit inspected during the site audit has been protected. Refer to photo 9b.	CLOSED
IA2-05	C22	Observation	<u>Air Quality</u> <i>During construction, the Applicant must ensure that:</i> <ul style="list-style-type: none"> <li>a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</li> <li>b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>c) trucks associated with the development do not track dirt onto the public road network;</li> <li>d) public roads used by these trucks are kept clean; and</li> <li>e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	During the audit period complaints were received regarding trucks leaving the site with their loads uncovered and tracking dirt onto the public road network. The auditor notes that evidence was presented indicating that control measures were in place to minimise dust and dirt onto the road. Refer to photos in Appendix E.	<b>Recommendation:</b> Contractor to continuously monitoring that trucks entering or leaving the site have their loads covered, ensuring that no dirt is tracked onto the public road network. Additionally, public roads utilised by these trucks should be maintained in a clean condition to prevent any future complaints and potential non-compliance against this condition.  <b>Corrective Action:</b> Prior the finalisation of this audit report, the Contractor indicated that vehicle loads continue to be inspected before leaving the site to ensure that they are properly covered. A photo alongside a gatekeeper's log of vehicles prior to their departure from the site was provided to validate this. Refer to photo No.16b	CLOSED

**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 adequate for the works undertaken, are generally consistent with the Consent Conditions and the Department's guidelines, and have been implemented for the works being undertaken at the time of the Audit. No material deficiencies were identified.

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

No updates were required to the Construction Environmental Management Plan (CEMP) prepared by Hansen Yuncken on the 13 May 2024, Revision 2. However, it was noted that the Department was not notified in writing of the review of the plans within three months of the submission of an Independent Audit No.1. Accordingly, a non-compliance against condition A30 was raised.

The Construction Soil and Water Management Plan (CSWMP) was updated during the audit period on the 3 July 2024. Sediment and erosion controls have been implemented in accordance with the CSWMP. One observation was raised to ensure protection on all the stormwater pits is maintained.

The Construction Noise and Vibration Management Sub-Plan (CNVMP) did not require any updates during the audit period. The plan indicates that noise and vibration monitoring should be undertaken where the criteria is being exceeded or in response to valid complaints. No noise complaints were received but due to neighbours' concerns regarding vibrations impacts, the project team carried out vibration monitoring during September 2024. Compliance with the minimum working distances for vibration generating equipment has been maintained.

Tree protection measures are addressed in Section 3.5, while air quality management considerations are outlined in response to the complaints mentioned in Section 3.6.

### **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 Arborist report dated 4 July 2024 included corrective actions to prevent recurrence of the incident recorded on the 5 June 2024 regarding drill holes and drill shavings identified at the base



of two trees (No. 248 and 251). Corrective actions included the application of Seasol, watering, and monitoring of the trees, to mitigate the effects of the damage. Evidence of monitoring was sighted during the audit including application of Seasol (liquid fertiliser). The Arborist follow-up inspection conducted 24 September 2024 and subsequent report dated 24 October 2024 recommended to remove the two trees in question and replant two medium size trees. During the audit site inspection, the two trees that are required to be removed were sighted with adequate protection fencing in accordance with the approved plans, until approval from Council is received. Refer to Photos in Appendix E.

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/december/Newcastle\\_HS\\_Complaints\\_Register\\_at\\_2\\_December\\_2024.pdf](https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/n/newcastle-education-campus/2024/december/Newcastle_HS_Complaints_Register_at_2_December_2024.pdf)

The complaints register was last updated on the 2 December 2024. There were nine complaints recorded between 1 July 2024 and 2 December 2024. Two complaints were in relation to dust and dirt tracking from the construction site onto the road; six complaints were raised regarding construction equipment causing vibration impacts to nearby residents and one complaint was made regarding the two trees within the school fence deteriorating with risks of dropping branches.

For the mud tracking and dirt on the road complaints, the contractor has implemented reasonable measures to minimise dust during construction. A water cart is available on site to be used when required. Signs with the requirement to have loads covered is provided at the site vehicular access. EHS Inspections are carried out fortnightly by the contractor and documented and include visual observations of site conditions. Stockpile areas are provided on site and managed. No mud or dirt from the site were observed on public roads during the audit site inspection on the 11 December 2024. The site's vehicular access at National Park Street is provided with rock and the vehicular access at Smith Street is asphalt sealed and has a water connection for tyre clean wash. As one of the complaints was raised through the EPA on the 11 July 2024, an inspection was carried out and the EPA representative closed the matter on the 12 July 2024 after confirmation of the actions undertaken to correct the event.

Regarding the six complaints related to vibration impacts, the project team investigated all the complaints and confirmed that for the complaints in August and September the use of vibratory roller adhered to safe working distances in accordance with the CNVMP and limits were not exceeded. For the complaint in October, it was concluded that no significant vibratory activities occurred in that week. Additionally, surveys reports were carried out during September 2024 and dilapidation reports kept as evidence that no damage was caused. Those reports were listed in the BCA Crown Certificate CC3 CRO-24117 dated 9 December 2024 issued by BMG.

The complaint about perceived risk due to deteriorating tress, has been addressed by the Arborist who recommended in the final assessment report dated 24 October 2024 to remove the two trees and replant two medium size trees. During the audit site inspection, the two trees that are required to be removed were sighted and were protected, until approval from Council is received.

SINSW's investigated all complaints and provided actions to address them, and the Auditor considers the response to the complaints to be generally adequate.

### 3.7 Incidents

The auditee maintains an incident register. There were no notifiable incidents as defined by SSD 41814831 recorded during the audit period.

Regarding the incident recorded in the previous audit period related to drill holes identified along the base of two trees within the Project site along National Park Street. It was noted that the incident report was prepared on the 18 June 2024 in accordance with condition A26 with details from an Arborist report dated 7 June 2024 prepared by Joseph Pidutti Consulting Arborist and NSW Police Report.

The corrective actions from Arborist report were verified during the site inspection carried out on 11 December 2024 and it was noted that actions were implemented to prevent recurrence. The Arborist carried out an inspection on 24 September 2024 and prepared a final assessment report on 24 October 2024 recommending removing the two trees and replanting two medium size trees. During the audit site inspection, the two trees that are required to be removed were sighted and were protected, until approval from Council is received.

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) identified that 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 6. In general, the works observed, and the actual impacts appeared to be consistent with those identified in the EIS documents based on the visual observations made during the site inspection.

*Table 6: 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	Short-term increases in construction vehicle traffic and work zones predicted.  The largest construction heavy rigid vehicle (HRV) would be 12.5m long, with a maximum of 10 heavy vehicles a day	The Construction Traffic and Pedestrian Management Plan has been implemented. Construction vehicle accesses are provided at National Park	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
	<p>(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>Street and Smith Street. No traffic related complaints have been received.</p> <p>Work Zone approved by Council on the 14 March 2024 in National Park Street has been maintained so heavy vehicle can park. The Work Zone is about 40m long approximately in front of Dumaresq Street.</p> <p>No construction vehicles were observed parked outside the site during the site inspection. 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> <p>Pre-Delivery Briefs are provided to truck companies which includes details of construction hours, access not permitted between 8am-9:30am &amp; 2:3-4pm, vehicle site access and routes, and parking requirements.</p>	
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.</p> <p>The Flood Emergency Management Plan dated 26 March 2024 has been implemented and signage maintained, refer to photo No. 22 in Appendix E.</p>	Y
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) for nearby sensitive receivers and the school's</p>	<p>Mitigation measures from the CNVMP have been implemented on site.</p> <p>Project records did not suggest that noise and vibration impacts differed from those predicted in the EIS documents. No noise complaints received.</p>	Y



Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
	<p>existing classrooms that would be in operation throughout construction.</p> <p>The NVIA stated that compliance with the NML is possible through the implementation of mitigation measures in a detailed Construction Noise &amp; Vibration Management Plan (CNVMP).</p> <p>Minimum working distances for building damage were recommended where vibration intensive works are required.</p>	<p>During the audit period, six vibration complaints were received, but the project team noted that safe working distances for vibration generating equipment was maintained and limits were not exceeded. Surveys reports were carried out during September 2024 and dilapidation reports kept as evidence that no damaged were caused.</p>	
Tree removal	<p>94 trees are 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 to be retained has been protected in accordance with the consent. Fencing was sighted, refer to photos 5, 6 and 16 in Appendix E.</p> <p>The certified Arborist carried out site inspections and recommended on a final assessment report dated 24 October 2024 proposing to remove two trees and replant two medium size trees. During the audit site inspection, the two trees that are required to be removed were sighted and were protected, until approval from Council is received. The extent of removal appears to be consistent with that approved under the EIS documents, expect for those two trees.</p>	N
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 was undertaken.</p>	Y
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,</p>	<p>The Aboriginal Cultural Heritage Management Plan has been implemented. Archaeological excavation was undertaken. A heritage-interpretation strategy is to be prepared by a heritage professional.</p> <p>The site induction include cultural heritage, and the unexpected finds protocol has been implemented during construction. No Aboriginal items have been found to date.</p>	Y

Aspect	Summary of predicted impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
	including methods to recover archaeological cultural materials. It also recommended the preparation of a heritage-interpretation strategy by a heritage professional.		
Contamination	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>A RAP was prepared and has been implemented. The RAP strategy is based on cap and contain, and implementation of a Long-Term Environmental Management Plan. No remediation was carried out during this audit period.</p> <p>The contamination consultant carried out investigations in accordance with the RAP. Ramboll was appointed as the EPA's site auditor for the project.</p>	Y

## 4. CONCLUSIONS

This Audit Report presents the outcomes of the second independent audit (IA2) for the construction phase of the Newcastle High School Redevelopment (SSD 41814831) covering the period from 1 July to 11 December 2024 (the 'audit period'). The Audit was undertaken in accordance with the SSD 41814831 Conditions of Consent C41-C42 and the *Independent Audit Guideline Post Approval Requirements* (IAPAR), 2020.

Works undertaken during this period included structures for the New Learning Hub (NLH) and Multi-Purpose Building (MPB), services infrastructure upgrades, internal pavement works and completion of Building H. The site inspection was conducted on 11 December 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. Audit findings are summarised below.

- There were 170 Conditions assessed.
- Seventy-six (76) Conditions were considered by the auditor to be compliant.
- Ninety-one (91) Conditions were considered by the Auditor to be not triggered.
- Three (3) non-compliances were identified during the audit which related to:
  - The Response to Audit Findings from the Independent Audit No. 1 and the Noise and Vibration Monitoring Final Summary Report dated 7 November 2024 from NVAQ were not published on the project website (A23);
  - The Independent Audit Report No. 1 prepared by WolfPeak dated 6 August 2024, was not uploaded to the project website within 60 days of submission to the Planning Secretary (C44); and
  - The Planning Secretary was not notified in writing of the review of the strategies, plans and programs required under the consent within three months of the submission of the Independent Audit No.1 (A30).
- Two (2) observations were identified during the audit which related to:
  - Stormwater pits observed during the site inspection conducted on 11 December 2024 require additional protection measures and consistent housekeeping practices (C9); and
  - Due to the concerns raised by neighbours about mud tracking and trucks departing the site with uncovered loads, it is advisable to monitor the current measures to mitigate future complaints and prevent a potential non-compliance against this condition (C22).

The non-compliance related to Condition C44 was addressed and closed during the audit, while the non-compliance and two site observations concerning Conditions A23, C9, and C22 were resolved prior to the finalisation of this audit report.

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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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
<b>SCHEDULE 2</b>				
<b>PART A ADMINISTRATIVE CONDITIONS</b>				
<b>Obligation to Minimise Harm to the Environment</b>				
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.	<p>Evidence referred to in this table.</p> <p>Site inspection and interviews with auditees 11/12/2024</p> <p>Hammertech system</p> <p>HSE Inspections 17/8/24, 9/10/24, 5/12/24</p> <p>Pre rain inspection 26/9/24</p> <p>Post rain inspections 25/10/24</p> <p>Pre-start diagrams for 4/12/24 and 11/12/24</p>	<p>Based on the site inspection on 11/12/2024, interviews with project personnel and review of project records undertaken as part of IA2, it is the Auditor's opinion that reasonable and feasible measures have been implemented to prevent material harm to the environment.</p> <p>HSE inspections are carried out fortnightly, sighted records for: 5/12/24 (attended by HY and the Electrical contractor – Pro Electrical), 17/8/24, 9/10/24 (electrical and Gleeson Civil contractors attended).</p> <p>Pre rain inspection 26/9/24</p> <p>Post rain inspection 25/10/24</p> <p>Pre-start every afternoon with contractors, sighted Pre-start diagrams 4/12/24 and 11/12/24.</p>	Compliant
<b>Terms of Consent</b>				
A2	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> <li>a) in compliance with the conditions of this consent;</li> <li>b) in accordance with all written directions of the Planning Secretary;</li> <li>c) generally in accordance with the EIS and Response to Submissions;</li> <li>d) in accordance with the approved plans in the table below:</li> </ul>	<p>Site inspection and interviews with auditees 11/12/2024</p> <p>Development Consent SSD 41814831 Newcastle High School approved by Executive Director of Infrastructure Assessments on 12/01/2024</p> <p>Environmental Impact Statement (EIS) for Newcastle Education Campus dated 23/06/2023 prepared by Gyde</p> <p>Stamped Architectural plans prepared by EJE Architecture dated 27/09/2023 – stamped by DPHI on 12/01/2024</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>BCA Crown Certificate CC#2 CRO-24046 SSD 41814831 Newcastle High School dated 31/05/2024 issued by BMG - In</p>	<p>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.</p> <p>The Certifier (BMG) has verified that the works to date are consistent with the approved design through the issue of Crown Certificates (CC#1, CC#2 and CC#3).</p> <p>No directions from the Department's Planning Secretary reported by the auditee.</p> <p>Although some non-compliances were identified during this audit, they are considered to be of an administrative nature.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																																																																																																																																																																								
	<table><tr><th colspan="4">Architectural Drawings prepared by <i>EJE Architecture</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>DA-0-010</td><td>1</td><td>Overall Site Plan – Ground Floor Plan</td><td>27/09/2023</td></tr><tr><td>DA-0-011</td><td>1</td><td>Overall – Level 1 &amp; 2</td><td>27/09/2023</td></tr><tr><td>DA-0-012</td><td>1</td><td>Overall Site Plan – Roof Level</td><td>27/09/2023</td></tr><tr><td>DA-0-014</td><td>1</td><td>Overall Site – Demolition Plan</td><td>27/09/2023</td></tr><tr><td>DA-0-016</td><td>1</td><td>Final Site &amp; Setback Plan</td><td>27/09/2023</td></tr><tr><td>DA-0-020</td><td>1</td><td>Zonal Site Plan – Support Drop Off</td><td>27/09/2023</td></tr><tr><td>DA-1-100</td><td>1</td><td>New Learning Hub – Ground Floor</td><td>27/09/2023</td></tr><tr><td>DA-1-101</td><td>1</td><td>New Learning Hub – Level 1</td><td>27/09/2023</td></tr><tr><td>DA-1-102</td><td>1</td><td>New Learning Hub – Level 2</td><td>27/09/2023</td></tr><tr><td>DA-1-103</td><td>1</td><td>New Learning Hub – Overall Roof Plan</td><td>27/09/2023</td></tr><tr><td>DA-1-200</td><td>1</td><td>Elevations – New Learning Hub</td><td>27/09/2023</td></tr><tr><td>DA-1-201</td><td>1</td><td>Elevations – New Learning Hub – Sheet 2</td><td>27/09/2023</td></tr><tr><td>DA-1-300</td><td>1</td><td>Sections – New Learning Hub &amp; 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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</li> <li>c) the implementation of any actions or measures contained in any such document referred to in (a) above.</li> </ul>	<p>Site inspection and interview with auditees 11/12/2024</p> <p>Letter 18/06/2024 SINSW-DPHI re: Incident Notification under Conditions A25 &amp; A26</p> <p>Final Assessment of Tree Nos. 248 &amp; 251 24/10/2024 prepared by Joseph Pidutti</p> <p>Letter 24/06/2024 DPHI-SINSW re: Newcastle Education Campus - Incident Report - Biodiversity Management</p>	<p>No written directions reported, other than response to submissions made under the consent and addressed in the relevant Condition. Response for the previous incident notification was captured in the IA1.</p> <p>It was noted that on 18/06/2024, SINSW submitted an incident notification to the Department regarding drill holes and drill shavings identified at the base of Trees 248 and 251 during a site walk conducted by the contractor. In response to these findings, SINSW engaged Joseph Pidutti, a Consulting Arborist, to undertake an onsite inspection and assess the condition of the trees. The arborist identified 15 drill holes in Tree 248 and 21 drill holes in Tree 251 and recommended remedial actions, including the application of Seasol, watering, and monitoring, to mitigate the effects of the damage.</p> <p>DPHI provided a response to the reported incident on 24/06/2024 and noted that, based on their assessment, it was determined that no breach of consent had occurred. Refer to Condition A31.</p>	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 11/12/2024	Noted. No inconsistencies identified by the auditee or the auditor.	Not triggered
<b>Limits of Consent</b>				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	<p>Development Consent SSD 41814831 Newcastle High School approved by Executive Director of Infrastructure Assessments on 12/01/2024</p> <p>Letter SINSW-DPHI dated 5/04/2024, re: Newcastle High School Redevelopment (SSD-41814831): Submission of Notification for Commencement of Development in accordance with Conditions B1 and B2.</p>	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
<b>Prescribed Conditions</b>				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	<p>Part 6, Division 8A of the EP&amp;A</p> <p>Site inspection and interview with auditees 11/12/2024</p> <p>BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG</p>	<p>Prescribed conditions of development consent under Part 4, Division 2 of the EP&amp;A Regulation relate to compliance with the BCA, BASIX and other development requirements.</p> <p>The Certifier has verified design/documentation for the current stage of works against the approved plans. The evidence provided indicates this condition is being</p>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>BCA Crown Certificate CC#2 CRO-24046 SSD 41814831 Newcastle High School dated 31/05/2024 issued by BMG</p> <p>BCA Crown Certificate CC#3 CRO-24117 SSD 41814831 Newcastle High School dated 09/12/2024 issued by BMG – Description of the works: Remainder of the works with staged upgrades to the existing NHS campus</p>	<p>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.</p> <p>CC3 was received on the 9/12/24 and will working based on that for the reminder of the works.</p>	
<b>Planning Secretary as Moderator</b>				
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 11/12/2024	No disputes with public authorities reported.	Not triggered
<b>Evidence of Consultation</b>				
A8	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>i. the outcome of that consultation, matters resolved and unresolved; and</li> <li>ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>	<p>Email 2/05/2024 Acor-Council re: Consultation relating to Construction Soil and Water Management Sub-Plan (CSWMSP)</p> <p>Email 22/05/2024 Council-Acor re: Approval of CSWMSP (condition C18)</p> <p>Email 14/08/2024 HY-Council re: Discharge Dewatered Groundwater to Stormwater Network (condition B33)</p> <p>Email 15/08/2024 Council-HY re: Response to consultation relating to Discharge Dewatered Groundwater to Stormwater Network (condition B33)</p> <p>Email 18/09/2024 HY-Water NSW re: Consultation on temporary dewatering for construction.</p> <p>Email 15/10/2024 from Ausgrid re: Newcastle HS Outage Cancellation for 26/10/2024</p> <p>Email 29/10/2024 HY-DPHI re: Temporary Construction Dewatering</p> <p>Correspondence with Council on 25/11/24 and 3/12/24 re. submission of the Section 138 Type 1 and Type 2 Applications</p>	<p>During the audit period (IA2), the following consultations were undertaken for the project:</p> <ul style="list-style-type: none"> <li>• NHS Outage cancellation for 26/10/24, Ausgrid advised to re-submit a new outage with standard minimum 6 weeks-notice through the portal</li> <li>• Contractor made a consultation on 29/10/2024 with the DPHI regarding temporary construction dewatering</li> <li>• On 2/05/2024, Acor made a consultation with the City of Newcastle relating to CSWMSP. The Council approved the plan on 22/05/2024.</li> <li>• On 14/08/2024 HY made a consultation with the Council relating to discharge dewatered groundwater to stormwater network (condition B33). Council provided a response to the consultation on 15/08/2024.</li> <li>• On 18/09/2024 the contractor made a consultation with the Water NSW regarding temporary dewatering for construction.</li> <li>• Correspondence with Council on 25/11/24 and on the 3/12/24 submit the Section 138 Type 1 and Type 2 Applications to City of Newcastle Council.</li> </ul>	Compliant
<b>Staging</b>				

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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> <ul style="list-style-type: none"> <li>• Stage 1 – Relocation of Building H, demolition of Building B and existing sports courts, services infrastructure upgrades and tree removal.</li> <li>• 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.</li> <li>• 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.</li> <li>• Stage 4 - Removal of temporary demountable from the site, refurbish Building A and K, demolition of Buildings D, E I and J and existing walkway to Building K, and tree removal.</li> <li>• Stage 5 - Construction of new sports courts and completion of Campus green and remaining landscaping/walkways.</li> </ul> <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> <p>No changes/updates were identified in the Staging Report during the audit period.</p> <p>Currently Stages 2 and 3 are in progress.</p>	Compliant
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 11/12/2024	The auditee advised that there have been no changes to the Staging Report.	Not triggered
A11	Any revised Staging Report prepared in accordance with condition A10 must: <ul style="list-style-type: none"> <li>a. 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;</li> <li>b. 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;</li> <li>c. 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;</li> </ul>	Interviews with auditees 11/12/2024	The auditee advised that there have been no changes to the Staging Report.	Not triggered

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	<ul style="list-style-type: none"> <li>d. specify how compliance with conditions will be achieved across and between each of the stages of the project;</li> <li>e. specify how compliance with independent auditing requirements will be achieved across and between each of the stages of the project; and</li> <li>f. set out mechanisms for managing any cumulative impacts arising from the proposed construction staging.</li> </ul>			
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.	<p>Interviews with auditees 11/12/2024</p> <p>Preliminary Staging Report prepared by Gyde dated 25/10/2023</p>	<p>The project has been staged in accordance with the 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.</p> <p>Stage 4 and 5 works carried out during this audit period included: Block J was removed (around 12 July 2024) and some landscaping works commenced.</p>	Compliant
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.	<p>Site inspection and interviews with auditees on 28/06/2024</p> <p>Preliminary Staging Report prepared by Gyde dated 25/10/2023</p>	<p>The project has been staged in accordance with the 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.</p> <p>Stage 4 and 5 works carried out during this audit period included: Block J was removed (around 12 July 2024) and some landscaping works commenced.</p>	Compliant
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A14	<p>The Applicant may:</p> <ul style="list-style-type: none"> <li>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);</li> <li>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</li> <li>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).</li> </ul>	<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 2, 13/5/2024</p> <p>Letter SINSW-DPHI, 20/12/2024 re. submission of the revised CEMP (Rev. 2 – 13/5/2024)</p> <p>Post Approval Form, SS-41814831-PA-10, 20/12/2024</p> <p>Construction Traffic &amp; Pedestrian Management Sub-Plan (CTPMSP) Newcastle High School Redevelopment, prepared by arc traffic + transport, V7 22/04/24</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.</p> <p>The latest revision of the CEMP (Rev.2) was sent to the Certifier and listed in CC2#2; the revision included revised sub-plans following DPHI review. CEMP was sent to DPHI on 20/12/2024.</p> <p>The only sub-plan that was updated during the audit period is the CSWMSP which was submitted to Council on 31/7/2024 with an explanation of changes made to the report. In addition, the revised CSWMSP was submitted to the DPHI and on the 4/7/2024 they</p>	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 (CNVMSP), Revision C dated 15/4/2024, prepared by JHA</p> <p>Construction Waste Management Sub-Plan, Rev. 1, dated 15/01/2024, prepared by Hansen Yuncken</p> <p>Construction Soil and Water Management Plan (CSWMSP) Newcastle High School Redevelopment, Rev. 6, dated 3/07/2024, prepared by ACOR Consultants</p> <p>Letter 4/7/2024 SINSW-DPHI re: submission of CSWMSP (Rev.4)</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 (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>	<p>acknowledged receipt of the revised CSWMSP and indicated that had no comments on the document.</p> <p>The CSWMSP was sent to the Certifier, sighted Aconex correspondence Hansen Yuncken-Certifier dated 4/07/2024.</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.	<p>Refer to evidence under conditions B14-B20</p> <p>Letter SINSW-DPHI 20/12/2024 re. submission of the revised CEMP (Rev. 2 – 13/5/2024)</p> <p>Post Approval Form, SS-41814831-PA-10, 20/12/2024</p>	The CEMP and sub-plans do not require approval by the DPHI 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 11/12/2024</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</p>	<p>The CEMP and subplans have not been staged. The auditee advised that the CEMP and subplans have been prepared to cover the entire construction project and were submitted to the DPHI accordingly.</p> <p>During the previous audit, it was noted that the revised CSWMSP was submitted to Council on 31/7/2024 with an explanation of changes made to the report. In</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		SSD41814831 CN Ref No. SDC2023/0006 – Condition B18	addition, the revised CSWMSP was submitted to the DPHI and on the 4/7/2024 they acknowledged receipt of the revised CSWMSP and indicated that had no comments on the document.	
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 11/12/2024 Refer to Condition C9	The CEMP and Sub-plans have been implemented as discussed in Condition C9.	Compliant
<b>Structural Adequacy</b>				
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><b>Notes:</b></p> <ul style="list-style-type: none"> <li><i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i></li> <li><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></li> </ul>	<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>Structural Design Certification for CC3 14/11/2024 issued by ACOR Consultant</p> <p>Certificate of Design – Mechanical Services from EVC Building Services Consultants, 14/11/2024</p> <p>Letter NSW Government Subsidence Advisory, 10/10/2024 confirmation condition satisfied pre-construction</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>BCA Crown Certificate CC#3 CRO-24117 SSD 41814831 Newcastle High School dated 09/12/2024 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>Structural Design Certification for CC3 was received from ACOR Consultants, 9/8/24 and revised on the 14/11/24. Also, the Certificate of Design – Mechanical Services from EVC Building Services Consultants, dated 14/11/2024 was presented.</p> <p>Letter from NSW Subsidence Advisory dated 10/10/2024 confirms conditions are satisfied pre-construction.</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
<b>External Walls and Cladding</b>				
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<p>Site inspection and interview with auditees 11/12/2024</p> <p>BCA Crown Certificate CC#3 CRO-24117 SSD 41814831 Newcastle High School dated 09/12/2024 issued by BMG</p> <p>External Wall System Disclosure Statement from Greycat Consulting, 21/11/24</p>	<p>The construction of building walls have not commenced but the External Wall System Disclosure Statement (Design) External Wall Components (Type A &amp; B Construction) from Greycat Consulting, dated 21/11/24 (updated 5/12/24) was received and submitted as part of CC3. This Certificate covers both buildings.</p> <p>Item #48 of the CC3.</p> <p>Item #47 Facade Design Statement from GreyCat Consulting, 5/12/24</p>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Facade Design Statement from GreyCat Consulting, 5/12/24		
<b>Applicability of Guidelines</b>				
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 2, 13/5/2024</p> <p>Construction Traffic &amp; 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 15/4/2024, prepared by JHA</p> <p>Construction Waste Management Sub-Plan, Rev. 1, dated 15/01/2024, prepared by Hansen Yuncken</p> <p>Construction Soil and Water Management Plan (CSWMSP) Newcastle High School Redevelopment, Rev. 6, dated 3/07/2024, prepared by ACOR Consultants</p> <p>DPHI email to SINSW dated 4/07/2024, re: Newcastle Education Campus - A31 Revised CSWMSP (Rev 6)</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 (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>	<p>CEMP and sub-plans are in accordance with BCA amendment 1.</p> <p>Noted. The management plans appear to reference the current guidelines, standards and protocols relevant to the topics that each document addresses.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 11/12/2024	No directions received from DPHI.	Not triggered
<b>Monitoring and Environmental Audits</b>				
A22	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&amp;A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p><b>Note:</b> For the purposes of this condition, as set out in the EP&amp;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>Site inspection and interviews with auditees 11/12/2024</p> <p>Hammertech: software used to maintain records (i.e. inspections, plant / equipment, inductions, etc)</p> <p>HSE Inspections 17/8/24, 9/10/24, 5/12/24</p> <p>Pre rain inspection 26/9/24</p> <p>Post rain inspection 25/10/24</p> <p>Pre-start diagrams for 4/12/24 and 11/12/24</p> <p>NHS Noise &amp; Vibration Monitoring Final Summary Report, 7/11/2024 by NVAQ</p> <p>Airborne Asbestos Fibre Monitoring Reports from EP Risk from 1/7/24 to 17/7/24 and 1/10/24.</p>	<p>Division 9.4 of Part 9 of the EP&amp;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.</p> <p>The current Independent Audit has been undertaken by WolfPeak under Condition C41 in accordance with the IAPAR 2020 and ISO19011.</p> <p>No incidents notified to DPHI on the audit period.</p> <p>Fortnightly HSE inspections are undertaken by the contractor in accordance with the CEMP. The inspection reports are kept in the Hammertech 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>SINSW led audits are carried out from time to time and records maintained by them.</p> <p>Asbestos monitoring was undertaken during removal of asbestos and in areas suspected of having asbestos, sighted records for 1/10/24 and from 1 to 17 July 2024 from EP Risk were sighted. The results of the airborne asbestos fibre monitoring survey were below the adopted SafeWork NSW action level of 0.01 fibres/mL.</p> <p>Construction noise &amp; vibration monitoring was conducted to the project between 9-31 October 2024. The report noted that project remained under the site-specific construction noise and vibration criterion.</p>	Compliant
<b>Access to Information</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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>c) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>xi. the documents referred to in condition A2 of this consent;</li> <li>xii. all current statutory approvals for the development;</li> <li>xiii. all approved strategies, plans and programs required under the conditions of this consent;</li> <li>xiv. 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;</li> <li>xv. 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;</li> <li>xvi. a summary of the current stage and progress of the development;</li> <li>xvii. contact details to enquire about the development or to make a complaint;</li> <li>xviii. a complaints register, updated monthly;</li> <li>xix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</li> <li>xx. any other matter required by the Planning Secretary; and</li> </ul> <p>d) 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>Project websites:</p> <p>SINSW  <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/n/newcastle-high-school-revdevelopment.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/n/newcastle-high-school-revdevelopment.html#category-reports</a></p> <p>DPHI  <a href="https://www.planningportal.nsw.gov.au/maj-or-projects/projects/newcastle-education-campus">https://www.planningportal.nsw.gov.au/maj-or-projects/projects/newcastle-education-campus</a></p>	<p>The project website is active and contains:</p> <p>a) information and documents:</p> <ul style="list-style-type: none"> <li>i. Documents referred to in condition A2</li> <li>ii. Statutory approvals – Development Consent</li> <li>iii. Stamped plans and CEMP and sub-plans sighted on the website</li> <li>iv. Regular updates and notifications of works and general environmental performance</li> <li>v. <b>Non-Compliance: Noise and Vibration Monitoring records (Summary Report from NVAQ, dated 7/11/24) has not been included in the project website or project updates.</b></li> <li>vi. Project updates</li> <li>vii. Get involved – window</li> <li>viii. Complaints register current to 2 December 2024</li> <li>ix. <b>Non-Compliance: The audit report for IA1 has been published on the project website; however, the Response to Audit Findings for IA1 has not been published.</b></li> <li>x. No additional direction from DPHI</li> </ul> <p>b) The information on the website is up to date.</p> <p><b>Recommendation: Upload the Response to Audit Findings for the Independent Audit No. 1 dated 15 August 2024 and the Noise and Vibration Summary Report from NVAQ, dated 7 November 2024 to the project website.</b></p> <p><b>Corrective Action: Prior the finalisation of this audit report the Response to Audit Findings for the Independent Audit No. 1 and the Noise and Vibration Summary Report from NVAQ were uploaded to the project website.</b></p>	Non-Compliant
<b>Compliance</b>				
A24	<p>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>	<p>Interview with auditees 11/12/2024</p> <p>Project Specific Site Induction Newcastle High School Redevelopment, Rev.2 May 2024, Hanssen Yuncken</p>	<p>The Project Specific Site Induction Newcastle High School Redevelopment, Rev.2 May 2024, Hansen Yuncken, includes requirements for compliance with the conditions of the Development Consent.</p>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Induction Register, Personnel Approved Inductions, Hansen Yuncken</p> <p>Driver specific inductions Hammertech (safety)</p> <p>Delivery Driver Induction presentation</p> <p>Aconex Correspondence HY-GCOR-002407 dated 20/11/24 re. Welcome to the project issuing CEMP and subplans sent to Overhead Door Contractor</p> <p>Pre-start diagrams for 4/12/24 and 11/12/24</p>	<p>Hansen Yuncken maintains an Induction Register for all Personnel Approved Inductions which includes name, employer, title/profession, Test status, project induction complete date. Sighted for: Formwork induction completed on the 26/11/24, electrical 28/6/24.</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 &amp; 2:30-4pm, vehicle site access and routes, and parking requirements. Pre-Delivery briefs are sent to construction companies prior to deliveries. Sighted record for 4/12/24 for scissor lift and 11/12/24 for steel reinforcement.</p> <p>Daily pre-start meetings are undertaken with Project staff where instructions relevant to the consent, project requirements and parking are provided.</p>	
<b>Incident Notification, Reporting and Response</b>				
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 11/12/2024</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>Incident Register – No date the document was updated, 1 incident was recorded relating to trees 248 &amp; 251</p> <p>Letter 18/06/2024 SINSW-DPHI re: Incident Notification under Conditions A25 and A26</p> <p>Letter 24/06/2024 DPHI-SINSW re: Newcastle Education Campus - Incident Report - Biodiversity Management</p> <p>Letter 27/6/24 DPHI-SINSW re. incident with trees and closed out comments.</p> <p>Final Assessment of Tree Nos. 248 and 251 24/10/2024 prepared by Joseph Pidutti</p> <p>Post Approval Form (undated) re: submission of incident notification relating to trees 248 and 251 (SSD-41814831-PA-19)</p>	<p>The incident recorded in the previous audit regarding drill holes and drill shavings identified at the base of Trees 248 and 251 was in accordance with A26 (report dated 18/06/24). DPHI responded to the incident on the 27/06/2024 acknowledging the information provided and based on their assessment, it was determined that no breach of consent had occurred.</p> <p>The Arborist report included corrective actions that will be implemented to address the incident and prevent recurrence, including the application of Seasol, watering, and monitoring, to mitigate the effects of the damage.</p> <p>Evidence of monitoring was sighted including:</p> <p>Tree was Seasol (liquid fertiliser) and the Arborist conducted follow-ups on the 24/09/24 and final inspection on 24/10/24. Part of the recommendations was to remove two trees (248 and 251) and replant two medium size trees.</p> <p>During this audit the two trees that are required to be removed were sighted and were protected, until approval from Council is received.</p> <p>No notifiable incidents during the audit period (1 July to 11 December 2024).</p>	Not Triggered
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Interview with auditees 11/12/2024	The incident related to trees was submitted to the Department within the required timeframe and recorded in the previous audit.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Non-Compliance Notification</b>				
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.	<p>Interview with auditees 11/12/2024</p> <p>Letter 5/08/2024 SINSW-DPHI re: Newcastle Education Campus - Non-Compliance Notification (for Conditions B22, B23 and C19)</p> <p>Post Approval Form for submission of Non-Compliance Notification (for Conditions B22, B23 and C19)</p> <p>Letter 8/08/2024 SINSW-DPHI re: Newcastle Education Campus Non-Compliance Notification (for Conditions A16 and B3)</p> <p>Post Approval Form for submission of Non-Compliance Notification (for Conditions A16 and B3)</p> <p>DPHI letter to SINSW, 2/12/24 re. IA1</p>	<p>The five non-compliances raised during the first audit IA1 (A16, B3, B22, B23, C19) were submitted to DPHI in 2 parts on 5/8/24 and 8/8/24.</p> <p>Non-compliances were closed in our response to IA1.</p> <p>DPHI provided a response on the 2/12/24 indicating that they have recorded the breaches with no further enforcement.</p>	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.	<p>Interview with auditees 11/12/2024</p> <p>Letter 5/08/2024 SINSW-DPHI re: Newcastle Education Campus - Non-Compliance Notification (for Conditions B22, B23 and C19)</p> <p>Post Approval Form for submission of Non-Compliance Notification (for Conditions B22, B23 and C19)</p> <p>Letter 8/08/2024 SINSW-DPHI re: Newcastle Education Campus - Non-Compliance Notification (for Conditions A16 and B3)</p> <p>Post Approval Form for submission of Non-Compliance Notification (for Conditions A16 and B3)</p>	Letters from SINSW-DPHI with notification of Non-Compliances was made in accordance with Condition A27 and contains the information required under Condition 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 11/12/2024	Not triggered.	Not triggered
<b>Revision of Strategies, Plans and Programs</b>				
A30	<p>Within three months of:</p> <ul style="list-style-type: none"> <li>a) the submission of an incident report under condition A26;</li> <li>b) the submission of an Independent Audit under condition C41 or C43;</li> <li>c) the approval of any modification of the conditions of this consent; or</li> </ul>	<p>Interview with auditees 11/12/2024</p> <p>Independent Audit Report (IA1), Rev.2, 6/8/2024 from WolfPeak</p>	<p>No incidents during the audit period.</p> <p>The Independent Audit Report (IA1), dated 6/8/2024 from WolfPeak was submitted to the DPHI on the 15/8/2024.</p>	Non-Complaint

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>d) the issue of a direction of the Planning Secretary under condition A3 which requires a review,</p> <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>Letter SINSW-DPHI re. submission of IA1 report and Response to Audit Findings, 15/08/2024</p> <p>Construction Environmental Management Plan Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev 2, 13/5/2024</p> <p>Letter SINSW-DPHI re: submission of CEMP Rev.2 May 2024, 20/12/2024</p> <p>Construction Soil and Water Management Plan (CSWMSP) Newcastle High School Redevelopment, Rev. 6, dated 3/07/2024, prepared by ACOR Consultants</p> <p>DPHI email to SINSW dated 4/07/2024, re: Newcastle Education Campus - A31 Revised CSWMSP (Rev 6)</p> <p>Aconex from HY to Certifier re. Crown Certificate 3 submission HY-RFI-00045, 9/8/2024</p>	<p>No modifications during the audit period. No direction from the DPHI received during the audit period.</p> <p>The CEMP was revised in May 2024 and submitted to DPHI on the 20/12/2024.</p> <p>CSWMP was reviewed on the 3/7/2024 and submitted to DPHI on the 4/7/2024. DPHI acknowledged receipt of the revised CSWMSP and indicated that had no comments on the document.</p> <p>Aconex message from HY to Certifier indicating that the CEMP and subplans did not have any amendments as part of that submission.</p> <p><b>Non-compliance: The Planning Secretary was not notified in writing of the review of the strategies, plans and programs within three months of the submission of an Independent Audit No.1 under condition C41 or C43.</b></p> <p><b>Recommendation: Notify the Planning Secretary in writing of the review of the strategies, plans and programs within three months of the submission of an Independent Audit No.2 under Condition C41 or C43.</b></p>	
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><b>Note:</b> 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.</p>	<p>Interview with auditees 11/12/2024</p> <p>DPHI email to SINSW dated 4/07/2024, re: Newcastle Education Campus - A31 Revised CSWMSP (Rev 6)</p>	<p>The CEMP and CSWMP had some updates since the last reviewed. 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 CEMP 13/5/2024 and CSWMSP 3/7/2024 were submitted to and acknowledged/filed by the Department 17/5/24.</p>	Compliant
<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Notification of Commencement</b>				
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	Interview with auditees 11/12/2024 Preliminary Staging Plan for Newcastle Education Campus dated 25/10/2023 by Gyde	In correspondence dated 5/04/24 SINSW notified DPHI of commencement of Stage 1 construction scheduled for the 9/04/24.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>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.</p> <p>Letter SINSW-DPHI dated 20/05/2024, re: Newcastle High School Redevelopment (SSD-41814831): Submission of Notification for Commencement of Stages 2 &amp; 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 &amp; 5 in accordance with Condition B2</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> <p>In correspondence dated 28/05/24 SINSW notified DPHI of commencement of Stages 4 and 5 construction on the 3/06/24.</p>	
<b>Certified Drawings</b>				
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 &amp; 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.</p> <p><b>The non-compliance regarding not having evidence that structural certification for Stages 4 and 5 structures (involving refurbishment of buildings and new sports courts) were provided to the Certifier was partially closed. As structural drawing and certification of Building A Stage 4 &amp; 5 works was submitted to the Certifier in correspondence dated 2/08/2024. Structural Design Certificate for Building A included in Crown Certificate 3. The physical works for the building will not commence on site until circa October 2025. CLOSED</b></p>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Aconex communication from Hansen Yuncken to BMG (Certifier) dated 2/08/2024, re: Condition B3 Building A</p> <p>BCA Crown Certificate CC#3 CRO-24117 SSD 41814831 Newcastle High School dated 09/12/2024 issued by BMG – reminder of the works</p> <p>Structural Design Certification for CC3 was received from ACOR Consultants, 9/8/24 and revised on the 14/11/24</p>	<p>Structural Design Certification was received from ACOR Consultants, 9/8/24 and revised on the 14/11/24. This certificate is listed in CC3 # 12.</p> <p>Note: WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	
<b>External Walls and Cladding</b>				
B4	<p>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.</p>	<p>Site inspection and interviews with auditees 11/12/2024</p> <p>BCA Crown Certificate CC#3 CRO-24117 SSD 41814831 Newcastle High School dated 09/12/2024 issued by BMG – reminder of the works</p> <p>External Wall System Disclosure Statement from Greycat Consulting, 21/11/24</p> <p>Facade Design Statement from GreyCat Consulting, 5/12/24</p>	<p>The construction of building walls have not commenced but the External Wall System Disclosure Statement (Design) External Wall Components (Type A &amp; B Construction) from Greycat Consulting, dated 21/11/24 (updated 5/12/24) was received and submitted as part of CC3. This Certificate covers both buildings. Item #48 of the CC3.</p> <p>Item #47 Facade Design Statement from GreyCat Consulting, 5/12/24.</p>	Compliant
<b>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</b>				
B5	<p>Prior to the commencement of any construction, the Applicant must:</p> <ol style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</li> <li>provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary with 48 hours when requested.</li> </ol>	<p>Site inspection and interviews with auditees 11/12/2024</p> <p>Pre-Construction Dilapidation Report Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev 1 Jan 2024</p> <p>School Grounds Dilapidation Report, by Jordan Waters dated 7 March 2024</p> <p>Email Newcastle Council-Hansen Yuncken dated 4/4/24</p> <p>Email Newcastle Council-Hansen Yuncken dated 4/4/24</p> <p>Aconex correspondence APP Group-SINSW dated 3/06/24</p> <p>BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG</p> <p>Pre-Construction Dilapidation Report Newcastle High School Redevelopment,</p>	<p>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.</p> <p>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.</p> <p>In email dated 3/6/24, Newcastle Council confirmed receipt of the Updated Dilapidation Report prepared under Condition B5 on the 6/12/2023</p> <p>In email dated 4/4/24, Newcastle Council (the assets owner) confirmed receipt of the Updated Dilapidation Report for the roads 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>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		prepared by Hansen Yuncken, Rev 2 April 2024 (updated in response to audit finding to include Document Control information)	<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><b>The previous observation raised for two versions of the Pre-construction Dilapidation Report for the Protection of Public Infrastructure was closed as the Pre-construction Dilapidation Report was updated to include document control and dates.</b></p>	
<b>Pre-Construction Survey – Adjoining Properties</b>				
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 11/12/2024</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 &amp; 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> <p>Dilapidation Reports by Northrop completed on 30/9/24 for:</p> <ul style="list-style-type: none"> <li>• 23 Dumaresq Street</li> <li>• 72 National Park Street</li> <li>• 74 National Park Street</li> <li>• 76 National Park Street</li> <li>• 78 National Park Street</li> <li>• 80 National Park Street</li> <li>• 202 Park Avenue</li> <li>• 204 Park Avenue</li> </ul>	<p>As per the evidence in IA1, a Construction Vibration Statement dated 28/03/24, was prepared by JHA's Senior Acoustic Engineer. It indicated that, as per the 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.</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.</p> <p>Neighbour's complaints regarding vibration were recorded on the 26/8, 29/8, 3/9, 6/9 and 2/10 (refer to the complaints register). The Acoustic Engineer confirmed that the plant would not exceed vibration criteria for sensitive receivers.</p> <p>Following the vibration complaints, HY completed vibration monitoring in which no exceedances occurred and completed inspections (dilapidation reports) on</p>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			houses for HY/SI records only. No owners have requested the reports.  During the past 6 months activities such as screw pilling, drilling and the use of a roller were happening and monitoring was undertaken during that time.	
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.	Site inspection and interviews with auditees 11/12/2024  Refer to Condition B6	Refer to Condition B6 for records on the dilapidation reports.	Not triggered
B8	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: <ul style="list-style-type: none"> <li>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;</li> <li>b) submit a copy of the Pre-Construction Survey Report to the Certifier; and</li> <li>c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary within 48 hours when requested.</li> </ul>	Site inspection and interviews with auditees 11/12/2024  Dilapidation Reports by Northrop completed on 30/9/24 for: <ul style="list-style-type: none"> <li>• 23 Dumaresq Street</li> <li>• 72 National Park Street</li> <li>• 74 National Park Street</li> <li>• 76 National Park Street</li> <li>• 78 National Park Street</li> <li>• 80 National Park Street</li> <li>• 202 Park Avenue</li> <li>• 204 Park Avenue</li> </ul> BCA Crown Certificate from BMG, CC3 No. CRO-24117, 9/12/2024	The Acoustic Engineer confirmed that the plant would not exceed vibration criteria for sensitive receivers; however, following the vibration complaints received from the neighbours on the 26/8, 29/8, 3/9, 6/9 and 2/10, HY completed vibration monitoring in which no exceedances occurred and completed inspections (dilapidation reports) on houses for HY/SI records only. No owners have requested the reports.  The reports were completed during construction and the monitoring was carried to ensure the construction activities were not exceeding the limits.  Dilapidation reports are included in CC3, 9/12/2024.  DPHI has not requested a copy of these reports.	Not triggered
<b>Community Communication Strategy</b>				
B9	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: <ul style="list-style-type: none"> <li>a) identify people to be consulted during the design and construction phases;</li> <li>b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>d) set out procedures and mechanisms:               <ul style="list-style-type: none"> <li>i. through which the community can discuss or provide feedback to the Applicant;</li> </ul> </li> </ul>	Community Communication Strategy (CCS) (V1, dated 4 April 2024) prepared by School Infrastructure NSW  DPHI letter dated 9/04/24 to DoE, re: Newcastle Education Campus (SSD-41814831) Community Communication Strategy	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 and was reviewed by the Applicant and no issues were raised by the Department.	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>ii. through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>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;</li> <li>e) include any specific requirements around traffic, noise and vibration, tree retention, heritage.</li> </ul>			
<b>Ecologically Sustainable Development</b>				
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"> <li>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</li> <li>b) seeking approval from the Planning Secretary for an alternative certification process.</li> </ul>	<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 &amp; 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>Correspondence 9/04/2024 HY-Certifier re: Submission of Green Building Council of Australia Invoice and remittance</p>	<p>Evidence of Green Star registration – 5 star Design &amp; 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 &amp; 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 &amp; 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 <a href="https://new.gbca.org.au/greenstar/rating-system/design-and-built/">https://new.gbca.org.au/greenstar/rating-system/design-and-built/</a>. 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 &amp; Asbuilt V1.3 remains a recognised rating system for projects registered prior to December 2021.</p> <p>Registration of 5-star Green Rating was submitted to the Certifier on 9/04/2024.</p>	Compliant
<b>Outdoor Lighting</b>				
B11	<p>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.</p>	<p>Site inspection and interviews with auditees 11/12/2024</p> <p>BCA Crown Certificate CC#3 CRO-24117 SSD 41814831 Newcastle High School dated 09/12/2024 issued by BMG – reminder of the works</p>	<p>No outdoor lighting has been installed as yet, but a Design Certificate from Pro Electrical dated 15/7/2024 (updated on 12/11/24) was submitted as part of CC3. Item #22 of the CC3.</p> <p>None was observed at the works site during the site inspection.</p>	Complaint

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Design Certificate from Pro Electrical dated 15/7/2024 (updated on 12/11/24)		
<b>Demolition</b>				
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</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 8/4/2024.</p>	Compliant
<b>Environmental Management Plan Requirements</b>				
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><b>Notes:</b></p> <ul style="list-style-type: none"> <li>The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></li> <li>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</li> </ul>	<p>Construction Environmental Management Plan Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev 2, 13/5/2024</p> <p>Construction Traffic &amp; Pedestrian Management Sub-Plan (CTPMSP) Newcastle High School Redevelopment, prepared by arc traffic + transport, V7 22/04/24</p> <p>Construction Noise and Vibration Management Sub-Plan (CNVMSP), Revision C dated 15/4/2024, prepared by JHA</p> <p>Construction Waste Management Sub-Plan, Rev. 1, dated 15/01/2024, prepared by Hansen Yuncken</p> <p>Construction Soil and Water Management Plan (CSWMSP) Newcastle High School Redevelopment, Rev. 6, dated 3/07/2024, 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</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

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		<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>		
<b>Construction Environmental Management Plan</b>				
B14	<p>Prior to the commencement of any construction, the Applicant must submit a <b>Construction Environmental Management Plan</b> (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a) Details of: <ul style="list-style-type: none"> <li>i. hours of work;</li> <li>ii. 24-hour contact details of site manager;</li> <li>iii. management of dust and odour to protect the amenity of the neighbourhood;</li> <li>iv. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>v. community consultation and complaints handling as set out in the Community Communication Strategy required by condition B9;</li> </ul> </li> <li>b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</li> <li>c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</li> <li>d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15);</li> <li>e) Construction Noise and Vibration Management Sub-Plan (see condition B16);</li> <li>f) Construction Waste Management Sub-Plan (see condition B17);</li> <li>g) Construction Soil and Water Management Sub-Plan (see condition B18);</li> <li>h) Aboriginal Cultural Heritage Management Sub-Plan (see condition B19); (i) Cultural Heritage Management Sub-Plan (see condition B20);</li> <li>i) Construction Flood Emergency Management Plan (see condition B21).</li> </ul>	<p>Construction Environmental Management Plan Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev 2, 13/5/2024</p> <p>Letter SINSW-DPHI 20/12/2024 re. submission of the revised CEMP (Rev. 2 – 13/5/2024)</p> <p>Post Approval Form, SS-41814831-PA-10, 20/12/2024</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> <p>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.</p> <p>CEMP was updated on the 13/5/2024 (Rev 2) and submitted to DPHI on 20/12/2024.</p>	Compliant
B15	<p>The <b>Construction Traffic and Pedestrian Management Sub-Plan</b> (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"> <li>a) be prepared by a suitably qualified and experienced person(s);</li> <li>b) be prepared in consultation with Council and TfNSW;</li> </ul>	<p>Construction Traffic &amp; Pedestrian Management Sub-Plan (CTPMSP) Newcastle High School Redevelopment, prepared by arc traffic + transport, V7 22/04/24</p>	<p>Construction Traffic &amp; Pedestrian Management Sub-Plan (CTPMSP) was prepared by arc traffic + transport and it contains the information required by Condition B15.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>c) include a Driver Code of Conduct which must be prepared and communicated by the Applicant to heavy vehicle drivers and aim to:</p> <ul style="list-style-type: none"> <li>i. minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>ii. minimise conflicts with other road users;</li> <li>iii. minimise road traffic noise; and</li> <li>iv. ensure truck drivers use specified routes;</li> </ul> <p>d) detail:</p> <ul style="list-style-type: none"> <li>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;</li> <li>ii. measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;</li> <li>iii. heavy vehicle routes, access and parking arrangements;</li> <li>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</li> </ul> <p>(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>	<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>BCA Crown Certificate CC#2 CRO-24046 SSD 41814831 Newcastle High School dated 31/05/2024 issued by BMG</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 its 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> <p>No updates on the CTPMSP during the audit period.</p>	
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"> <li>a) be prepared by a suitably qualified and experienced noise expert;</li> <li>b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>d) include strategies that have been developed with the community for managing high noise generating works;</li> <li>e) describe the community consultation undertaken to develop the strategies in condition B16(d)</li> <li>f) include a complaints management system that would be implemented for the duration of the construction; and</li> <li>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.</li> </ul>	<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 15/04/2024, prepared by JHA</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 Condition B16.</p> <p>In the 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</p>	Compliant



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			<p>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> <p>No updates on the CNVMP during the audit period. Vibration monitoring records are listed on Part C.</p>	
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"> <li>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;</li> <li>b) information regarding the recycling and disposal locations; and</li> <li>c) confirmation of the contamination status of the development areas of the site based on the validation results.</li> </ul>	<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 15/01/2024, prepared by Hansen Yuncken</p> <p>BCA Crown Certificate CC#1 CRO-24025 SSD 41814831 Newcastle High School dated 05/04/2024 issued by BMG</p>	<p>In the 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 contains the information required by Condition B17.</p> <p>CC#1 refers to the CWMSP.</p> <p>No updates on the CWMP during the audit period.</p>	Compliant
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"> <li>a) be prepared by a suitably qualified expert, in consultation with Council;</li> <li>b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>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 &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</li> <li>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;</li> <li>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.</li> </ul>	<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>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 City of Newcastle Council.</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</p>	Compliant

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			<p>basin has been reduced from a total basin size of 215m<sup>3</sup> to 34m<sup>3</sup> 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> <p><b>The previous observation on the CSWMSP 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 not been submitted to DPHI has been Closed. The revised CSWMSP was submitted to the DPHI and on the 4/7/2024 they acknowledged receipt of the revised CSWMSP and indicated that had no comments on the document.</b></p> <p>The size of the sediment basin observed during the site inspection is based on the revised. No further updates on the CSWMP during the audit period.</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"> <li>a) be prepared by a suitably qualified and experienced expert(s);</li> <li>b) be prepared in consultation registered Aboriginal parties;</li> <li>c) the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by EMM dated April 2023;</li> <li>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.</li> </ul>	<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 the 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,</p> <p>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 this document</p> <p>Consultation with the RAP groups are provided in Appendix A2 of the ACHMSP.</p> <p>No updates on the ACHMSP during the audit period.</p>	Compliant
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"> <li>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</li> </ul>	<p>Cultural Heritage Management Sub-Plan Newcastle High School, prepared by Austral Archaeology, 5/04/2024</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</p>	Compliant



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	<p>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);</p> <p>b) photographic archival records and must:</p> <ol style="list-style-type: none"> <li>be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture;</li> <li>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</li> <li>must be submitted to Council and the Planning Secretary;</li> </ol> <p>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>	<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>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>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 the 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 the 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 the 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).</p> <p>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 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.</p> <p>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.</p>	

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			Based on the works to date, 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.  No updates on the CHMP during the audit period.	
<b>Construction Flood Emergency Management Plan</b>				
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"> <li>a) detail on triggers, including rainfall and water level, that require closure of the site;</li> <li>b) detail on how site closure would be communicated to construction workers, before commencement of the work day;</li> <li>c) details of drills, frequency and record management of the drills;</li> <li>d) a map showing the flood-free pedestrian route from each construction site to a suitable location free of inundation;</li> <li>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;</li> <li>f) identification of suitable locations for evacuation that are free of inundation; and</li> <li>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.</li> </ul>	<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> <p>Letter 07/05/2024 DPHI-SINSW re: Approval of CFEMP 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>Aconex correspondence dated 2/08/2024 from Hansen Yuncken to Certifier, re: Construction Flood Emergency Management Plan.</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) under Condition 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><b>The previous observation raised regarding the revised version of the Construction Flood Emergency Management Plan (CFEMP) (dated 26/04/2024) not been submitted to the Certifier has been closed as the latest version of the CFEMP was submitted to the Certifier on the 2/8/2024.</b></p> <p>No updates on the CFEMP during the audit period.</p>	Compliant
<b>Flood Management</b>				
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 &amp; 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>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>	Compliant

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		BCA Crown Certificate CC#2 CRO-24046 SSD 41814831 Newcastle High School dated 31/05/2024 issued by BMG	CC#2 (item 11) refers to the ACOR Consultants (29/05/24) Structural Design Certification  <b>The previous non-compliance regarding the flood design documentation required under Condition B22 submitted to the Certifier a few days after commencement of construction has been closed as the documentation was submitted to the Certifier and included in CC2.</b>	
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"> <li>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;</li> <li>b) any part of new buildings below the probable maximum flood (PMF) level are constructed from flood compatible building components;</li> <li>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</li> <li>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.</li> </ul>	<p>Letter SINSW-DPHI dated 20/05/2024, re: Newcastle High School Redevelopment (SSD 41814831): Submission of Notification for Commencement of Stages 2 &amp; 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>Post Approval submission record Condition B23 Submission of documentation under B23 (undated) SSD-41814831-PA-14</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 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><b>The previous non-compliance regarding the flood design documentation required under Condition B23 submitted to the Certifier a few days after commencement of construction of Stages 2 and 3 has been closed as the documentation was submitted to the Certifier and included in CC2.</b></p>	Compliant
<b>Construction Parking</b>				
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>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>No update on the Strategy.</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

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		<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:  <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/n/newcastle-high-school-revdevelopment.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/n/newcastle-high-school-revdevelopment.html#category-reports</a> </p>		
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
B25	<p>Prior to installation of mechanical plant and equipment:</p> <p>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</p> <p>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.</p>	<p>Site inspection and interviews with auditees 11/12/2024</p> <p>BCA Crown Certificate CC#3 CRO-24117 SSD 41814831 Newcastle High School dated 09/12/2024 issued by BMG – reminder of the works</p> <p>Certificate of Design – Mechanical Services from EVC consultants, 14/11/24</p>	The installation of mechanical plant and equipment has not commenced yet, but a Certificate of Design – Mechanical Services from EVC consultants, dated 14/11/24 was obtained and submitted to the Certifier as part of CC3.	Compliant
<b>Aboriginal Heritage</b>				
B26	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>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>	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.	Compliant
<b>Operational Waste Storage and Processing</b>				
B27	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:	Site inspection and interviews with auditees 11/12/2024	Not commenced yet, this will be addressed as part of CC4.	Not triggered



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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; 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.			
<b>Public Domain Improvements</b>				
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"> <li>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;</li> <li>b) the provision of footpath connections to new site entries on Smith Street, Parkway Avenue and National Park Street;</li> <li>c) provision of two crossovers on National Park Street;</li> <li>d) the provision of an expanded crossover on Smith Street;</li> <li>e) the provision of additional bus bay and drop-off and pick-up facilities on Parkway Avenue;</li> <li>f) the provision of drop-off and pick-up facilities on Smith Street.</li> </ul> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</li> <li>• Any proposed changes to on-street traffic and parking, including signage, must be approved by the Newcastle City Traffic Committee.</li> <li>• All costs associated with the proposed road upgrade works must be borne by the Applicant.</li> <li>• 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.</li> </ul>	Site inspection and interviews with auditees 11/12/2024	Not commenced yet, this will be addressed as part of CC4.	Not triggered
<b>Operational Access, Car Parking and Service Vehicle Arrangements</b>				
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"> <li>a) the existing 40 on-site car parking spaces being available for use during operation of the development; and</li> <li>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.</li> </ul>	<p>Site inspection and interviews with auditees 11/12/2024</p> <p>BCA Crown Certificate CC#3 CRO-24117 SSD 41814831 Newcastle High School dated 09/12/2024 issued by BMG – reminder of the works</p> <p>Letter from HY to BMG, 11/11/24 re. on-site car-parking</p>	<p>Not commenced yet, but a Letter from HY to BMG dated 11/11/24 was submitted confirming that the existing 40 on-site car parking spaces are available for use during construction and operation of the development (This addresses part (a)).</p> <p>For part (b) a Certificate of Design – Civil Engineering was presented from ACOR Consultants dated 19/11/24 reference to the AS 2890.2 is included in the certificate. This certificate is included on CC3 item #24.</p>	Complaint

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Certificate of Design – Civil Engineering from ACOR Consultants dated 19/11/24		
<b>Public Domain Works</b>				
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 11/12/2024	Not commenced yet, this will be addressed as part of CC4.	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"> <li>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</li> <li>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.</li> </ul> <p>The Applicant must submit documentation of approval from Council to the Certifier.</p>	Site inspection and interviews with auditees 11/12/2024	Not commenced yet, this will be addressed as part of CC4.	Not triggered
<b>Site Contamination</b>				
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 Pty Ltd signed 11/12/2023</p> <p>NSW EPA List of Accredited Site Auditors as of 28/02/2024 - Ramboll Australia Pty Ltd was listed</p>	Sighted engagement agreement between SINSW and Ramboll Australia Pty Ltd as site auditor for the project.	Compliant
<b>Dewatering</b>				
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) in accordance with Condition D33 and contains the evidence that the plan meets the requirements of DCCEEW.</p> <p>No updates on the plan.</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 updated Dewatering Management Plan meets the requirements of the Department (Water).	DPHI letter to DoE dated 3/04/2024, re: Newcastle Education Campus (SSD 41814831) Dewatering Management Plan, Condition B34	DPHI, in its 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	Compliant



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		Revised Dewatering Management Plan (DMP) (Rev 0, Douglas Partners, 15/03/2024)	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 <i>Water Management Act 2000</i> ; and it contains the information required by Condition B34.  No updates on the plan.	
<b>PART C DURING CONSTRUCTION</b>				
<b>Site Notice</b>				
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 11/12/2024	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.  Gate 8 and Gate 9 have the site notices in place.	Compliant
<b>Operation of Plant and Equipment</b>				
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 11/12/2024  Hammertech software (sighted) (refer to Photos in Appendix E)  Forklift FL40, operation manual, logbook completed (12/12/24) risk assessment completed 23/2/23, service 15/11/24 from Contect, accepted on site 21/11/24.  Telehandler FTH4, operation manual, logbook completed (14/12/24) risk assessment completed 11/1/22, service 29/10/24 (6000 hrs), accepted on site 8/11/24.  Mobile Crane Unit 661, operation manual, daily crane operator checklist 11/12/24 from QuickCheck, risk assessment completed	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).  Sighted records for: <ul style="list-style-type: none"><li>Forklift FL40, operation manual, logbook completed (12/12/24) risk assessment completed 23/2/23, service 15/11/24 from Contect, accepted on site 21/11/24.</li><li>Telehandler FTH4, operation manual, logbook completed (14/12/24) risk assessment completed 11/1/22, service 29/10/24 (6000 hrs), accepted on site 8/11/24.</li></ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		10/22, service report 15/10/24 from QuickCheck next service (every 500hrs), plant registration certificate 8/11/24-7/11/25, accepted on site 16/10/24.	<ul style="list-style-type: none"> <li>Mobile Crane Unit 661, operation manual, daily crane operator checklist 11/12/24 from QuickCheck, risk assessment completed 10/22, service report 15/10/24 from QuickCheck next service (every 500hrs), plant registration certificate 8/11/24-7/11/25, accepted on site 16/10/24.</li> </ul> <p>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.</p>	
<b>Demolition</b>				
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.	<p>Site inspection and interviews with auditees 11/12/2024</p> <p>Refer to B12</p>	<p>Demolition of Building B completed. No demolition issues reported.</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</p>	Compliant
<b>Construction Hours</b>				
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Site inspection and interviews with auditees 11/12/2024</p> <p>Site Notice (Photos in Appendix E)</p> <p>CEMP documents - updated 13/05/2024 Rev.2</p> <p>Site-specific Induction from HY, May 2024</p>	<p>All works reportedly completed within approved construction hours.</p> <p>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.</p>	Compliant
C5	<p>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:</p> <p>a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>b) between 1pm and 4pm, Saturdays.</p>	Site inspection and interviews with auditees 11/12/2024	<p>Not reportedly required or identified in project records.</p> <p>No OOHW required during the audit period.</p>	Not triggered
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:	Site inspection and interviews with auditees 11/12/2024	Not reportedly required or identified in project records.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.		No OOHW required during the audit period.	
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 11/12/2024	Not triggered, refer to Condition 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 11/12/2024	Not reportedly required or shown in project records.	Not triggered
<b>Implementation of Management Plans</b>				
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 11/12/2024  CEMP and Sub-plans (refer to B14-B23)  Hammertech: software used to maintain records (i.e. inspections, plant/equipment, inductions, etc)  Erosion and Sediment Control Plans from Acor Consultants, 2/8/24 (C103-0001, 0002, 0003 and 0004)  Email from EP Risk – spray grass with polymer  HSE Inspections 17/8/24, 9/10/24, 5/12/24  Pre rain inspection 26/9/24  Post rain inspections 25/10/24  Pre-start diagrams for 4/12/24 and 11/12/24	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"> <li>Sediment and erosion controls are in place in accordance with CSWMP and the Sediment basin installed under the latest version of the CSWMP reflected ESCP C103-0002</li> <li>Polymer used to managed dust and erosion on stockpiles, sighted photos.</li> <li>Inspections, including regular and pre/post rainfall inspections are undertaken in accordance with the CEMP and the CSWMP</li> <li>Waste bins used to segregate and store construction waste</li> <li>Tree protection provided on site and validated by arborist (refer to Condition C20)</li> <li>Fencing with shade clothing installed around site perimeter</li> <li>Noise blankets installed between operational school areas and the works</li> <li>Construction works undertaken during approved construction hours</li> <li>Inductions undertaken in accordance with CEMP</li> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<ul style="list-style-type: none"> <li>Plant and equipment is maintained</li> </ul> <p><b>Observation:</b> During the site inspection conducted on 11/12/2024, it was observed that not all stormwater pits were adequately protected. Refer to Photo No. 9 in Appendix E.</p> <p><b>Corrective Action:</b> Prior the finalisation of this audit report the Contractor provided photos confirming that the pits inspected during the site audit have been protected. Refer to photo 9b.</p> <p>The CVNMP and the Acoustic Engineer confirmed that the plant would not exceed vibration criteria for sensitive receivers; however, following the vibration complaints received from the neighbours on the 26/8, 29/8, 3/9, 6/9 and 2/10, HY completed vibration monitoring in which no exceedances occurred and completed inspections (dilapidation reports) on houses for HY/SI records only. No owners have requested the reports. The reports were completed during construction and the monitoring was carried to ensure the construction activities were not exceeding the limits.</p>	
<b>Construction Traffic</b>				
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 11/12/2024</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
<b>Hoarding Requirements</b>				
C11	<p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> <li>a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</li> <li>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.</li> </ul>	<p>Site inspection and interviews with auditees 11/12/2024</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 photo in Appendix E).</p>	Compliant
<b>No Obstruction of Public Way</b>				
C12	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>Site inspection and interviews with auditees 11/12/2024</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
<b>Construction Noise Limits</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C13	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>Site inspection and interviews with auditees 11/12/2024</p> <p>Construction Noise and Vibration Management Sub-Plan, Revision C dated 15/04/2024, 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:  <a href="https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/n/newcastle-education-campus/2024/july/Complaints_Register_at_2_July_2024.pdf">https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/n/newcastle-education-campus/2024/july/Complaints_Register_at_2_July_2024.pdf</a></p> <p>NHS Noise &amp; Vibration Monitoring Final Summary Report, 7/11/2024 by NVAQ</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 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.</p> <p>The 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 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.</p> <p>Construction noise and vibration monitoring was conducted to the project between 9-31 October 2024 by NVAQ report date 7/11/24. The report noted that project remained under the site-specific construction noise and vibration criteria.</p>	Compliant
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 11/12/2024</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>Delivery Brief Aconex from HY to all subcontractors HY-GCOR-002398, 19/11/24 with 2 attachments: NHSR</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 &amp; 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> <p>Presented: Delivery Brief Aconex from HY to all subcontractors HY-GCOR-002398, 19/11/24 with 2 attachments: NHSR Delivery Brief 03/07/24 Rev.4 (MPF) and 03/07/24 Rev.5 NLH</p>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Delivery Brief 03/07/24 Rev.4 (MPF) and 03/07/24 Rev.5 NLH Complaints Register 2/12/2024		
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Site inspection and interviews with auditees 11/12/2024 Equipment induction record 22/10/24 (Mobile Crane) Inspection Status: Passed Plant Register kept in Hammertech (sighted)	Vehicles on site do not need to reverse, can drive in/out in a forward direction.  No tonal reverse beacons were noted during the site inspection. One truck was on site and the use of quacker was witnessed.  Equipment Induction checklist has items regarding reversing systems (such as flashing lights), but this is subject to safety considerations.  No complaints regarding reversing beepers recorded to date.	Compliant
<b>Vibration Criteria</b>				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Site inspection and interviews with auditees 11/12/2024 Construction Noise and Vibration Management Sub-Plan, Revision C dated 15/04/2024, prepared by JHA JHA Consulting Engineers, Construction Vibration Statement dated 28/03/24, prepared by Senior Acoustic Engineer NHS Noise & Vibration Monitoring Final Summary Report, 7/11/2024 by NVAQ Complaints Register, 2/12/2024 Dilapidation Reports by Northrop completed on 30/9/24 for: <ul style="list-style-type: none"> <li>23 Dumaresq Street</li> <li>72 National Park Street</li> <li>74 National Park Street</li> <li>76 National Park Street</li> <li>78 National Park Street</li> <li>80 National Park Street</li> <li>202 Park Avenue</li> <li>204 Park Avenue</li> </ul>	As indicated in IA1, a Construction Vibration Statement dated 28/03/24, prepared by JHA's Senior Acoustic Engineer indicated that, as per the 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.  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, distances have been maintained from sensitive receivers.  Construction noise and vibration monitoring was conducted to the project between 9-31 October 2024 by NVAQ report dated 7/11/24. The report noted that project remained under the site-specific construction noise and vibration criterion.  During the audit period 6 complaints were made on the construction equipment causing vibration and possible damage in the house adjacent to the school site on the 26/8, 29/8, 3/9, 6/9 and 2/10. The project team	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>investigated all the complaints and confirmed that for the complaints in August and September the use of vibratory roller adhered to safe working distances as per the CNVMP and limits were not exceeded. For the complaint in October, it was concluded that no significant vibratory activities occurred in that week.</p> <p>Additionally, surveys reports were carried out during September 2024 and dilapidation reports kept as evidence that no damaged were caused, those reports were listed in CC3.</p>	
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 11/12/2024</p> <p>Construction Noise and Vibration Management Sub-Plan, Revision C dated 15/04/2024, prepared by JHA</p> <p>JHA Consulting Engineers, Construction Vibration Statement dated 28/03/24, prepared by Senior Acoustic Engineer</p> <p>Complaints Register, 2/12/2024</p> <p>Dilapidation Reports by Northrop completed on 30/9/24 for:</p> <ul style="list-style-type: none"> <li>• 23 Dumaresq Street</li> <li>• 72 National Park Street</li> <li>• 74 National Park Street</li> <li>• 76 National Park Street</li> <li>• 78 National Park Street</li> <li>• 80 National Park Street</li> <li>• 202 Park Avenue</li> <li>• 204 Park Avenue</li> </ul>	<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.</p> <p>During the audit period 6 complaints have been made on the construction equipment causing vibration and possible damage in the house adjacent to the school site on the 26/8, 29/8, 3/9, 6/9 and 2/10. The project team investigated all the complaints and confirmed that for the complaints in August and September the use of vibratory roller adhered to safe working distances as per the CNVMP and limits were not exceeded. For the complaint in October, it was concluded that no significant vibratory activities occurred in that week.</p> <p>Additionally, surveys reports were carried out during September 2024 and dilapidation reports kept as evidence that no damaged were caused, those reports were listed in CC3.</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 11/12/2024</p> <p>Construction Noise and Vibration Management Sub-Plan, Revision C dated 15/04/2024, prepared by JHA</p>	<p>Noted. The CNVMP adopts the criteria in Condition C6. The CNVMP also provides recommended safe working distances for vibration intensive plant which in some cases (for some equipment) are less than 30m.</p>	Not triggered
<b>Project Arborist</b>				
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 11/12/2024</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>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Consultancy Agreement with Assurance Trees Pty, Level 5 arborist, dated 18/6/2024</p> <p>Aconex communication, Hansen Yuncken-Certifier, 19/06/2024</p>	<p>Arborist name, business name and contact details provided to the Certifier in correspondence dated 19/6/2024.</p> <p><b>The previous non-compliance raised regarding the project arborist being engaged after the commencement of construction has been closed as the arborist was engaged and the arborist details have been sent to the Certifier in accordance with Condition C19.</b></p>	
<b>Tree Protection</b>				
C20	<p>For the duration of the construction works:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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</li> <li>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.</li> </ul>	<p>Site inspection and interviews with auditees 11/12/2024</p> <p>Assurance Trees Tree Protection Certificate dated 4/7/2024</p> <p>Overall Site Demolition Plan No. A-0015, 19/3/2024</p> <p>Final Assessment of Tree Nos. 248 &amp; 251 24/10/2024 prepared by Joseph Pidutti</p> <p>Complaints Register, 2/12/2024</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 the photos in Appendix E.</p> <p>The applicant indicated that some trees were removed as part of the demolition. Trees to be removed were marked on the Overall Site Demolition Plan No. A-0015, 19/3/2024. Staging Plan also shows this.</p> <p>The tree protection inspection conducted by the Arborist from Assurance on 21/6/2024 and the report dated 4/7/2024 indicated that all tree protection measures inside the designated constructions zones are in place according to the requirements of Condition 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> <p>The Arborist report dated 4/7/2024 included corrective actions to prevent recurrence of the incident recorded on the 5/6/2024 regarding drill holes and drill shavings identified at the base of two trees (No. 248 and 251). Corrective actions included the application of Seasol, watering, and monitoring of the trees, to mitigate the effects of the damage. Evidence of monitoring was sighted during the audit including application of Seasol (liquid fertiliser).</p> <p>The Arborist conducted follow-ups on the 24/09/24 and final inspection on 24/10/24. Arborist report dated 24/10/24 was sighted. Part of the recommendations on the report was to remove two trees (248 and 251) and replant two medium size trees.</p> <p>During the audit site inspection, the two trees that are required to be removed were sighted with adequate protection fencing in accordance with the approved</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>plans, until approval from Council is received. Refer to photos in Appendix E.</p> <p>A complaint was received on the 20/11/2024 with concerns of two trees within school fenced area deteriorating and risk of dropping branches. Claim was investigated by an independent arborist and deemed the trees are dead. Plans are underway to remove the trees from the site, and the relevant authorities are being engaged in preparation.</p>	
<b>Air Quality</b>				
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 11/12/2024</p> <p>Construction Environmental Management Plan Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev 2, 13/5/2024</p> <p>HSE Inspections 17/8/24, 9/10/24, 5/12/24</p> <p>Pre-start diagrams for 4/12/24 and 11/12/24</p> <p>Complaints Register, 2/12/2024</p>	<p>The auditee has implemented reasonable measures to minimise dust during construction and the measures to minimise dust are documented in the CEMP prepared by Hansen Yuncken, Rev 2, 13/5/2024.</p> <p>The following control measures were sighted:</p> <ul style="list-style-type: none"> <li>EHS Inspections are undertaken and documented as discussed in A25 and include visual observations of site conditions.</li> <li>Stockpile areas are provided on site and managed.</li> <li>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.</li> <li>Water cart available to be used, wheel washing and polymer are used to control/minimise dust.</li> </ul> <p>Two complaints were recorded during the audit period for mud tracking and dust as follows:</p> <p>The complaint on the 11/7/24 was raised for truck tracking dirt onto road and trucks not covered 100% of time. The EPA received the complaint. Contractor provided photographic evidence of trucks leaving site covered, cobble shaker, truck wheels being cleaned, sweeping of street and gate log of activities. EPA attended the site and closed the matter.</p> <p>Sighted correspondence with EPA on the 11/7/24 (RFI) response on the 12/7/24 with no further actions required.</p> <p>The other complaint received on the 24/9/24 was for dust and dirt from construction site spreading into house adjacent to school site. The project team investigated, and the contractor confirmed that water carts are actively deployed to manage dust. Stockpiles</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			stored on site were also treated with stabilisation product to minimise spread.	
C22	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> <li>a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</li> <li>b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>c) trucks associated with the development do not track dirt onto the public road network;</li> <li>d) public roads used by these trucks are kept clean; and</li> <li>e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	<p>Site inspection and interviews with auditees 11/12/2024</p> <p>Construction Environmental Management Plan Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev 2, 13/5/2024</p> <p>Email from EPA-HY, 22/5/2024 re. complaint on dust and tracking dirt onto road during demolition phase</p> <p>Email EPA-HY, 11/7/2024 re. complaint on tracking dirt onto road and uncovered loads</p> <p>Email HY-EPA, 11/7/24 re. evidence of stabilised access ways, logs, site photos</p> <p>Email EPA-HY, 12/7/24 re. inspection comments and on current controls.</p> <p>Complaints Register, 2/12/2024</p>	<p>During the site inspection carried out on the 11/12/24 no mud or dirt from the site were observed. The site's vehicular access at National Park Street is provided with cobble and the vehicular access at Smith Street is asphalted and has a water connection for tyre clean wash.</p> <p>It was noted that two complaints were recorded during the audit period for tracking dirt onto the road and for trucks leaving the site with their loads uncovered:</p> <p>The complaint on the 11/7/24 was raised for truck tracking dirt onto road and trucks not covered 100% of time. The EPA received the complaint. The Contractor provided photographic evidence of trucks leaving site covered, cobble shaker, truck wheels being cleaned, sweeping of street and gate log of activities. EPA attended the site and closed the matter on the 12/7/24. An email from EPA dated 11/7/24 was sighted raising the complaint. The contractor provided evidence (cameras laps) showing the trucks that had the load uncovered did not have anything on it. This was also provided to the EPA and the matter was closed on the 12/7/24 after a site inspection.</p> <p>The other complaint received on the 24/9/24 was for dust and dirt from construction site spreading into house adjacent to school site. The project team investigated, and the contractor confirmed that water carts are actively deployed to manage dust.</p> <p>Stockpiles stored on site were also treated with stabilisation product to minimise spread.</p> <p><b>Observation: During the audit period complaints were received regarding trucks leaving the site with their loads uncovered and tracking dirt onto the public road network. The auditor notes that evidence was presented indicating that control measures were in place to minimise dust and dirt onto the road. Refer to photos in Appendix E.</b></p> <p><b>Corrective Action: Prior the finalisation of this audit report, the Contractor indicated that vehicle loads continue to be inspected before leaving the site to ensure that they are properly covered. A photo alongside a gatekeeper's log of vehicles prior to their departure from the site was provided to validate this. Refer to photo No.16b</b></p>	Compliant
Imported Fill				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C23	<p>The Applicant must:</p> <p>(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;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request.</p>	<p>Imported Material Register (with material imported up to the 14/11/2024)</p> <p>VENM Classification Quarry Materials, Quarry Products Newcastle, 30 May 2024</p> <p>Metromix Quarries – Teralba Quarry Rhondda Rd – VENM Assessment, 10/12/2020</p> <p>Imported Fill - Analytical results, EP Risk 4/06/2024 (EP 3602)</p> <p>Imported Fill - Soil Analytical Summary, EP Risk, 2/05/2024 (EP 3602)</p> <p>Imported Fill - Asbestos Soil Analytical Summary, EP Risk, 2/05/2024 (EP 3602)</p> <p>Material Test Reports from Qualtest, for 18/4/24 (Dust), 23/5/24 (cobble), 27/3/24, 22/5/24 (NGS20), 27/5/24 (NGB20) and 28/5/24 (20mm base and 30mm subbase) for Quarry Stockpile</p> <p>Sandy Loam (Soil) test results, SESL Batch No. 67196, dated 18/03/24</p> <p>Certificate of Analysis Soil Sample Report, Hibbs, dated 8/4/2024</p> <p>Test Report, Boral Recycling Plant, Inspection and Test Plan, Recovered Aggregate Resource Recovery Order 2014, dated 19/04/2024</p> <p>VENM Assessment from Hunter Quarries – Karuah East Ref. No. E0042-VENM-001-Rev 1, 28/6/2024 from Hunter Environmental Consulting (HEC)</p> <p>Email from EP Risk HY, 8/7/24 re. Imported Metromix VENM Material Testing</p> <p>Docket 8447262 from Metromix, 8/7/24, Material: NGB20-2C</p> <p>Docket 8449206 from Metromix, 30/7/24, Material: Select Fill</p> <p>Docket 8453147 from Metromix, 17/9/24, Material: Packing Sand</p> <p>Docket 8456273 from Metromix, 31/10/24, Material: 20mm Drainage Aggregate</p>	<p>The auditee maintains an Imported Material Register (sighted current to 14/11/2024) which includes the following information: material description, proposed use, supplier/source, classification, reference, volume, supply date, docket number and location of use. Materials imported included recovered aggregate, VENM, cobble, sandy loam (turf underlay) and crusher dust. Dockets of 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 cobble, 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 &amp; Soil Pty Ltd for material extracted from its quarry site at 312 Pitnacree Road, East Maitland.</p> <p>Testing results and records for recovered aggregate (Boral Recycling Plant) under Recovered Aggregate Resource Recovery Order 2014 provided.</p> <p>HEC provided an assessment of the in-situ material located at Hunter Quarries Karuah East against VENM on the 28/6/24 and indicated that the products are not mixed with any form of waste or contaminated material and are not impacted by Sulfidic ores or soil.</p> <p>Sighted correspondence from EP Risk HY on the 8/7/24 re. Imported Metromix VENM Material Testing (Material did not have any exceedances and is ok to be used for the pipe bedding)</p> <p>Certifier and DPHI have not requested copies of this.</p>	Compliant
<b>Disposal of Seepage and Stormwater</b>				



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 11/12/2024</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>Email 18/09/2024 HY-WaterNSW re: Temporary construction dewatering</p> <p>Email 15/08/2024 HY-Council re: Consultation Prior Council Approval to Discharge Dewatered Groundwater to Stormwater Network</p> <p>Email 15/08/2024 Council-HY re: Response to Consultation Prior Council Approval to Discharge Dewatered Groundwater to Stormwater Network</p>	<p>A sediment basin has been constructed at the northeast corner of the site in accordance with the latest version of the CSWMSP (3/07/2024). The sediment basin has a capacity of 33m<sup>3</sup> (with a settling zone volume of 17m<sup>3</sup>) (as reported in the CSWMSP). 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.</p> <p>During IA2 it was indicated that no dewatering has taken place to date. Noting that HY have consulted with Council, Hunter Water, Water NSW and DPHI in relation to discharge of groundwater if required in future. This is still in process. Refer to records below:</p> <p>On 29/10/2024, HY sent an email to DCCEEW seeking approval for temporary construction dewatering. Prior to this, DCCEEW had approved the Dewatering Management Plan on 15/03/2024.</p> <p>On 18/09/2024, HY sent an email to Water NSW inquiring about approval for temporary dewatering.</p> <p>On 14/08/2024, HY sent an email to the City of Newcastle Council regarding prior approval to discharge dewatered groundwater into the stormwater network. The Council responded on 15/08/2024, advising that all necessary expert reports, testing, and inspection records should be appropriately maintained for the dewatering process.</p> <p>The auditor notes that during significant wet weather events the disposal of basin stormwater may be required.</p>	Not Triggered
<b>Emergency Management</b>				
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 11/12/2024</p> <p>Project Specific Site Induction Newcastle High School Redevelopment, Rev 2 May 2024, Hanssen Yuncken</p> <p>Map on site with evacuation points 15/8/24, Rev. 5 (photo, Appendix E)</p> <p>Emergency Response Drill, Hansen Yuncken, 13/11/24 (No. MEET-51936)</p>	<p>Emergency awareness training and information is provided to Project personnel during the site induction. A map with emergency evacuation information is provided at the site offices. Emergency Response Drills are undertaken every 6 months.</p> <p>An Emergency Response Drill was undertaken by Hansen Yuncken on the 13/11/2024 during concrete pours. 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 times.</p> <p>The next emergency drill/review is due on the 12/05/2025, however the School has requested the</p>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			date to be changed and plan the drill during school holidays to avoid disruptions.	
<b>Stormwater Management System</b>				
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"> <li>a) be designed by a suitably qualified and experienced person(s);</li> <li>b) be generally in accordance with the following conceptual design plans provided in the RtS: <ul style="list-style-type: none"> <li>i. Stormwater Drainage Plan – Sheet 1, dated 23 June 2023, revision I;</li> <li>ii. Stormwater Drainage Plan – Sheet 2, dated 22 September 2023, revision O;</li> <li>iii. Stormwater Drainage Plan - Sheet 3, dated 23 June 2023, revision I;</li> <li>iv. Stormwater Drainage Plan - Sheet 4, dated 23 June 2023, revision I;</li> </ul> </li> <li>c) include the decommissioning, removal or capping of redundant pipes that discharge into the National Park Branch stormwater channel;</li> <li>d) be in accordance with applicable Australian Standards; and</li> <li>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.</li> </ul>	<p>Interviews with auditees 11/12/2024</p> <p>Certificate of Design – Civil Engineering SSD-41814831, ACOR Consultants dated 28/03/2024</p> <p>Services Plan – Civil Engineering ACOR Consultants 28/3/2024</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
<b>Aboriginal Cultural Heritage</b>				
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 11/12/2024</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, Hansen Yuncken</p>	<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).</p> <p>As discussed in Condition 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 includes cultural heritage, and the unexpected finds protocol has been implemented during construction.</p> <p>No Aboriginal items have been found to date.</p>	Compliant
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
C28	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> <li>a) all works must halt in the immediate area to prevent any further impacts to the object(s);</li> </ul>	<p>Site inspection and interviews with auditees 11/12/2024</p> <p>Aboriginal Cultural Heritage Management Sub-Plan, v2, dated 21/03/2024, prepared</p>	No unexpected Aboriginal heritage items found to date.	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the object(s);</li> <li>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;</li> <li>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 (</li> <li>e) works may only recommence with the written approval of the Planning Secretary.</li> </ul>	<p>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, Hansen Yuncken</p>		
<b>Unexpected Finds Protocol – Historic Heritage</b>				
C29	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ul style="list-style-type: none"> <li>a) all works must cease immediately in that area and notice must be given to Heritage NSW and the Planning Secretary;</li> <li>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</li> <li>c) works may only recommence with the written approval of the Planning Secretary.</li> </ul>	<p>Site inspection and interviews with auditees 11/12/2024</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
<b>Waste Storage and Processing</b>				
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 11/12/2024	<p>Waste generated on site is picked up by skips and scraps. Sighted waste bins on site at various locations.</p> <p>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.</p>	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 11/12/2024</p> <p>Imported Material Register (with material imported up to the 14/11/2024)</p> <p>Site Management Reports (waste reports) by Skips &amp; Scrap for:</p> <ul style="list-style-type: none"> <li>- July 2024</li> <li>- Aug 2024</li> <li>- Sept 2024</li> <li>- Oct 2024</li> </ul> <p>Waste Tracking Spreadsheet from May to Oct 2024</p>	<p>The Site Management Report (August to October 2024) provides details on the construction and demolition waste materials generated on-site, including their classification, quantities, and destinations. Concrete, bricks, and tiles were the predominant waste materials produced.</p> <p>The waste tracking spreadsheet from May to October 2024 outlines waste classifications, including asbestos waste, construction and demolition waste, brick and concrete waste, green waste/tree stumps, and steel/non-ferrous materials.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 11/12/2024</p> <p>Site Management Reports (waste reports) by Skips &amp; Scrap for:</p> <ul style="list-style-type: none"> <li>- July 2024</li> <li>- Aug 2024</li> <li>- Sept 2024</li> <li>- Oct 2024</li> </ul> <p>Waste Tracking Spreadsheet from May to October 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>Site Management Reports (Waste report) by Skips &amp; Scrap for:</p> <ul style="list-style-type: none"> <li>- July 2024</li> <li>- Aug 2024</li> <li>- Sept 2024</li> <li>- Oct 2024</li> </ul> <p>Waste Tracking Spreadsheet from May to Oct 2024</p> <p>Waste dockets from Skips and Scrap Tomago for:</p> <ul style="list-style-type: none"> <li>- 17/7/24 Docket No. T8094/1</li> <li>- 12/8/24 Docket No. T8461/2</li> <li>- 5/9/24 Docket No. T8856/1</li> <li>- 21/10/24 Docket No. T9493/1</li> <li>- 6/11/24 Docket No. T9878/1</li> <li>- 29/11/24 Docket No. T10191/1</li> <li>- 13/12/24 Docket No. T10449/2</li> </ul>	<p>The skips and scraps monthly reports show: the type of waste of material taken off site, total waste generated (tonnage), total recycled material, primary destination, total to landfill, EPA licence numbers.</p> <p>Waste Dockets were also sighted from Skips and Scraps including the docket number, vehicle registration number, operator, tonnage and date.</p> <p>In addition, the auditee maintains another register which provides summaries of material recycled and disposed each month.</p>	Compliant
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 11/12/2024</p>	<p>In the previous audit, the 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 (in accordance with the notification to SafeWork NSW) from buildings and site soils. It included removal of friable and non-friable ACM.</p>	Not Triggered
<b>Outdoor Lighting</b>				
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 11/12/2024</p>	No external lighting installed to date.	Not triggered
<b>Site Contamination</b>				

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"> <li>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;</li> <li>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</li> <li>c) the recommendations of the Remedial Action Plan prepared by Douglas Partners dated June 2023.</li> </ul>	Site inspection and interviews with auditees 11/12/2024	<p>During the audit period no new reports were received.</p> <p>Refer to the IA1 records regarding asbestos and contaminated areas.</p>	Compliant
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 11/12/2024</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 Newcastle High School Redevelopment, prepared by Hansen Yuncken, Rev 2, 13/5/2024</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.</p>	Not triggered
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.	Site inspection and interviews with auditees 11/12/2024	Nothing for the audit period.	Not triggered
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).	Site inspection and interviews with auditees 11/12/2024	<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).</p> <p>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>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			No remediation has been carried out during this audit period.	
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 Conditions 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
<b>Independent Environmental Audit</b>				
C41	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Site inspection and interviews with auditees 11/12/2024  Independent Audit 1 (with audit site inspection on 28/06/2024)	The first independent 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.  The audit was conducted in accordance with IAPAR (2020).	Compliant
C42	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Appendix B of this audit report.  Letter from DPHI to SINSW re. Independent Auditor Approval, 01/05/2024	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 11/12/2024	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	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: d) 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; e) submit the response to the Planning Secretary; and f) 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 11/12/24  Independent Audit Report No. 1 (IA1) Rev 2, 6/08/2024 by WolfPeak  Letter 15/08/2024 SINSW-DPHI re: Submission of Independent Audit Report and response in accordance with Condition C44 and C45  Post Approval Form (undated) submission of IA1 Report to DPHI.	Independent Audit Report No. 1 (IA1) Rev 2 dated 6/08/2024 prepared by WolfPeak and response letter dated 15/08/2024 were submitted to the Department through the Post Approval Form.  <b>Non-compliance: The Independent Audit Report No.1 prepared by WolfPeak dated 6/8/2024, was not uploaded to the project website within 60 days of submission to the Planning Secretary as required by this condition.</b>  <b>Corrective Action: Independent Audit Report No. 1 was uploaded to the project website.</b>	Non-compliance
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  Independent Audit Report No. 1 (IA1) Rev 2, 6/08/2024 by WolfPeak  Letter 15/08/2024 SINSW-DPHI re: Submission of Independent Audit Report and response in accordance with Condition C44 and C45	Independent Audit Report No. 1 (IA1) Rev 2 dated 6/08/2024 prepared by WolfPeak and response letter dated 15/08/2024 were submitted to the Department through the Post Approval Form within the required timeframe.	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Post Approval Form (undated) submission of IA1 Report to DPHI		
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
<b>Operational Readiness Work</b>				
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"> <li>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);</li> <li>b) the maximum number of staff to be involved in operational readiness work on site at any one time;</li> <li>c) arrangements to ensure the safety of school staff on the site, including how: <ul style="list-style-type: none"> <li>i. areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction;</li> <li>ii. pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and</li> </ul> </li> <li>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.</li> </ul>	Site inspection and interviews with auditees 11/12/2024  BCA Completion Statement from BMG 22/7/2024 re. construction of new access ramp and associated external balcony and minor internal refurbishment works including the relocation of Building H, construction of new stairways to demountable buildings.	Building H relocated and currently managed by the school. Structural Design Plans are referenced in the BCA Completion Statement (Final), 22/7/24 (item #4).  Although Building H has been handed over and a BCA Completion Statement (Final), 22/7/24 received this condition is not triggered.	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"> <li>a) no more than 20 staff are involved in operational readiness work;</li> <li>b) no more than 10 vehicles must access the school related to the operational readiness work;</li> <li>c) no students or parents are permitted; and (d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.</li> </ul>	Site inspection and interviews with auditees 11/12/2024	Refer to Condition 47.	Not triggered
<b>Dewatering</b>				
C49	During construction, should groundwater be intercepted, the Applicant must obtain a Water Access Licence (WAL) under the Water Management Act 2000 unless an exemption under section 21(6) applies under the Water Management (General) Regulation 2018.	Site inspection and interviews with auditees 11/12/2024	No groundwater intercepted to date and no water supply work approval has been obtained during the audit period.	Not triggered
C50	If required, a water supply work approval under the Water Management Act 2000 shall be obtained.	Site inspection and interviews with auditees 11/12/2024	DPHI, in its 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	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>Access Licence under the <i>Water Management Act 2000</i>.</p> <p>No groundwater intercepted to date and no water supply work approval has been obtained during the audit period.</p>	
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 11/12/2024</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 its 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 the 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) in accordance with 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 <i>Water Management Act 2000</i>; and it contains the information required by condition B34.</p> <p>During IA2 it was indicated that no dewatering has taken place to date. Noting that HY have consulted with Council, Hunter Water, Water NSW and DPHI in relation to discharge of groundwater if required in future. This is still in process.</p>	Compliant
<b>PART D PRIOR TO COMMENCEMENT OF OPERATION</b>				
<b>Notification of Occupation</b>				
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 construction works phase.</i>	Not triggered
<b>External Walls and Cladding</b>				
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 construction works phase.</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 construction works phase.</i>	Not triggered
<b>Works as Executed Plans</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 construction works phase.</i>	Not triggered
<b>Warm Water Systems and Cooling Systems</b>				
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 construction works phase.</i>	Not triggered
<b>Outdoor Lighting</b>				
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:  (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and  (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered
<b>Mechanical Ventilation</b>				
D7	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:  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 construction works phase.</i>	Not triggered
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
D8	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.		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered
<b>Fire Safety Certification</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D9	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.		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered
<b>Structural Inspection Certificate</b>				
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"> <li>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</li> <li>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</li> </ul>		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered
<b>Post-construction Dilapidation Report – Protection of Public Infrastructure</b>				
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"> <li>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;</li> <li>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);</li> <li>c) be submitted to the Certifier;</li> <li>d) be forwarded to Council for information; and (e) be provided to the Planning Secretary within 48 hours when requested.</li> </ul>		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered
<b>Repair of Public Infrastructure</b>				
D12	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</li> <li>(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</li> <li>(c) pay compensation for the damage as agreed with the owner of the public infrastructure.</li> </ul> <p><b>Note:</b> 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.</p>		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered
<b>Road Damage</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D13	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.		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered
<b>Pedestrian Crossings</b>				
D14	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 Assessment prepared by Stantec dated 5 December 2023 must be constructed and available for use.  <i><b>Note:</b> The pedestrian crossing design must be submitted for approval through the Council's Traffic Committee process</i>		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered
<b>Roadworks and Pedestrian Infrastructure Upgrades</b>				
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 construction works phase.</i>	Not triggered
<b>Post-Construction Survey – Adjoining Properties</b>				
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 construction works phase.</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 construction works phase.</i>	Not triggered
<b>Bicycle Parking and End-of-Trip Facilities</b>				
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:		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>a) the provision of a minimum 160 visitor/student/staff bicycle parking spaces;</li> <li>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;</li> <li>c) the provision of end-of-trip facilities for staff as detailed in the Traffic Impact Assessment prepared by Stantec dated 6 October 2023;</li> <li>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</li> <li>e) appropriate pedestrian and cyclist advisory signs are to be provided.</li> </ul>			
<b>School Zones</b>				
D19	<p>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.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</li> <li>• All works/regulatory signposting associated with the proposed development shall must be at no cost to the relevant roads authority.</li> </ul>		<i>This requirement is not yet triggered. The Project is in construction works phase.</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 construction works phase.</i>	Not triggered
<b>School Transport Plan</b>				
D21	<p>Prior to the commencement of any operation, a School Transport Plan (STP), must be submitted to the Planning Secretary for approval. The plan must:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;</li> <li>b) include arrangements to promote the use of active and sustainable transport modes, including: <ul style="list-style-type: none"> <li>i. objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation);</li> <li>ii. specific tools and actions to help achieve the objectives and mode share targets, including a travel access guide and car parking management strategy;</li> <li>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.</li> </ul> </li> <li>c) include operational transport access management arrangements, including: <ul style="list-style-type: none"> <li>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;</li> </ul> </li> </ul>		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>ii. the location of all car parking spaces on the school campus and their allocation (i.e. staff, visitor, accessible, emergency, etc.);</li> <li>iii. the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</li> <li>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;</li> <li>v. delivery and services vehicle and bus access and management arrangements;</li> <li>vi. management of approved access arrangements;</li> <li>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;</li> <li>viii. car parking arrangements and management associated with the proposed use of school facilities by community members; and</li> <li>ix. monitoring and management each drop-off and pick-up zone and the bus zone;</li> </ul> <ul style="list-style-type: none"> <li>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</li> <li>e) an annual monitoring and review program for the duration of operation.</li> </ul>			
<b>Archaeological Salvage – Historic Archaeology</b>				
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 construction works phase.</i>	Not triggered
<b>Utilities and Services</b>				
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 construction works phase.</i>	Not triggered
<b>Stormwater Operation and Maintenance Plan</b>				
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 construction works phase.</i>	Not triggered
<b>Signage</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 construction works phase.</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 construction works phase.</i>	Not triggered
<b>Operational Waste Management Plan</b>				
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"> <li>a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>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);</li> <li>c) detail the materials to be reused or recycled, either on or off site; and</li> <li>d) include the Management and Mitigation Measures included in Appendix P of the RtS.</li> </ul>		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered
<b>Site Contamination</b>				
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"> <li>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</li> <li>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.</li> </ul>		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered
<b>Landscaping</b>				
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 construction works phase.</i>	Not triggered
D30	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:		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</li> <li>b) be consistent with the Mitigation Measures as revised in the RtS prepared by Gyde dated 27 October 2023.</li> </ul>			
<b>Operational Flood Emergency Management Plan</b>				
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"> <li>a) has been prepared by a suitably qualified and experienced person(s);</li> <li>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;</li> <li>c) incorporates and complies with all advice provided by NSW State Emergency Service at D31(b);</li> <li>d) addresses the provisions of the Floodplain Risk Management Guidelines (EHG);</li> <li>e) incorporates the following: <ul style="list-style-type: none"> <li>i. the flood emergency management protocols for the operational phase of the development;</li> <li>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;</li> <li>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;</li> <li>iv. clear emergency management triggers and responses, including rainfall and water level, that require closure of the site;</li> <li>v. details of potential flood warning time and flood notification;</li> <li>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;</li> <li>vii. shelter-in-place locations that: <ul style="list-style-type: none"> <li>• are nominated by a Chartered Professional engineer;</li> <li>• are prepared in consultation with NSW State Emergency Services;</li> <li>• are above the Probable Maximum Flood;</li> <li>• are able to withstand flood and debris forces of the Probable Maximum Flood; and</li> <li>• provide a minimum floor space of 2.5 sqm per person, including students and staff;</li> </ul> </li> <li>viii. clear roles and responsibilities for emergency flood management within the school;</li> <li>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 ;</li> <li>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;</li> </ul> </li> </ul>		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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 construction works phase.</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 construction works phase.</i>	Not triggered
<b>Heritage Interpretation Plan</b>				
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"> <li>a) be prepared by a suitably qualified and experienced expert in consultation with Heritage NSW and Council;</li> <li>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</li> <li>c) incorporate interpretive information in relation to the use of the site.</li> </ul>		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered
<b>Structural Inspection Certificate</b>				
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: <ul style="list-style-type: none"> <li>a) the development is structurally adequate for the approved use of the building as a school building;</li> <li>b) any part of the buildings below the probable maximum flood (PMF) level have been constructed from flood compatible building components;</li> <li>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</li> <li>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.</li> </ul>		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered
D36	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: <ul style="list-style-type: none"> <li>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</li> </ul>		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			
<b>PART E POST OCCUPATION</b>				
<b>Out of Hours Event Management Plan</b>				
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"> <li>a) the number of attendees, time and duration;</li> <li>b) arrival and departure times and modes of transport;</li> <li>c) where relevant, a schedule of all annual events;</li> <li>d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</li> <li>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;</li> <li>f) measures to minimise localised traffic and parking impacts; and</li> <li>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).</li> </ul>		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered
E2	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered
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"> <li>a) the number of attendees, time and duration;</li> <li>b) arrival and departure times and modes of transport;</li> <li>c) where relevant, a schedule of all annual events;</li> <li>d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e. public transport);</li> <li>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;</li> <li>f) measures to minimise localised traffic and parking impacts; and</li> <li>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).</li> </ul>		<i>This requirement is not yet triggered. The Project is in construction works phase.</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 construction works phase.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Operation of Plant and Equipment</b>				
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 construction works phase.</i>	Not triggered
<b>Warm Water Systems and Cooling Systems</b>				
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 construction works phase.</i>	Not triggered
<b>Community Communication Strategy</b>				
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 construction works phase.</i>	Not triggered
<b>Heritage Interpretation Plan</b>				
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 construction works phase.</i>	Not triggered
<b>Environmental Management Plan</b>				
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 construction works phase.</i>	Not triggered
<b>Operational Noise Limits</b>				
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 construction works phase.</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		<i>This requirement is not yet triggered. The Project is in construction works phase.</i>	Not triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	Assessment for SSDA (SSD-41814831) Newcastle Education Campus dated 18 May 2023 and prepared by JHA Services.			
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 construction works phase.</i>	Not triggered
<b>Unobstructed Driveways and Parking Areas</b>				
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 construction works phase.</i>	Not triggered
<b>School Transport Plan</b>				
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 construction works phase.</i>	Not triggered
<b>Ecologically Sustainable Development</b>				
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 construction works phase.</i>	Not triggered
<b>Outdoor Lighting</b>				
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 construction works phase.</i>	Not triggered
<b>Landscaping</b>				
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 construction works phase.</i>	Not triggered
<b>Waste</b>				
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 construction works phase.</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

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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 condition 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.

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](mailto:compliance@planning.nsw.gov.au)

Yours sincerely



Heidi Watters  
Team Leader  
Compliance

As nominee of the Planning Secretary



## APPENDIX C – CONSULTATION RECORDS

## Consultation with DPHI

**From:** [Ana Maria Munoz Acosta](#)  
**Sent:** Tuesday, 5 November 2024 10:36 AM  
**To:** [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)  
**Cc:** [Soane Puliueva](#); [Harrigan, Anthony](#); [Meaghan Bennett \(Meaghan Bennett\)](#)  
**Subject:** Newcastle High School Upgrade, Independent Audit 2 (IA2) - SSD 41814831

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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).

I am currently preparing to undertake the second independent audit (IA2) during the construction phase 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 **11 December 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

Ana Maria Munoz  
Lead Auditor – Risk, Audit & Compliance



E: [ammunoz@wolfpeak.com.au](mailto:ammunoz@wolfpeak.com.au)  
M: 0430 314 557 P: 1800 979 716

Gadigal Country  
Suite 2, Level 10, 82 Elizabeth St  
Sydney NSW 2000

**From:** [Joel Fleming](#)  
**Sent:** Thursday, 21 November 2024 12:56 PM  
**To:** [Ana Maria Munoz Acosta](#)  
**Subject:** Re: Newcastle High School Upgrade, Independent Audit 2 (IA2) - SSD 41814831

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You don't often get email from [joel.fleming@planning.nsw.gov.au](mailto:joel.fleming@planning.nsw.gov.au). [Learn why this is important](#)  
Good afternoon,

Thank you for contacting NSW Planning for consultation on the upcoming independent audit of the Newcastle Education Campus (SSD-41814831). We appreciate your thorough approach to this process.

I do not have any particular comments for this upcoming audit, however, I would ask that you contact Newcastle City Council for any comments they may have.

If you have any questions, please feel free to contact me.

Thanks.

**Joel Fleming**  
**Senior Compliance Officer**

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

**T** 02 6575 3416 | **M** 0467 715 429 | **E** [joel.fleming@planning.nsw.gov.au](mailto:joel.fleming@planning.nsw.gov.au)

The Store, 6 Stewart Avenue, Newcastle West NSW 2302

[www.dphi.nsw.gov.au](http://www.dphi.nsw.gov.au)



*The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

## Consultation with Newcastle City Council

**From:** [Ana Maria Munoz Acosta](#)  
**Sent:** Friday, 22 November 2024 3:46 PM  
**To:** [ncc@newcastle.nsw.gov.au](mailto:ncc@newcastle.nsw.gov.au)  
**Subject:** FW: Newcastle High School Upgrade,  
Independent Audit 2 (IA2) - SSD 41814831

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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).

I am currently preparing to undertake the second independent audit (IA2) during the construction phase 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 **11 December 2024**. The audit pertains to post-approval requirements and compliance.

The Department has requested consultation with the Newcastle City Council on the scope of the audit. We kindly request your input on any key issues relating to post-approval requirements and compliance, any concerns in relation to the project construction activities and how they have impacted the environment, or any specific areas where you would like us to focus during this audit that are not already called up by the scope in Section 3.3 of the IAPAR.

I look forward to hearing from you.

Kind regards,

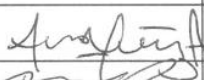
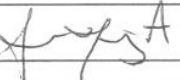

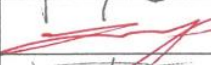
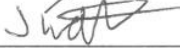



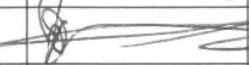
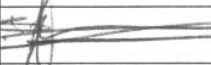
Ana Maria Munoz

Lead Auditor – Risk, Audit & Compliance

## APPENDIX D – ATTENDANCE SHEET





## INDEPENDENT AUDIT MEETING ATTENDANCE RECORD



<b>PROJECT (NAME AND APPROVAL NUMBER)</b>	Newcastle High School Redevelopment			
<b>LOCATION:</b>	25A National Park, Newcastle West			
<b>DATE/TIME (Opening Meeting):</b>	11/12/24 - 10.00am	<b>DATE/TIME (Closing Meeting):</b>	11/12/24 - 4:10pm	
<b>Lead Auditor:</b>	Ana Maria Munoz	<b>Audit Scope:</b>	SSD 41814831	
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
Ana Maria Munoz	Lead Env. Auditor	Wolf Peak		
Soane Pulivuea	Project Manager	APP		
Jordan Watters	Project Engineer	HY		
Tessa Lawson	Project Director	School Infrastructure Team		
Robert Petersen	PROJECT MANAGER	HANSEN YUCKEN		

## 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	Site access stabilised and secure at National Park Street	



No.	Comment	Photograph
3	Boundary fence screening at National Park Street	
4	National Park Street free of dust and truck dirt	
5	Tree protection with appropriate signage	



No.	Comment	Photograph
6	Tree Protection (site trees facing National Park Street)	 <p>A photograph showing a construction site area with a chain-link fence and a large tree. The ground is dirt and gravel, and there are some construction materials and equipment visible in the background.</p>
7	Structure works ongoing for New Learning Hub	 <p>A wide-angle photograph of a construction site for the New Learning Hub. The ground is covered with black plastic sheeting, and there are several rebar structures and construction materials visible. A crane is visible in the background.</p>
8	Structure works ongoing for New Learning Hub	 <p>A photograph showing a worker in an orange shirt and white hard hat measuring a rebar structure on the construction site. The ground is covered with black plastic sheeting, and there are various construction materials and equipment visible in the background.</p>







No.	Comment	Photograph
9a	<b>Observation:</b> Stormwater pits requiring protection and housekeeping	
9b	Stormwater pit has been protected	



No.	Comment	Photograph
10	Mobile crane in place	
11	Wooden panels on operational building windows and doors for noise protection	




No.	Comment	Photograph
12	Noise blankets at operational school boundary	
13	Ongoing services infrastructure and internal pavement works	



No.	Comment	Photograph
14	Waste bin use throughout the site. Spill kit available	 
15	Vehicular access at Smith Street with construction and speed signage	
16a	Vehicular access Smith Street (view from inside the site)	

No.	Comment	Photograph																																																																																																																																																																								
16b	Hansen Yuncken gate keeper's log of vehicles prior to them leaving site.	<div><div>SN111 NCHS Truck Tracking</div><div><div>HANSENYUNCKEN</div><table><thead><tr><th>Date</th><th>Company</th><th>Time In</th><th>Time Out</th><th>Registration</th><th>Driver</th><th>Load Content</th><th>Destination</th></tr></thead><tbody><tr><td>30-1</td><td>Skips &amp; Scaps</td><td>9am</td><td>9-25am</td><td>X067G4</td><td></td><td>Yes</td><td>Bin dump</td></tr><tr><td></td><td>Oakdale</td><td>10-25am</td><td>10-49am</td><td>X026LS</td><td></td><td>Flat Bed</td><td>Formwork</td></tr><tr><td></td><td>"</td><td>10-50pm</td><td>1pm</td><td>"</td><td></td><td>"</td><td>"</td></tr><tr><td></td><td>Boral</td><td>1-05pm</td><td>1-22pm</td><td>X010B2</td><td></td><td>N/A</td><td>concrete Ag</td></tr><tr><td></td><td>"</td><td>"</td><td>"</td><td>X026LS</td><td></td><td>Flat Bed</td><td>Formwork</td></tr><tr><td></td><td>"</td><td>"</td><td>"</td><td>X026LS</td><td></td><td>Flat Bed</td><td>Formwork</td></tr><tr><td></td><td>Inter span</td><td>7-25am</td><td>7-38am</td><td>C088H2</td><td></td><td>Flat Bed</td><td>Grout</td></tr><tr><td></td><td>Gleasons</td><td>8-40am</td><td>8-45am</td><td>X010LS</td><td></td><td>Yes</td><td>Gravel Fill</td></tr><tr><td></td><td>Flouriside</td><td>8-58am</td><td>"</td><td>X016H4</td><td></td><td>N/A</td><td>concrete pump</td></tr><tr><td></td><td>Boral</td><td>9-38am</td><td>10-10am</td><td>X056C2</td><td></td><td>N/A</td><td>concrete Ag</td></tr><tr><td></td><td>Gleasons</td><td>9-43am</td><td>10-06am</td><td>C088H2</td><td></td><td>Yes</td><td>Fabric</td></tr><tr><td></td><td>Boral</td><td>10-18am</td><td>11-21am</td><td>X013VF</td><td></td><td>N/A</td><td>concrete Ag</td></tr><tr><td></td><td>Gleasons</td><td>10-19am</td><td>10-23am</td><td>X010LS</td><td></td><td>Yes</td><td>Gravel Fill</td></tr><tr><td></td><td>Gleasons</td><td>10-28am</td><td>10-38am</td><td>C088H2</td><td></td><td>Yes</td><td>Gravel Fill</td></tr><tr><td></td><td>Oakdale</td><td>10-28am</td><td>10-57am</td><td>X026LS</td><td></td><td>Flat Bed</td><td>Formwork/tables</td></tr><tr><td></td><td>Gleasons</td><td>10-57am</td><td>11-04am</td><td>C088H2</td><td></td><td>Yes</td><td>Gravel Fill</td></tr><tr><td></td><td>"</td><td>11-12am</td><td>11-24am</td><td>"</td><td></td><td>"</td><td>"</td></tr><tr><td></td><td>Boral</td><td>11-16am</td><td>12-30pm</td><td>X039BB</td><td></td><td>N/A</td><td>concrete Ag</td></tr><tr><td></td><td>Gleasons</td><td>11-28am</td><td>11-37am</td><td>C088H2</td><td></td><td>Yes</td><td>Gravel Fill</td></tr><tr><td></td><td>"</td><td>11-45am</td><td>11-58am</td><td>"</td><td></td><td>"</td><td>"</td></tr></tbody></table><div>Next Page →</div></div></div>	Date	Company	Time In	Time Out	Registration	Driver	Load Content	Destination	30-1	Skips & Scaps	9am	9-25am	X067G4		Yes	Bin dump		Oakdale	10-25am	10-49am	X026LS		Flat Bed	Formwork		"	10-50pm	1pm	"		"	"		Boral	1-05pm	1-22pm	X010B2		N/A	concrete Ag		"	"	"	X026LS		Flat Bed	Formwork		"	"	"	X026LS		Flat Bed	Formwork		Inter span	7-25am	7-38am	C088H2		Flat Bed	Grout		Gleasons	8-40am	8-45am	X010LS		Yes	Gravel Fill		Flouriside	8-58am	"	X016H4		N/A	concrete pump		Boral	9-38am	10-10am	X056C2		N/A	concrete Ag		Gleasons	9-43am	10-06am	C088H2		Yes	Fabric		Boral	10-18am	11-21am	X013VF		N/A	concrete Ag		Gleasons	10-19am	10-23am	X010LS		Yes	Gravel Fill		Gleasons	10-28am	10-38am	C088H2		Yes	Gravel Fill		Oakdale	10-28am	10-57am	X026LS		Flat Bed	Formwork/tables		Gleasons	10-57am	11-04am	C088H2		Yes	Gravel Fill		"	11-12am	11-24am	"		"	"		Boral	11-16am	12-30pm	X039BB		N/A	concrete Ag		Gleasons	11-28am	11-37am	C088H2		Yes	Gravel Fill		"	11-45am	11-58am	"		"	"
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17	Internal driveway to construction site via Smith Street  Tree fencing within drip zone	<div></div>																																																																																																																																																																								
18	Fencing maintained around stockpiles	<div></div>																																																																																																																																																																								



No.	Comment	Photograph
19	Sediment basin overflow channel, fencing maintained around stockpiles	
20	Skip bin available on Smith Street Site	
21	Ongoing works	



No.	Comment	Photograph
22	Stabilised access	
23	Flooding sign at site's low lying area	
24	Bunded chemical storage and spill kit available	

## APPENDIX F – AUDITOR 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. 2
Date:	22 January 2025

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. 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;
- vi. 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;
- vii. 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
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

**Notes:**

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

Name of Proposed Auditor:	Ana Maria Munoz
Signature:	
Qualification:	Bachelor of Industrial Engineering, Bogota - Colombia 2004 Master Engineering Management, UTS, Sydney 2007 Exemplar Global Lead Environmental Auditor 2022 (No.115421) Exemplar Global Principal Safety and Quality System Auditor 2012
Company:	WolfPeak Group Pty Ltd