

INDEPENDENT AUDIT NO. 1 – AUDIT REPORT

WEE WAA HIGH SCHOOL – SSD 21854025

MARCH 2023

Authorisation

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Prepared for:
NSW Department of Education – School Infrastructure

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ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
CEMP	Construction Environment Management Plan
CoC	Condition of Consent
DPE or Department	Department of Planning and the Environment
DoE	Department of Education NSW
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979 (NSW)
IA	Independent Audit
IAPAR	Independent Audit Post Approval Requirements
the Project	The Development as described in the EIS and approved under SSD 21854025
Proponent	School Infrastructure NSW
SSD	State Significant Development

EXECUTIVE SUMMARY

The NSW Department of Education - School Infrastructure NSW (SINSW- The Applicant) are responsible for delivering the Wee Waa High School Redevelopment (the Project) located at 105-107 Mitchell Street, Wee Waa, New South Wales (NSW). Consent for the Project was granted by the Minister for Planning on 12 October 2022 (SSD 21854025).

TSA Management (TSA) has been appointed by SINSW as the project manager of the Project. Built is the Principal Contractor delivering the works. Group DLA are the Principal Certifying Authority (Certifier) for the project. Construction works commenced on the 9 December 2022 with completion scheduled for June 2023.

This audit was undertaken in accordance with the State Significant Development SSD-21854025 Conditions of Consent (CoC) C40-C45 and the Department's 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR). WolfPeak was engaged as the Independent Auditor, approved by Department of Planning and Environment (DPE) on 25 November 2022. The site inspection was conducted on 8 February 2023.

Conditions of Consent (CoC) C40-C45 of Schedule 2 set out the requirements for undertaking Independent Audits. Specifically, CoC C40 states:

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

The IAPAR sets out the scope, methodology and reporting requirements for Independent Audits.

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

This Audit Report presents the outcomes of the first independent audit (IA1) for the construction of Wee Waa High School covering the period from 12 October 2022 to 28 February 2023 (the 'audit period'). Works undertaken during this period included site establishment, tree clearing, earthworks, commencement of bulk excavation and services conduits works.

The overall outcome of the audit indicated that compliance was proactively tracked by the key project personnel, with only two improvements identified in the management plans. Refer to section 3.2 for details.

Summary of Findings

Relevant environmental and compliance monitoring records were collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements. In Summary:

- There were 123 CoCs assessed.
- One non-compliance was identified for condition B11, as notification to the Department of the Certifier acceptance for the products and systems proposed for use in the construction of external walls, including finishes and cladding was not provided within 7 days after the Certifier accepted it.
- Three observations were identified. This relates to the CEMP and relevant project sub-plans not including all the mitigation measures identified in the EIS prepared by Ethos Urban on the 8 November 2021; the Soil and Water Management Plan to be updated to

include current site controls; and for the Contractor to maintain a project complaints register to include all the relevant information as indicated in the Construction Noise and Vibration Management Plan (CNVMSP) section 7.2.4.

- 68 CoCs were considered by the Auditor to be compliant.
- 54 CoCs were considered by the Auditor to be not triggered.

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

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

1. INTRODUCTION

1.1 Project overview

The NSW Department of Education - School Infrastructure NSW (SINSW- The Applicant) are responsible for the delivery of the Wee Waa High School (the Project), located at 105-107 Mitchell Street Wee Waa, New South Wales (NSW) (the Site). The project location is presented in Figure 1 and the indicative project layout is presented in Figure 2. The objective of the project is to cater for the current and future needs of the local community.

The construction and operation of the new Wee Waa High School includes:

- Site preparation including earthworks, tree removal, stormwater and flooding infrastructure and remediation
- Construction of single and two storey school buildings
- Outdoor playing field, covered sports court and open play spaces
- Hard and soft landscaping including tree planting
- Car parking and bike parking
- Fencing and school identification signs
- Associated infrastructure upgrades including bus zone area, drop-off/pick-up facility, kerb and guttering and pedestrian infrastructure.



Figure 1: Project Site Location (source: Project EIS, Ethos Urban (Nov 2021))

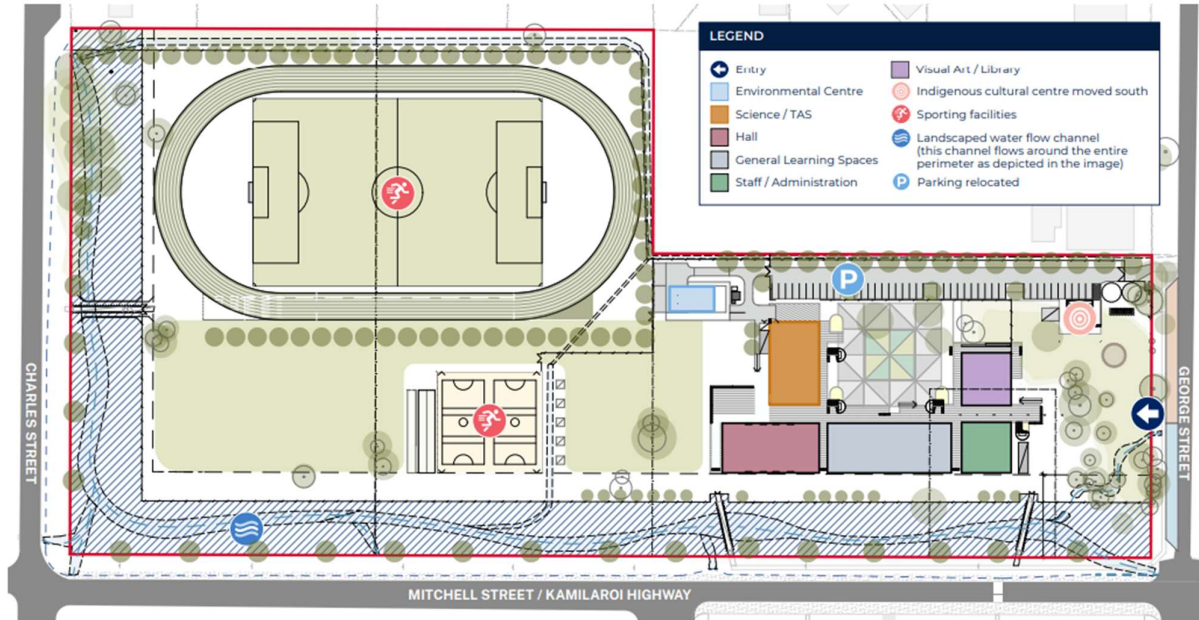


Figure 2: Project Layout (source: Project EIS, Ethos Urban (Nov 2021))

An application to construct and operate the Project (State Significant Development 21854025) was approved by the Department of Planning Industry and Environment (the Department) on 12 October 2022, subject to a set of Conditions of Consent (CoCs).

TSA Management (TSA) has been appointed by SINSW as the project manager of the Project. Built is the Principal Contractor delivering the works and the Group DLA are the Principal Certifying Authority (Certifier) for the project. Construction works commenced on the 9 December 2022 with completion scheduled for June 2023.

Works undertaken during the audit period include site establishment, tree clearing, earthworks, commencement of bulk excavation and services conduits works.

1.2 Project details

Table 1: Project Details

Item	Details
Project Name:	Wee Waa High School
Project Application No.:	SSD 21854025
Project Address:	105-107 Mitchell Street, Wee Waa, New South Wales
SSD Applicant:	NSW Department of Education - School Infrastructure NSW (SINSW)
Project Manager:	TSA Management
Project Contractor:	Built
Certifier:	Group DLA

Item	Details
Project Phase:	Construction
Project Target Completion:	Mid 2023
Project Activity Summary:	Works undertaken during this period included site establishment, tree clearing, earthworks, commencement of bulk excavation and services conduits works.

1.3 Approval requirements for Independent Audit

The SSD 21854025 Conditions of Consent (CoC) C40 – C45 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department of Planning and Environment (the Department) 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR).

CoC C40, in particular states, '*Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements*'.

1.4 Audit team

In accordance with Schedule 2, CoC C41 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 list of independent Auditors who performed the auditing works are shown on Table 2.

Table 2: Audit Team

Name	Company	Participation	Certification
Ana Maria Munoz	WolfPeak	Lead Auditor	Master of Engineering Management Exemplar Global Certified Environmental Lead Auditor - Certificate No 115421
Steve Fermio	WolfPeak	Peer Reviewer	Bachelor of Science (Hons) Exemplar Global Certified Environmental Lead Auditor - Certificate No 110498

Approval of the Audit Team was provided by the Department on 25 November 2022. The letter is presented in Appendix B and auditor's independence declarations are attached in Appendix F.

1.5 The audit objectives

The objective of this Independent Audit was to undertake the first independent environmental audit in accordance with the requirements of the IAPAR which requires the first construction audit to be undertaken within 12 weeks of construction commencing.

This Independent Audit seeks to fulfill the requirements of CoC C40, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

1.6 Audit Scope

This audit is the first for the construction of the Project, covering the period of 12 October 2022 to 28 February 2023 (audit period).

This audit adopts the IAPAR comprising the following scope:

- “An assessment of compliance with:
 - all conditions of consent applicable to the phase of the development that is being audited
 - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, and
 - all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997.
- A review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment
 - the physical extent of the development in comparison with the approved boundary
 - incidents, non-compliances and complaints that occurred or were made during the audit period
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit, and
 - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period.
- 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 overview

The Independent 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 checklists) and distributed to the Project team in preparation for the Independent Audit.

2.2.3 Consultation

On 31 January 2023 WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit and confirmation on whether other stakeholders should be consulted, as per Section 3.2 of the IAPAR. The summary of focus areas is listed in Table 3 below.

Table 3: Areas of focus requested during consultation

Stakeholder	Area of Focus	How Addressed
Department of Planning and Environment	The department has received a noise complaint related to the project site and therefore requests a focus on:	Refer to Section 3.5 and Appendix A conditions C12, C13 and C14.
	<ul style="list-style-type: none"> • Noise related conditions of consent 	
	<ul style="list-style-type: none"> • Implementation of noise mitigation measures on the site as required by the EIS, CEMP, and CNVMP. 	Refer to Section 3.5 and Appendix A conditions C12, C13 and C14.
	<ul style="list-style-type: none"> • Compliance with pre-construction related conditions of consent. 	Refer to Appendix A conditions B5, B6 and B22.

Consultation records are presented in Appendix C.

2.2.4 Meetings

Opening and closing meetings were held on 8 February 2023 at the construction site with project personnel and WolfPeak auditor. Key items discussed included:

- Confirmation of the purpose and scope of the audit
- Items raised by the Department (Table 3) for inclusion in the audit
- Overview of the project and status of the works
- Update on the project documentation (CEMP and its sub-plans) and records to verify compliance with the SSD 21854025 conditions
- Conduct of a site walk led by the project team to review implementation of mitigation measures and environmental controls
- Conduct of the audit based on the checklist with the Conditions of Approval, interviews with personnel and review of records provided as evidence of compliance, and
- Discussion of any identified findings and any actions noted during site inspection.

At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

The auditor conducted interviews on 8 February 2023 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 auditee responses to the request. The names of personnel interviewed during the audit are provided in Table 4.

Table 4: Audit meeting personnel interviewed

Name	Role	Organisation
Nicola Carcary	Project Manager	TSA
Rebecca Deegan	Project Manager	Built
Jye Mullane	HSE Manager	Built
Alec Christofides	Project Engineer	Built
Paul Nielson	Site Manager	Built

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 subplans relevant to the works taking place at the time of the inspection.

The site inspection was conducted on 8 February 2023 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.

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 recommendation.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement using the following descriptors from Table 2 of the IAPAR. These are replicated in Table 5 below.

Table 5: Compliance status descriptors

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met 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 CoCs and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate.
- Have been implemented in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any).

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

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

2.2.11 Completing the audit

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

3. AUDIT FINDINGS

3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 21854025 applicable to the works being undertaken. The primary documents reviewed prior to and after the site visit are as follows:

- Development Consent SSD 21854025, 12 October 2022 (the Consent)
- Construction Environment Management Plan (CEMP) Rev. D dated 17 November 2021 prepared by Built (updated 1 February 2023 Rev. E)
- Construction Noise and Vibration Management Sub-plan (CNVMSP), Issue 3 dated 1 November 2022 prepared by E-Lab Consulting
- Construction Soil & Water Management Plan (CSWMP), Rev. 6.0 dated 25 November 2022 prepared by Warren Smith
- Construction Biodiversity Management Sub-Plan, dated 16 November 2022 prepared by Eco Logical Australia
- Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) Rev. 2.0 dated 17 November 2022 prepared by Built
- Construction Worker Transportation Strategy Rev. 0 dated 24 November 2022 prepared by Built (updated 7 February 2023)
- Aboriginal Cultural Heritage Management Plan Rev. 1.0 dated November 2022 prepared by NSW Department of Education
- Environmental Impact Statement (EIS) New Wee Waa High School, 8 November 2021 prepared by Ethos Urban
- Earthworks Management Plan Rev. 5.0 dated 17 November 2022 prepared by Warren Smith
- Remedial Action Plan Version 3 dated 4 November 2022 prepared by EMM Consulting
- Response to Submissions (RtS) New Wee Waa High School Rev. 5.0 dated 29 March 2022 prepared by Department of Education
- BCA Design Compliance Statement No. GDL210329 dated 5 December 2022 (amended 15 December 2022) issued by Group DLA
- Community Communication Strategy Version 1.0 December 2022 from School Infrastructure NSW
- Wee Waa High School Complaints Register up to 31 January 2023

3.2 Summary of Compliance

This section, including Table 6, presents the summary of compliance and recommended actions in response to each of the findings from this Independent Audit. Detailed findings against each requirement are presented in Appendix A.

In summary:

- There were 123 CoCs assessed.
- One non-compliance was identified.
- 68 CoCs were considered by the Auditor to be compliant.
- 54 CoCs were considered by the Auditor to be not triggered.
- Three observations were identified. These relate to the CEMP and relevant project sub-plans not including all the mitigation measures identified in the EIS prepared by Ethos Urban. The Soil and Water Management Plan to be updated to include current site controls i.e., AQUATARP; and for the Contractor to maintain a project complaints register to include all the relevant information as indicated in the CNVMSP section 7.2.4.

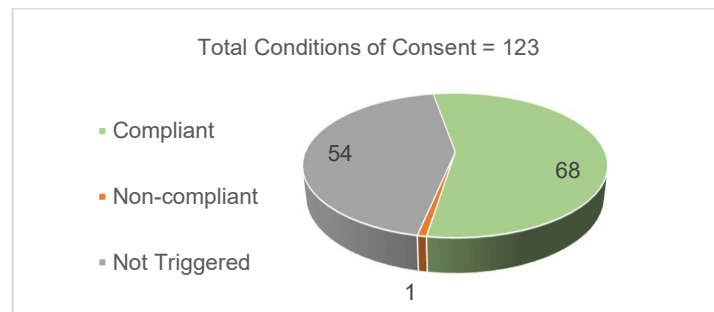


Figure 3: Summary of Findings – Pie Chart

The following graph shows a comparison of audit requirements from each part of the Conditions of Consent against compliance ratings. Part D and E conditions were not included in this review.

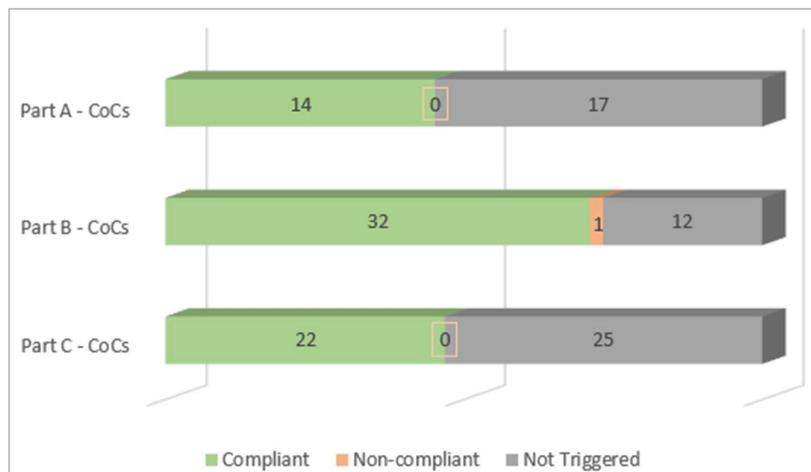


Figure 4: Summary of Compliance Ratings for each Part audited

Table 6: Findings from the First Independent Audit (IA1)

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation	Proponent Response / Proposed Action	Status
IA1-01	B11	Non-Compliant	<p>Requirement: External Walls and Cladding</p> <p><i>Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier, including evidence of the Certifier's acceptance of such proposed products and systems, to the Planning Secretary within seven days after the Certifier accepts it.</i></p>	<p>Finding:</p> <p>Notification to the Department of the Certifier acceptance for the products and systems proposed for use in the construction of external walls, including finishes and cladding was not provided within 7 days after the Certifier accepted it.</p> <p>Recommendation:</p> <p>Provide Certifier's acceptance of the proposed products and systems to the Department.</p> <p>Notification to the Department was made on the 15 November 2022 and response from the Department was received 25 November 2022.</p>	<p>Non-compliance with B11 was reported it to the Department by the project team on the 15 November 2022, therefore it has been recorded as non-compliance during this audit period but considered closed out.</p>	CLOSED
IA1-02	A2	Observation	<p>Requirement: Terms of Consent</p> <p><i>The development may only be carried out:</i></p> <p><i>(a) in compliance with the conditions of this consent;</i></p> <p><i>(b) in accordance with all written directions of the Planning Secretary;</i></p> <p><i>(c) generally, in accordance with the EIS, RtS and SRtS; and</i></p> <p><i>(d) in accordance with the approved plans in the table below (as amended by conditions of this consent):</i></p>	<p>Finding:</p> <p>During the review of the Construction Environmental Management Plan (CEMP) and relevant project sub-plans against the mitigation measures of the Environmental Impact Statement (EIS) prepared by Ethos Urban on the 8 November 2021 it was noted that not all the mitigation measures identified in the EIS (e.g., air quality) have been included in the plans.</p> <p>Recommendation:</p> <p>Undertake a review of the CEMP and relevant sub-plans against the EIS mitigation measures, especially (but not only) controls for air quality.</p>	<p>The Project Team will complete a review of the plans in accordance with A30 (b) with consideration of the Auditors recommendations.</p>	OPEN
IA1-03	C8	Observation	<p>Requirement: Implementation of Management Plans</p> <p><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></p>	<p>Finding:</p> <p>The Soil and Water Management Plan dated 2/9/2022 Revision 5.0 (revised on the 31/01/2023) should be updated, as the sediment basins referenced in the legend are incorrect. Also, the use of the AQUATARP for managing stockpiles should be included as part of the controls currently being implemented on site.</p> <p>Recommendation:</p> <p>Undertake a review of the Soil and Water Management Plan to include all current controls.</p>	<p>The Project Team will complete a review of the plans in accordance with A30 (b) with consideration of the Auditors recommendations.</p>	OPEN
IA1-04	C12	Observation	<p>Requirement: Construction Noise Limits</p> <p><i>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</i></p>	<p>Finding:</p> <p>According to section 7.2.4 of the Construction Noise and Vibration Management Plan (CNVMSP) to assist in the management of noise and vibration complaints the contractor needs to keep a record of complaints and detail any information associated with them. The audit noted that the complaints</p>	<p>Department of Education (DoE) have agreed to maintain a more detailed register with the recommended information for auditing purposes. The Contractor will be instructed to do the same for any complaints received by them.</p> <p>A secondary detailed complaints register will be maintained by DoE for IA purposes. To maintain</p>	OPEN

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation	Proponent Response / Proposed Action	Status
			<p><i>the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</i></p>	<p>register presented (SINSW project website) did not include all the details required by section 7.2.4 of the CNVMP.</p> <p>Recommendation:</p> <p>Contractor to maintain a project complaint register to keep a record of all complaints and detail any information associated with them. The contents of the register shall include:</p> <ul style="list-style-type: none"> - The name and the address of the complainant - Time and date of the complaint - The nature of the complaint (Noise/Vibration) - Subsequent details - Details of remedial action undertaken 	<p>anonymity of complainant this register will not be published on the website. DoE will maintain the complaints register in its current format for the purpose of A23.</p>	

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 CEMP and associated sub-plans listed in Section 3.1 were generally compliant with the requirements of the CoCs and were implemented for the works being undertaken except for the two observations stated in Section 3.5 and 3.5.

The auditor considers that not all the mitigation measures identified in the EIS, especially the controls for air quality were addressed in the CEMP and relevant sub-plans. The CEMP (Revision E) was updated on 1 February 2023 and was provided to the Certifier. However, the Auditor believes the CEMP and associated sub-plans need to be further reviewed and updated to address this observation.

3.4 Summary of notices from agencies

To the Auditors 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 DPE

The Auditor provides the following comments to respond to the requests made by the Department during consultation on the scope of this Independent Audit.

Management of noise and implementation of noise mitigation measures on the site as required by the EIS, CEMP, and CNVMP.

As noted in C12 – C14, the auditees provided evidence to demonstrate that the CNVMP has being implemented and noise impacts were consistent with that predicted in the EIS.

During the audit period, two noise complaints were received in January and February 2023, refer to section 3.6 below for more details. To address the complaint received in January, noise monitoring equipment was installed on the 17 of January 2023. This allows the project to have real time noise monitoring using the Site Hive system. Short-term reports and long-term reports have been produced and no exceedances have been recorded in the system. For February complaint the project team indicated that noise respite periods are occurring at least twice a day and those are in line with section 7 of the CNVMSP for the project.

Other matters considered by the Auditor

A review was undertaken on the mitigation measures listed in the Environmental Impact Statement (EIS) prepared by Ethos Urban on the 8 November 2021. The review indicated that not all measures identified in the EIS have not been included/addressed in the project CEMP and relevant sub-plans as follows:

EIS Mitigation Measures	Controls
Air Quality:	<p>The following controls for air quality appeared not be included in the CEMP as per the EIS.</p> <ul style="list-style-type: none"> - Erect shade cloth barriers to site fences around potentially dusty activities such as trench excavations and material stockpiles where practicable. - Impose a maximum-speed-limit of 20 km/h on all internal roads and work areas during construction. - Modify working practices by limiting activity during periods of adverse weather (hot, dry and windy conditions) and when dust is seen leaving the site. - Minimise drop heights from loading or handling equipment. - Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable. - With respect to managing track-out: Access gates to be located at least 10 m from receptors where possible. Avoid dry sweeping of large areas. Trips and trip distances should be controlled and reduced where possible, for example by coordinating delivery and removal of materials to avoid unnecessary trips. - Visual monitoring should comprise: At the commencement of each day's activities, the local meteorological forecast should be reviewed. Increasing the frequency of site inspections when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.
Noise and Vibration:	<p>All equipment is to comply with the requirements of AS IEC 61672.1:2004 Electroacoustic – Sound Level Meters-Specifications. The noise emission levels for all critical items are to be checked by the site environmental officer for compliance with noise limits in the instance of a complaint.</p>
Flooding:	<p>Mitigation measures related to temporary earth bunding, spoil stockpile's locations, habitable floor levels, the underside and abutments of Pedestrian Footbridge No.1 and No.2 and the avoidance of storage of materials and heavy machinery on George Street, appears not to be included in the CEMP and the associated Flood Emergency Response Sub-Plan.</p>
Sediment and Erosion Control	<p>Not all the maintenance and controls (pre to post construction) of the silt fences appear to be included in the CEMP and Soil and Water Management Plan. These include weekly inspections of silt fences, after rain events repairs to silt fences to be affected immediately, be cleaned from streets and allotments immediately and corrective action taken to avoid a re-occurrence of the failure.</p>

It is recommended to review the CEMP and relevant project sub-plans in light of the above.

3.6 Complaints

Complaints management appears to be adequate. The complaints register for the Project is available on the Project website and was current to February 2023.

https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/w/wee-waa-high-school-upgrade/2023/jan/Complaints_Register_January_20123.pdf

There were four complaints recorded during the audit period. Two of them were made in December 2022 and were related to the project fence and boundary, access, acoustic and

security. The relevant information was provided to the stakeholder and directed to the project website where management plans and other information can be found.

Two noise complaints were recorded. One made on the 11 of January 2023 from a residential receiver and another made on the 2 February 2023 from the Department.

For the January complaint the Project team investigated the cause, and a noise monitoring equipment was installed using the Site Hive system which provides real time noise monitoring. Short-term reports and long-term reports have been produced and no exceedances have been recorded in the system. The complainant was provided with a response and copy of the noise monitoring report.

For the February complaint the project team provided a formal response to the Department including a number of noise monitoring reports, as requested. Additionally, the project team indicated that noise respite periods are occurring at least twice a day (mid-morning and during lunch time) and these respite periods are in line with section 7 of the CNVMSP for the project.

During the audit it was indicated that noise monitoring reports have been received daily to monitor noise and both complaints have been closed. Based on the evidence provided, it is the Auditor's opinion that the Proponent implemented suitable corrective actions to address the complaints. However, an observation was raised for the Contractor to maintain a project complaint register to keep a record of all complaints and detail any information associated with them. The contents of the register need to include the name and the address of the complainant, the time and date of the complaint, the nature of the complaint (Noise/Vibration), subsequent details and remedial action undertaken.

3.7 Incidents

There were no notifiable incidents as defined by SSD 21854025 recorded during the audit period.

3.8 Actual versus predicted impacts

The works observed and the impacts therein appear to be consistent with the identified in the EIS.

There were no significant changes noted on the actual construction works and predicted impacts as stated in the Environmental Impact Assessment.

There have been no significant environmental/community related incidents. The works were within the approved boundary (as best could be confirmed by visual inspection only). Environmental controls for dust, noise, soil, and water were in place. Erosion and sediment controls appeared consistent with the erosion and sediment control plan. This, along with the good degree of compliance, and lack of incidents indicates that the environmental impacts are mostly minor and qualitatively well within that predicted by the EIS and RtS.

3.9 Key strength and environmental performance

The overall outcome of this audit indicated that compliance was proactively tracked by the key project personnel. The following strengths were demonstrated by the Proponent in managing compliance against the CoCs:

- Records were well organized and available at the time of the site inspection and interview with key Project personnel;

- Relevant environmental and compliance monitoring i.e., regular site inspections, real time noise monitoring;
- The implementation of following mitigation measures was noted:
 - Site notice was installed at the site entry
 - Tree protection zone fencing, and signage were in place
 - Erosion and sedimentation controls i.e., silt fence was installed around the perimeter and around stockpiles, and no discharge of dirty water offsite
 - Real time noise monitoring being conducted using the Site Hive system;
 - Vibration monitoring tests were conducted in preparation for the upcoming works.
 - Chemical storage area and spill kits were available onsite at point of use
 - Plant and equipment register maintained in Lucidity system
 - No construction heavy vehicles parked outside the construction boundary
 - Site gate entry and egress were stabilised
 - Waste bins were available
 - No dust generation nor mud tracking.

4. LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

This Document has been prepared for the particular purpose/s outlined in the WolfPeak proposal/contract/relevant terms of engagement, or as otherwise agreed, between WolfPeak and the Client.

In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

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

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the, 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.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.



APPENDIX A – SSD 21854025 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
PART A - ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Site inspection and interview with auditees 8/2/2023	Based on the site inspection conducted on 8 February 2022 and review of records, all reasonable and feasible mitigation measures were implemented to prevent and minimise any material harm to the environment i.e., the following were observed on site: <ul style="list-style-type: none"> (a) soil and erosion sedimentation controls; (b) hoarding and fencing installed around the perimeter; (c) site notice board with contact details for community; (d) dust was managed according; (e) noise monitoring; (f) vibration testing and monitor set-up; (g) waste management; and (h) traffic controls. Refer to the Appendix E for the photos taken during the inspection.	Compliant
Terms of Consent				
A2	The development may only be carried out: <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, RtS and SRtS; and (d) in accordance with the approved plans in the table below (as amended by conditions of this consent): 	<p>Development Consent SSD 21854025 Construction and operation of a new Wee Waa High School, 12/10/22</p> <p>Crown Certificate (CC1) GDL210329 BCA Design Compliance Statement – Site Clearing and Bulk Earthworks, 05/12/22 issued by Group DLA</p> <p>Amended Crown Certificate (CC1) GDL210329.1 - 15/12/22</p> <p>Stamped Plans (Overall Site Plan) for Crown Certificate, 22/11/22 prepared by Shack and approved by DPE on 12/10/2022</p> <p>Approved Plans for Wee Waa Landscape Concept Design Package, 26/5/22 prepared by Moir Landscape Architecture</p> <p>Approved Plan for Wee Waa High School SSD Civil & Stormwater, March 2022 prepared by Warren Smith</p>	<p>Development was observed to be carried out generally in accordance with the EIS, RtS and additional information provided in support of the application.</p> <p>The Certifier (Group DLA) has verified that the works to date are consistent with the approved design.</p> <p>Crown Certificate (CC1) GDL210329 dated 5/12/2022 for the earthworks was presented and then amended to include the piling, in-ground services and substructure 15/12/2022.</p> <p>Stamped Plans were posted on the website and approved by DPE on the 12/10/2022.</p> <p>There were no non-compliances noted during this initial audit.</p> <p>Notification to DPE for a non-compliance for condition B11 - External Walls and Cladding was made on the 15/11/2022. Response from DPE was received 25/11/2022.</p> <p>Observation - 01:</p> <p>A review was undertaken on the mitigation measures listed in the Environmental Impact Statement (EIS) prepared by Ethos Urban on the 8 November 2021. The review indicated that not all measures identified in the EIS have not been included/addressed in the project CEMP and relevant sub-plans. For more details, please refer to section 3.5 of this audit report.</p>	Compliant

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C6.31	1	Stormwater Pit Schedule	22/06/22																																																																																																																																																																													
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(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;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	<p>Site inspection and interview with auditees 8/2/2023</p> <p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) 17/11/2022 Rev.2 prepared by TTW</p> <p>Construction Worker Transportation Strategy (CWTS) 17/11/2022 from TTW as part of the CTPMSP.</p> <p>CWTS (stand-alone document) 24/11/2022, updated 13/12/2022 and further amended 7/2/2023</p> <p>Email from TSA to SINSW 7/2/2023</p>	<p>The Construction Worker Transportation Strategy (CWTS) was developed as part of the Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) – Appendix E on the 17/11/2022.</p> <p>DPE commented on the CWTS on 7/12/2022 and provided a written direction in relation to the Strategy on the 1/2/2023 to revise the strategy and remove parking on the Mitchell Street. Strategy was updated 13/12/2022 and further amendments were made on the 7/02/2023 to address DPE comments.</p> <p>Presented emails from TSA to SINSW dated 7/12/2022 and further correspondence to discuss this topic up until 7/2/2023 including the updated plans. Submission to DPE still under way after final review by SINSW.</p>	Compliant																																																																																																																																																																												
A4	<p>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	<p>Interview with auditees 8/2/2023</p>	<p>There was no inconsistency, ambiguity or conflict between consent and a document listed in condition B2(d).</p>	Not Triggered																																																																																																																																																																												

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced	Interview with auditees 8/2/2023	The construction commenced on 9/12/2022; it commenced within 5 years. Notification of commencement was provided 7/12/2022.	Compliant
A6	This consent does not approve the following. Separate approvals must be obtained for the following works and uses, or any other works or uses, which do not meet exempt development provisions: (a) outdoor lighting of the sports field, track or covered courts; and (b) illumination (internal/external) of any signage.	Site inspection and interview with auditees 8/2/2023	The works to date involve site establishment, tree clearing, commencement of bulk excavation, services conduits, detailed excavation and screw piles. No outdoor lighting of the sports field nor illumination (internal/external) of any signage.	Not Triggered
Prescribed Conditions				
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	BCA Design Compliance Statement (Crown Certificate) No. GDL210329 dated 5/12/2022 from Group DLA Amended - BCA Design Compliance Statement dated 15/12/2022 from Group DLA Interview with auditees 8/2/2023	Part 6, Division 8A of the EP&A relates to prescribed conditions for: <ul style="list-style-type: none">• Compliance with the BCA (Crown Certificate received for current works)• Erection of signs• Residential building work (not relevant)• Entertainment venues (not relevant)• Signage for max number of persons in venues (not relevant for construction) The following Construction Certificates were granted prior to commencing any work onsite: <ul style="list-style-type: none">- BCA Design Compliance Statement (Crown Certificate No.1) Ref. No. GDL210329 dated 5/12/2022 from Group DLA for Site Clearing, Bulk Earthworks, Piling, in-ground services and sub structure- Amended BCA Design Compliance Statement dated 15/12/2022 from Group DLA	Compliant
Planning Secretary as Moderator				
A8	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 8/2/2023	No disputes noted during this audit period	Not Triggered
Evidence of Consultation				
A9	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Construction Biodiversity Management Sub-Plan (CBMSP) 22COF-3568, 16/11/22 prepared by Eco Ecological Construction Transport Strategy, 16/11/2022 Construction Soil and Water Management Sub-Plan, 25/11/2022 Rev.6 Interview with auditees 8/2/2023	Consultation records were sighted with relevant authorities as follows: <ul style="list-style-type: none">- Consultation was included in Appendix A for CBMSP (Consultation Log)- Appendix D of CEMP: CTPMP – Construction Transport Strategy, consultation with Narrabri Shire Council 16/11/2022 and TfNSW 16/11/2022	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			- CSWMSP – Appendix G of CEMP, email to Narrabri Shire Council 15/11/2022	
Staging				
A10	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Interview with auditees 8/2/2023	No stages have been identified nor staging report required for this project	Not Triggered
A11	A Staging Report prepared in accordance with condition A10 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; (d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and (e) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Interview with auditees 8/2/2023	No staging report required for this project	Not Triggered
A12	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Interview with auditees 8/2/2023	No staging report required for this project	Not Triggered
A13	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	Interview with auditees 8/2/2023	No stages have been identified nor staging report required for this project	Not Triggered
Staging, Combining and Updating Strategies, Plans or Programs				
A14	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Interview with auditees 8/2/2023 CEMP dated 17/11/2022 from Built CNVMSP 1/11/2022 from E-LAB Consulting CSWMSP 25/11/2022 from Warren Smith Consulting Engineers BDMSP 16/11/2022 from Ecological Australia Aboriginal Cultural Heritage Management Plan 11/11/2022 from OzArk Environment & Heritage	No Staging required for this project. The CEMP and sub-plans etc cover the entire project.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Interview with auditees 8/2/2023	There has been no request to prepare or update documents without consultation.	Not Triggered
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing	Site Inspection and interview with auditees 8/2/2023	No updates to date. Works observed on site demonstrate that the Project is being delivered in accordance with the CEMP and sub-plans.	Not Triggered
Structural Adequacy				
A17	All new buildings and structures must be constructed in accordance with the relevant requirements of the BCA. Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	BCA Design Compliance Statement (Crown Certificate) No. GDL210329 dated 5/12/2022 from Group DLA Amended - BCA Design Compliance Statement dated 15/12/2022 from Group DLA Structural Design Certificate Rodney Pratt of Northrop 2/11/2022 Ref. No. SY212038-01 Interview with auditees 8/2/2023	Structural design certificate and associated structural plans issued by Rodney Pratt of Northrop 2/11/2022 completed confirming compliance with the BCA for piling, temporary works, proprietary items, non-structural elements, lightweight partitions framing, waterproofing, non-structural facades, glazing, joinery and their fixings, and fire resistance. This was verified by the Certifier (Group DLA) through issue of the Crown Certificate No.1.	Compliant
External Walls and Cladding				
A18	The external walls of all buildings must comply with the relevant requirements of the BCA.	Interview with auditees 8/2/2023	This requirement is not triggered yet.	Not Triggered
External Materials				
A19	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and (c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information	Interview with auditees 8/2/2023	This requirement is not triggered yet.	Not Triggered
Applicability of Guidelines				
A20	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent	CEMP dated 17/11/2022 from Built CNVMSP 1/11/2022 from E-LAB Consulting CSWMSP 25/11/2022 from Warren Smith Consulting Engineers BDMSP 16/11/2022 from Ecological Australia	The project plans appear to reference the current versions of guidelines, protocols, Standards or policies. This is reflected on CEMP and sub-plans.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Aboriginal Cultural Heritage Management Plan 11/11/2022 from OzArk Environment & Heritage		
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 8/2/2023	No additional directions with updated or revised versions of standards or policies have been provided by the Department.	Not Triggered
Monitoring and Environmental Audits				
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&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	<p>Interview with auditees 8/2/2023</p> <p>Erosion and Sediment control audit by Moss Environmental 12/01/2023</p> <p>Noise monitoring report (short term) 1/2/2023</p> <p>Noise monitoring Report (Long Term) 17/1/2023 to 1/2/2023</p> <p>Dust Monitoring data for 6/2/2023</p>	<p>The relevant section of the EPA 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>There was an Erosion and Sediment control audit carried out by Moss Environmental (engaged by TSA) on the 12/01/2023.</p> <p>Audit schedule from Built NSW was sighted including Wee Waa Audit covering HSE scheduled for March 2023.</p> <p>Noise monitoring has been conducted, sighted Short Term Report using Site Hive supply the equipment and Built generates a report, sighted for Georget St 1/1/2023 NML 50db max – reading 48db, equipment was calibrated 4/11/2022 until 4/11/2024. The report references the DIN Standard.</p> <p>Noise monitoring has been conducted, sighted Long Term Report 17/1/2023 to 1/2/2023 NML 50db max – readings 46db located at George Street.</p> <p>Vibration monitoring has not been triggered – a monitor has been tested and will generate report late this week. Machinery like roller will be used soon, tested 58.5 peak, limit is 50mm.</p> <p>No dust monitoring required so far. Dust suppression car is in place. However, the noise monito can also record dust, sighted record 6/2/2023 – showing dust managed properly.</p> <p>Results are satisfactory for the audit period.</p>	Complaint
Access to Information				
A23	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p>	<p>Interview with auditees 8/2/2023</p> <p>http://www.schoolinfrastructure.nsw.gov.au/projects/w/wee-waa-high-school-redevelopment.html#category-reports</p>	<p>A project website has established:</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/w/wee-waa-high-school-redevelopment.html#category-reports</p> <p>i) SSD conditions. EIS and stamped plans were published on the website</p> <p>ii) As above</p> <p>iii) Stamped plans and CEMP and sub-plans sighted on the website. Transportation Strategy been revised and in process to get approved.</p> <p>iv) Report from this audit will be uploaded when completed. Project updates included.</p> <p>v) Note: Summary of noise monitoring results and associated report to be published once obtained.</p> <p>vi) Project updates included</p>	Complaint

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.		vii) Contact us link included in website (to send an email), also in the project update sheet there is a contact phone number and email for SINSW viii) Complaints register form Nov, Dec 2022, and Jan 2023 ix) This is the first audit x) Nothing else required, but the website includes: works notifications and information packs sighted. The information on the website is up to date.	
Compliance				
A24	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Interview with auditees 8/2/2023 Site Induction presentation 6/2/2023 Rev.4 Toolbox Talk record 6/2/2023	The requirements of the Project were communicated to the workforce as relevant to their roles through the subcontractor agreements, inductions and training. Sighted induction material 6/2/2023, Rev.4. Site Induction included the SSD requirements in page 6. Lucidity system records all the site inductions, sighted for WTC (Andrew David) 4/1/2023 Sighted toolbox talk record 6/2/2023 talking about the fence, piling works, dust controls, machines, no mud tracking on the road, etc., signed off by C&H, WTC and NSW Piling contractors.	Complaint
Incident Notification, Reporting and Response				
A25	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident	Interview with auditees 8/2/2023	No notifiable incidents to date	Not Triggered
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Interview with auditees 8/2/2023	No notifiable incidents to date	Not Triggered
Non-Compliance Notification				
A27	The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major project's portal within seven days after they identify any non-compliance.	Interview with auditees 8/2/2023 Acceptance of Condition B11 from Certifier 21/10/2022. Non-compliance notification on the 15/11/2022 for condition B11 - External Walls and Cladding. DPE Response 25/11/2022 re. Non-compliance on condition B11	One non-compliance was raised 15/11/2022 for condition B11 - External Walls and Cladding. Notification to DPE of the Certifier acceptance for the products and systems proposed for use in the construction of external walls, including finishes and cladding needed to be provided within 7 days after the Certifier accepts it. The proponent missed this timeframe and so a notification to DPE was made on the 15/11/2022. Response from DPE was received 25/11/2022. Acceptance of Condition B11 from Certifier was sighted 21/10/2022.	Complaint
A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Interview with auditees 8/2/2023 Letter to DPE re. Non-compliance with B11 15/11/2022	Notification Letter to DPE included: SSD number, B11, evidence column, actions for compliance column and status (closed). Letter was provided to DPE on the 15/11/2022.	Complaint

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		DPE Response 25/11/2022 re. Non-compliance on condition B11		
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 8/2/2023	Noted	Not Triggered
Revision of Strategies, Plans and Programs				
A30	<p>Within three months of:</p> <p>(a) the submission of an incident report under condition A26;</p> <p>(b) the submission of an Independent Audit under condition C40 or C42;</p> <p>(c) the approval of any modification of the conditions of this consent; or</p> <p>(d) the issue of a direction of the Planning Secretary under condition A2 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>Interview with auditees 8/2/2023</p> <p>Construction Worker Transportation Strategy (CWTS) 17/11/2022 from TTW as part of the CTPMSP.</p> <p>CWTS (stand-alone document) 24/11/2022, updated 13/12/2022 and further amended 7/2/2023</p> <p>Email from TSA to SINSW 7/2/2023</p>	<p>The project has only recently started, and only one event has triggered a review of a Plan.</p> <ul style="list-style-type: none"> - No incidents recorded for the project during the audited period. - This is the first Independent Audit. - No modification to the SSD conditions. - Written direction from DPE was received 1/2/2023 to revise the Construction Worker Transportation Strategy (CWTS). Strategy dated 13/12/2022 was amended on the 7/02/2023 to address DPE comments. Initial response (email) was sent to DPE on the 19/12/2022. <p>Note: Proponent to formally notify DPE and the Certifier of the review of the CWTS within 3 months (by the end of April 2023).</p>	Not Triggered
A31	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p>Note: <i>This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>Construction Worker Transportation Strategy (CWTS) 17/11/2022 from TTW as part of the CTPMSP.</p> <p>CWTS (stand-alone document) 24/11/2022, updated 13/12/2022 and further amended 7/2/2023 from TTW</p> <p>Construction Soil and Water Management Sub-Plan (CSWMSP) 1/02/2023 Rev.7 from Warren Smith</p> <p>Construction Environmental Management Plan dated 17/11/2022 from Built</p> <p>Cover Letter from SINSW to DPE 18/11/2022 Re. review of project plans</p>	<p>Construction Worker Transportation Strategy (CWTS) is currently being revised as a result of DPE comments of no parking on Mitchell St. CWTS was submitted to DPE as part of the CTPMSP dated 17/11/2022, but now the CWTS is a stand-alone document. Presented evidence of email submitted from SINSW to DPE 19/12/2022 addressing the comments on CWTS; however revised Strategy (Rev.2 – 7/2/2023) still in process to be reviewed by SINSW for submission.</p> <p>Note: Proponent to submit CWTS to DPE within 6 weeks of the review (by 21/03/2023).</p> <p>CSWMSP was updated 1/02/2023 after the Erosion and Soil audit from Moss Environment conducted on the 12/01/2023. The Plan is in the process to be submitted to DPE.</p> <p>Note: Proponent to submit the updated CSWMP to DPE within 6 weeks of the review (by 24/03/2023)</p> <p>Submission to the Certifier was made on the CEMP, CSWMSP and the CTMSP on the 7/2/2023 with track changes on those documents. Cover Letter from SINSW to DPE was presented dated 18/11/2022 (DOC22/) indicating that the CEMP (Feb 23) and the CTMP (V.7) were reviewed and submitted to the DPE information.</p> <p>Note: Proponent indicated that the CSWMSP and CTMP were returned to Built on 13/02/2023 following the internal review with comments to address. Revised plans have not been issued to DPE as these are to be updated by Built. DPE will be notified of review following IEA audit report with Plans issued incorporating all changes thereafter.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Design and Landscaping Amendments				
B1	<p>Prior to commencement of construction, the relevant architectural and landscape plans referenced in Condition A2 must be amended and approved by the Planning Secretary. The amended plans must comply with the following requirements:</p> <p>(a) the George Street northern secondary pedestrian entrance, pathway and bicycle enclosure must be relocated further northwards to retain and protect trees identified in the Arborist Assessment Report as trees 7C and 7D;</p> <p>(b) replace the following nine proposed non-native trees with appropriate native alternative(s):</p> <p>(i) three Todd Chinese Elm trees within the car park;</p> <p>(ii) three Todd Chinese Elm trees adjoining the water tanks (south of Building F);</p> <p>(iii) three Japanese Zelkova trees south of Building B2;</p> <p>(c) in addition to the 16 Eucalyptus microtheca 'Coolabah' native trees identified for planting in the plans listed at Condition A2, plant a minimum of an additional 28 Coolabah trees (minimum total of 44) within the site;</p> <p>(d) provide additional tree planting along the Charles Street and Mitchell Street / Kamilaroi Highway school fence lines and within the north-east and north-west corners of the playing field;</p> <p>(e) include the planting of a minimum of 106 trees throughout the site, comprising a maximum of 11 non-native trees, minimum of 95 native trees (including a minimum of 44 Eucalyptus microtheca 'Coolabah' trees);</p> <p>(f) detail the location, species, maturity and height at maturity of plants to be planted on-site;</p> <p>(g) include species (trees, shrubs and groundcovers) indigenous to the local area;</p> <p>(h) confirm all trees planted on the site will be advanced tree stock with a pot container size of 45 litres or greater; and</p> <p>(i) include the provision of nest boxes suitable to native fauna likely to use the site</p>	<p>Revised Site Plan for Wee Waa High School (WWHS) Rev G, 25/10/22 prepared by Shack</p> <p>Revised Plan for WWHS Landscape Design Rev E, 7/11/22 prepared by Moir Landscape Architecture</p> <p>Stamped Plans (Overall Site Plan) for Crown Certificate, 22/11/22 prepared by Shack</p> <p>Post Approval Lodgement for condition B1 and B2 was sighted.</p> <p>Letter from DPE to SINSW on the 15/11/2023.</p>	<p>Relevant architectural and landscape plans referenced in Condition A2 were amended by Shack and Moir Landscape Architecture (7/11/2022 Rev. E) and included the following revision:</p> <p>(a) secondary pedestrian entrance was relocated;</p> <p>(b) nine proposed non-native trees replaced;</p> <p>(c) 28 Coolabah trees were added within the site as per landscape drawing;</p> <p>(d) additional tree planting provided along the Charles Street and Mitchell Street / Kamilaroi Highway school;</p> <p>(e) minimum of 106 trees throughout the site was included,</p> <p>(f) location, species, maturity and height at maturity included;</p> <p>(g) indigenous species to the local area included;</p> <p>(h) all trees planted on the site confirmed; and</p> <p>(i) provision of nest boxes suitable to native fauna likely to use the site included.</p> <p>Architectural Plans were submitted to the DPE on the 28/10/2022.</p> <p>Letter from DPE to SINSW on the 15/11/2023 including the reviewed plans architectural and landscape. Email sighted.</p> <p>Post Approval Lodgement for condition B1 and B2 was sighted.</p>	Compliant
B2	<p>Prior to commencement of construction, the Arborist Assessment Report must be updated to incorporate the additional tree retention identified in condition B1 and include appropriate tree protection measures for those trees during construction.</p>	<p>Arborist Assessment Report (AAR) Version 0.9.1 SSD-21854025 Wee Waa High School, 21/10/2022</p> <p>Post approval lodgement 27/10/2022 for B2.</p>	<p>AAR was updated to version 0.9.1 (14/10/2022) that incorporate the additional tree retention identified in condition B1 under Section 3 and include appropriate tree protection measures for those trees during construction under Section 5.</p> <p>Note: Report shows 2 dates 14/10 and 22/10 – this should be amended in the next revision.</p>	Compliant
B3	<p>Prior to the commencement of construction of buildings, the Applicant must submit evidence to the Certifier demonstrating that:</p> <p>(a) further consultation has been undertaken through the Connecting with Country consultation processes and with school and user groups and the local Aboriginal community regarding the architectural expression of façades and materials selection; and</p> <p>(b) any amendments resulting from the above consultation have been incorporated into the design of the buildings and spaces and do not result in changes to building heights and setbacks.</p>	<p>Aboriginal Cultural Heritage Management Plan (ACHMP) Version 1, Nov 22 prepared by OzArk Environment & Heritage</p> <p>Connecting with Country (March-August 2022) Rev date 21/10/2022 from TSA</p> <p>Email to Certifier 21/10/2022 and 14/12/2022 re. connecting with Country report demonstrating community consultation</p> <p>Drawings Set 18/07/2022 (Rev. D) and 29/11/2022 (Rev. F)</p>	<p>ACHMP was prepared prior to construction that includes Aboriginal Community Consultation (under Section 4) which was submitted to a Certifier (5/12/2022) through the issuance of CC1.</p> <p>ACHMP was prepared prior to construction and includes:</p> <p>a) ACHMP Section 4 Consultation with Aboriginal Community</p> <p>b) ACHMP Section 6 includes the heritage management measures</p> <p>Sighted consultation record for Connecting with Country 01/02/2022 documenting consultation with Aboriginal Council, High School</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Evidence presented for issuing this to the Certifier initially 21/10/2022 and after feedback was provided it was submitted again on the 14/12/2022. Issue of the drawings sighted. Presented Connecting with Country Document (March-August 2022) Rev. date 21/10/2022 prepared by TSA.	
B4	Prior to the commencement of landscaping works, the Applicant must submit evidence to the Certifier demonstrating that further consultation has been undertaken through the Connecting with Country consultation processes and with school and user groups and the local Aboriginal community regarding the activation of the spine walkway and central courtyard.	Approved Plans for Wee Waa Landscape Concept Design Package, 26/5/22 prepared by Moir Landscape Architecture Amended Crown Certificate (CC1) GDL210329.1 BCA Design Compliance Statement – Site Clearing, Bulk Earthworks, Piling, in-ground services and sub structure, 05/12/22 issued by Group DLA	Amended plans were executed to include the activation of the spine walkway and central courtyard. This will be triggered under CC NO.3 when landscaping works starts.	Not Triggered
B5	Prior to the installation of fencing along the northern boundary of the site where it adjoins 41 George Street, the Applicant is to consult with the owner/s of 41 George Street in relation to appropriate noise mitigation measures to ensure the operation of the school car park and driveway does not result in unacceptable noise impacts to the occupants of 41 George Street in accordance with recommendations of the 'Acoustic Assessment Report New Wee Waa High School 105-107 Mitchell Street, Wee Waa Report No 7284-1.1R Rev C' prepared by Day Design Pty Ltd and dated 21 January 2022 (Acoustic Assessment Report).	Construction Noise and Vibration Management Sub-Plan (CNVMSP) Rev 3 P00145, 01/11/22 prepared by E-Lab Consulting	Consultation has commenced by the Comms engagement manager, but still deciding what type of installation and fencing will be in place. CNVMSP under Section 7.3.2 Community Consultation to be Undertaken discussed that builder shall directly contact adjacent noise sensitive receivers and provide them with relevant information that relates to Project.	Not Triggered
B6	Prior to the installation of fencing along the northern boundary of the site where it adjoins 41 George Street, the final design of the fencing and noise mitigation measures (in consultation with the Applicant and the owner of 41 George Street in relation to condition B5) shall be submitted to the satisfaction of the Planning Secretary including evidence of modelled noise mitigation outcomes in accordance with the noise criteria identified in the Acoustic Assessment Report. Note: Notwithstanding conditions B5 and B6, an exceedance of the noise criteria at 41 George Street may be considered acceptable without additional mitigation measure(s) if the owner of 41 George Street and the Applicant agree that no additional mitigation measures are required and a written agreement signed by both the owner of 41 George Street and the Applicant is submitted to the satisfaction of the Planning Secretary.		Consultation has commenced by the Comms engagement manager, but still deciding what type of installation and fencing will be in place.	Not Triggered
B7	The Applicant must update relevant architectural and landscape plans referenced in condition A2, as amended by condition B1, to incorporate additional amendments resulting from the consultation and requirements of condition B3, condition B4 and condition B5. The Applicant must provide a copy of the amended architectural and landscape plans to the Planning Secretary within 7 days when requested.	Amended Crown Certificate (CC1) GDL210329.1 BCA Design Compliance Statement – Site Clearing, Bulk Earthworks, Piling, in-ground services and sub structure, 05/12/22 issued by Group DLA Stamped Plans (Overall Site Plan) for Crown Certificate, 22/11/22 prepared by Shack Approved Plans for Wee Waa Landscape Concept Design Package, 26/5/22 prepared by Moir Landscape Architecture	Relevant architectural and landscape plans referenced in condition A2 were updated as amended by condition B1 that incorporate additional amendments resulting from the consultation and requirements of condition B3, condition B4 and condition B5. Plans listed in B3 were issued to the Certifier on the 14/12/2022, the other plans on B4, B5 still in progress, and will be issued when requested.	Not Triggered
Notification of Commencement				
B8	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 from SINSW 7/12/2022 to DPE with notification of commencement	Letter from SINSW 7/12/2022 to DPE with notification of commencement was presented. Works commenced on the 9/12/2022.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B9	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Interview with auditees 8/2/2023	Construction not been staged	Not Triggered
Certified Drawings				
B10	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Approved Plan for Wee Waa High School SSD Civil & Stormwater, March 2022 prepared by Warren Smith Amended Crown Certificate (CC1) GDL210329.1 05/12/22 issued by Group DLA -	Structural drawings were prepared and signed by a suitably qualified practising Structural Engineer prior to construction and submitted to Certifier through the issuance of CC1. Amended Crown Certificate (CC1) GDL210329.1 05/12/22 issued by Group DLA, includes the structural design certificate, and associated structural plans issued by Rodney Pratt of Northrop 2/11/2022. Correspondence with the Certifier was sighted 16/11/2022 with acceptance of condition B10.	Compliant
External Walls and Cladding				
B11	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier, including evidence of the Certifier's acceptance of such proposed products and systems, to the Planning Secretary within seven days after the Certifier accepts it.	Interview with auditees 8/2/2023 Certifier Correspondence 21/10/2022 re. acceptance of condition B11. Non-compliance Notification to DPE made on the 15/11/2022. Response letter from DPE received 25/11/2022.	Correspondence with the Certifier was sighted 21/10/2022 with acceptance of condition B11. A non-compliance was raised 15/11/2022 for this condition. Notification to DPE of the Certifier acceptance for the products and systems proposed for use in the construction of external walls, including finishes and cladding was not provided within 7 days after the Certifier accepts it. Notification to DPE was made on the 15/11/2022. Response from DPE was received 25/11/2022. As B11 was reported it to DPE by the project team on the 15/11/2022, it be recorded as non-compliant during this audit period but considered closed out.	Non-Compliant
Pre-Construction Dilapidation Report – Protection of Public Infrastructure				
B12	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary within seven days when requested.	Pre-Construction Dilapidation Report 28/7/2022 from AusDilaps Pre-Construction Condition Survey (SSD Condition B12) Reference No. ADN22266F, 01/09/22 issued by Michael Burford of Australian Dilapidations SINSW and Narrabri Shire Council Meeting minutes for 26/7/2022 and 13/9/2022	a) Evidence of consultation was sighted by letter box 18/7/2022, also meetings with Council were carried out to consult with them about this, sighted meeting minutes for 26/7/2022 and 13/9/2022 b) Property Condition Survey – GPS (Pre-Construction Dilapidation Report) was prepared by AusDilaps, Report identifies all public infrastructure and assets in the vicinity of the site that have potential to be affected dated 28/7/2022, revised 1/9/2022. c) Pre-Construction Dilapidation Report was submitted to Certifier through the issuance of CC1. Report dated 28/7/2022 was issued to Council on the 11/8/2022. d) Submission to DPE was made on 28/9/2022	Compliant
Pre-Construction Survey – Adjoining Properties				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B13	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential / non-residential buildings that are likely to be impacted by the development.	Letter for pre-construction condition survey 18/7/2022 Letter box 18/7/2022	Evidence of consultation was sighted by letter box 18/7/2022 Letter for pre-construction condition survey 18/7/2022 (letter box drop); photos provided on letter box.	Compliant
B14	Where the offer for a pre-construction survey is accepted (as required by condition B13), 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.	Pre-Construction Condition Survey (SSD Condition B12) Reference No. ADN22266F, 01/09/22 issued by Michael Burford of Australian Dilapidations Australian Dilapidations 14/9/2022 dilapidation survey closeout letter to Built	Pre-Construction Condition Survey was undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Compliant
B15	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B14, the Applicant must: (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pe-Construction Survey Report to the Planning Secretary within seven days when requested.	Pre-Construction Condition Survey (SSD Condition B12) Reference No. ADN22266F, 01/09/22 issued by Michael Burford of Australian Dilapidations Amended Crown Certificate (CC1) GDL210329.1 BCA Design Compliance Statement – Site Clearing, Bulk Earthworks, Piling, in-ground services and sub structure, 05/12/22 issued by Group DLA	Vibration works have not started yet. However, Pre-Construction Condition Survey was prepared prior to construction and performed: a) Letter box provided. b) Pre-Construction Survey Report was submitted to Certifier on the 2/11/2022 confirmation from the Certifier received on the 7/11/2022 c) DPE has not requested this.	Compliant
Community Communication Strategy				
B16	No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary within seven days when requested. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	Community Communication Strategy (CCS) Version 1 for Wee Waa High School Redevelopment, December 2022 Date of construction commencement 9/12/2022	Community Communication Strategy (CCS) provided mechanisms to help communication between the Applicant, the relevant Council, and the community (including adjacent affected landowners and businesses and others directly impacted by the development) while the development was being planned and built, as well as for at least a year after it was finished. Strategy includes the following: (a) Section 3 (b) Section 4.2 (c) Section 5 (d) Section 6 includes (i) to (iii) No evidence of submission to DPE as they have not requested.	Compliant
Ecologically Sustainable Development				
B17	Prior to the commencement of construction of the building, the Applicant must demonstrate that ESD is being achieved by either:	Green Star Confirmation of Lodgement (SSD Condition B17), 22/10/22 Amended Crown Certificate (CC1) GDL210329.1 BCA Design Compliance	a) Green Star Confirmation of Lodgement was completed and submitted to the Certifier through the issuance of CC1.Sighted email to Certifier 21/10/2022 with approval from DLA.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.	Statement – Site Clearing, Bulk Earthworks, Piling, in-ground services and sub structure, 05/12/22 issued by Group DLA	b) N/A	
Outdoor Lighting				
B18	Prior to the installation of permanent outdoor lighting, evidence must be submitted to the satisfaction of the Certifier that: (a) all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (b) incorporates all design related recommendations in the document titled 'External Lighting Strategy Report for Wee Waa High School Revision No.2' prepared by Marline Building Services Engineers and dated 29 October 2021 (as updated by commitments at Section 3.1.9 of the RtS report); and (c) all outdoor lighting has been designed to comply with the nine good lighting design principles of the NSW Dark Sky Planning Guideline 2016.	Design Statement: Design Statement SSDA Certificate Electrical Services, 13/10/22 issued by Carter & Osborne Electrical External Lighting Compliance Certificate, 13/10/22 issued by Electrical Project Australia	External Lighting Compliance Certificate states that electrical elements of the building are designed in accordance with; <ul style="list-style-type: none"> SSDA Condition B18 AS/NZS 1158.3.1-2005 & AS/NZS 1158.3.1-2020 Pedestrian Area (Category P) Lighting, AS4282-2019 Control of Effects of Obtrusive lighting State Significant Development Application (SSDA) 21854025 Appendix FF - Lighting Strategy Report – Marline Building Services NSW Dark Sky Planning Guideline 2016 This is also part of the CEMP. Sighted email from Certifier 21/10/2022 with acceptance for B18.	Compliant
Environmental Management Plan Requirements				
B19	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 (DPE April 2020) Note: The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Construction Environmental Management Plan (CEMP) Rev D Wee Waa High School, 17/11/21 prepared by Built Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) 211022TAAF Rev 2, 17/11/22 prepared by TTW Construction Noise and Vibration Management Sub-Plan (CNVMSP) Rev 3 P00145, 01/11/22 prepared by E-Lab Consulting	The CEMP and sub-plans have been prepared giving regard to the Guideline where specifics are required by the consent. Sighted copies of the: <ul style="list-style-type: none"> Construction Environmental Management Plan (CEMP), Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) Construction Noise and Vibration Management Sub-Plan (CNVMSP) Construction Waste Management Plan (CWMSMP) Construction Soil and Water Management Sub-Plan (CSWMSP) 	Compliant
Construction Environmental Management Plan				
B20	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary within seven days when requested. The CEMP must include, but not be limited to, the following: (a) Details of: <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; 	Construction Environmental Management Plan (CEMP) Rev D Wee Waa High School, 17/11/2021 (typo) should 2022 prepared by Built	CEMP was prepared prior to construction and submitted to Group DLA, the certifier. CEMP includes relevant information: (a) Details of: <ul style="list-style-type: none"> (i) CEMP Section 2.2; (ii) CEMP Section 2.3; (iii) CEMP Section 9; 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B16;</p> <p>(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; and</p> <p>(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B21);</p> <p>(e) Construction Noise and Vibration Management Sub-Plan (see condition B22);</p> <p>(f) Construction Waste Management Sub-Plan (see condition B23);</p> <p>(g) Construction Soil and Water Management Sub-Plan (see condition B24);</p> <p>(h) Construction Biodiversity Management Sub-Plan (see condition B25); and</p> <p>(i) Construction Flood Emergency Response Plan (see condition B26).</p>		<p>(iv) CEMP Section 16.3;</p> <p>(v) CEMP Section 17;</p> <p>(b) CEMP Section 13;</p> <p>(c) CEMP Section 12;</p> <p>(d) CEMP Appendix D;</p> <p>(e) CEMP Appendix E;</p> <p>(f) CEMP Appendix F;</p> <p>(g) CEMP Appendix G;</p> <p>(h) CEMP Appendix H; and</p> <p>(i) CEMP Appendix I</p> <p>DPE has not requested a copy of this.</p> <p>Submission to the Certifier was sighted on the 2/12/2022 and listed in the CC1.</p>	
B21	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(c) detail:</p> <p>(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;</p> <p>(ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;</p> <p>(iii) heavy vehicle routes, access and parking arrangements;</p> <p>(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;</p> <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); and</p> <p>(vi) include the requirements detailed in conditions B30, B31 and B32</p>	<p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) 211022TAAF Rev 2, 17/11/22 prepared by TTW</p>	<p>CTPMSP was prepared and contains the relevant information:</p> <p>(a) TTW - CTPMSP Appendix F;</p> <p>(b) Consultation of CTPMSP Appendix G</p> <p>(c) detail:</p> <p>(i) CTPMSP Section 4.8;</p> <p>(ii) CTPMSP Section 5.2, 5.2.2 to 5.2.4;</p> <p>(iii) CTPMSP Section 4.3;</p> <p>(iv) CTPMSP Appendix C;</p> <p>(v) CTPMSP Section 5.2.1 and</p> <p>(vi) CTPMSP Section 5.3, 5.4 and Appendix E.</p>	Compliant
B22	<p>The Construction Noise and Vibration Management Sub-Plan must address noise and vibration from both the approved development under this consent and from the separate works on site determined under Part 5 of the EP&A Act, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p>	<p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) Rev 3 P00145, 01/11/22 prepared by E-Lab Consulting</p>	<p>CNVMSP was prepared and contains the relevant information:</p> <p>(a) E-Lab Consulting, CNVMSP Appendix B;</p> <p>(b) CNVMSP Section 7.1 and 7.2;</p> <p>(c) CNVMSP Section 7.1 and 7.2;</p> <p>(d) CNVMSP Section 7.1.3;</p> <p>(e) CNVMSP Section 7.1.3</p> <p>(f) CNVMSP Section 7.1.4;</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(e) describe the community consultation undertaken to develop the strategies in condition B22(c)(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction;</p> <p>(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 B19; and</p> <p>(h) include a noise validation assessment that considers all equipment to be used and all mitigation measures to be implemented at the site. If predicted construction noise levels still exceed the calculated noise management levels, then further feasible and reasonable work practices and/or mitigation measure that should be applied to minimise noise levels.</p>		<p>(g) CNVMSP Section 7.1.4; and</p> <p>(h) CNVMSP Section 6 and 7.</p>	
B23	<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> <p>(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;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	Construction Waste Management Plan (CWMSP) Rev 4, 16/11/22 prepared by Built	<p>CWMSP was prepared and addressed procedures for the management of waste including the following:</p> <p>(a) CWMSP Section 4.;</p> <p>(b) CWMSP Section 2.; and</p> <p>(c) CWMSP Section 3.3</p>	Compliant
B24	<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> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e., storage of equipment, stabilisation of the Site);</p> <p>(e) detail all off-site flows from the site; and</p> <p>(f) provide a construction methodology to address management of flood related impacts, supported by a Flood Impact Assessment prepared by a suitably qualified practising Engineer, addressing the following (but not limited to):</p> <p>(i) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100-year ARI;</p> <p>(ii) detailed construction staging plans and additional flood modelling to confirm that the construction would not result in unacceptable flooding conditions on adjoining properties and infrastructure, as certified by a suitably qualified practising Engineer; and</p> <p>(iii) compliance with the recommendations of the 'Remedial Action Plan Version V2 Final' prepared by EMM and dated 8 November 2021 relating to stockpiling of excavated material.</p>	Construction Soil and Water Management Sub-Plan (CSWMSP) Rev 6, 25/11/22 prepared by Warren Smith	<p>CSWMSP was prepared and includes the following relevant information:</p> <p>(a) By Warren Smith - CSWMSP - CV included in Schedule 2 Consultation Evidence included in Schedule 3;</p> <p>(b) CSWMSP - Section 4.2 & Drawing C2.;</p> <p>(c) CSWMSP - Section 4.1 & 4.2 & drawings C2.01, C2.02 & C2.03;</p> <p>(d) CSWMSP - Section 4.3;</p> <p>(e) CSWMSP - Drawing C2.01;</p> <p>(f) CSWMSP – note only;</p> <p>(i) CSWMSP Section 4.2 & drawing C2.01 & C2.03;</p> <p>(ii) CSWMSP – Section 3; and</p> <p>(iii) CSWMSP – Section 4.2.1.</p>	Compliant
B25	<p>The Construction Biodiversity Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced ecologist or bushland regeneration expert;</p> <p>(b) be prepared in consultation with EHG. Documentary evidence must be provided on how feedback has been considered and whether any changes have been made in response to this feedback;</p>	Construction Biodiversity Management Sub-Plan (CBMSP) 22COF-3568, 16/11/22 prepared by Eco Ecological	<p>CBMSP was prepared and addressed the following:</p> <p>(a) Eco Ecological - CBMSP – Section 1.4 & Appendix B;</p> <p>(b) CBMSP – Appendix A;</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(c) identify areas of land where impacts on biodiversity are to be avoided as outlined in the Biodiversity Development Assessment Report V8, prepared by Ecological Australia and dated 22 August 2022 and set out how these areas will be protected from construction impacts; and</p> <p>(d) set out the measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including but not limited to exclusion fencing, storage of material, timing of implementation of any measures and responsibility for delivery of the measures.</p>	Letter DPE to Built, 8/11/22 Approval of CBMSP	<p>(c) CBMSP – Section 5.1; and</p> <p>(d) CBMSP – Section 5.</p>	
B26	<p>The Construction Flood Emergency Response Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) address the provisions of the Floodplain Risk Management Guidelines (EHG);</p> <p>(c) include details of:</p> <ul style="list-style-type: none"> (i) the flood emergency responses for the construction phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and users/visitors. 	Construction Flood Emergency Response Sub-Plan (CFERSP) Rev 1.1, Nov 2022 prepared by Lyall & Associates	<p>CFERSP was prepared and addressed the following:</p> <p>(a) Lyall & Associates, Appendix E</p> <p>(b) Section 1.1</p> <p>(c)(i) Chapter 5 and Appendices A and B</p> <p>(c)(ii) Sections 3.1.1 and 3.1.2</p> <p>(c)(iii) Sections 3.1.1, 3.1.3 and 3.1.4</p> <p>(c)(iv) Section 1.5</p> <p>(c)(v) Chapter 5 and Appendix A</p> <p>(c)(vi) Chapter 5 and Appendix B</p>	Compliant
Flood Management				
B27	<p>Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction:</p> <p>(a) flood warning and notification procedures for construction workers on site; and</p> <p>(b) evacuation and refuge protocols for construction workers.</p>	<p>Construction Flood Emergency Response Sub-Plan (CFERSP) Rev 1.1, Nov 2022 prepared by Built</p> <p>Induction presentation 6/2/2023</p> <p>Design Statement confirming Flood Levels (SSD Condition B27), 30/09/22 issued by Elizabeth Brown of SHAC</p>	<p>CFERSP was prepared and includes the following:</p> <p>(a) Chapter 5 and Appendices A and B</p> <p>(b) Chapter 5 and Appendices A and B</p> <p>Induction presentation (Rev.4) 6/2/2023 sighted on page 10 includes flood management process</p>	Compliant
B28	<p>Prior to the commencement of construction, the Certifier must be satisfied that all building floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.</p>	<p>Design Statement confirming Flood Levels (SSD Condition B28), 30/09/2022 issued by Elizabeth Brown of SHAC</p> <p>02/11/2022 Amended Crown Certificate (CC1) GDL210329.1 BCA Design Compliance Statement – Site Clearing, Bulk Earthworks, Piling, in-ground services and sub structure, 05/12/22 issued by Group DLA</p>	<p>Sighted Email from Certifier 21/10/2022 accepting B18.</p> <p>Sighted letter dated 30/9/2022 from SHAC indicating confirmation of design and documentation in accordance with flooding reports and recommendation from Lyall & Associates.</p>	Compliant
B29	<p>Prior to the commencement of construction, the Applicant must submit evidence, including certification from a suitably qualified practising Engineer to the Certifier demonstrating compliance with the following requirements:</p> <p>(a) any structures below the 1% Annual Exceedance Probability plus 500mm of freeboard must be constructed from flood compatible building components;</p>	<p>Email from Built to the Certifier 16/11/2022 indicating closure of all conditions from B29(b).</p> <p>Email from Lyall consultant to Built on the 11/11/2022</p> <p>Letter dated 30/9/2022 from SHAC</p>	<p>a) Sighted letter dated 30/9/2022 from SHAC indicating confirmation of design and documentation in accordance with flooding reports and recommendation from Lyall & Associates.</p> <p>b) Sighted email from Built to the Certifier 16/11/2022 indicating closure of all conditions from B29(b). Also email from Lyall consultant to Built on the 11/11/2022 confirming details provide the minimum 100 mm clear opening beneath the perimeter fencing.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(b) buildings and structures including fencing comply with the recommendations and mitigations measures listed in the 'Wee Waa High School Technical Working Paper: Flooding' (Rev No. 1.2), prepared by Lyall & Associates and dated October 2021 and as amended by the following documents prepared by Lyall & Associates:</p> <ul style="list-style-type: none"> (i) 'Wee Waa High School – Response to Submissions' dated 23/02/2022 (ii) 'Wee Waa High School – Updated RtS Flood Impact Assessment' dated 10/06/2022; and (iii) 'Wee Waa High School – Narrabri Shire Council's Response to Updated RtS Flood Impact Assessment' dated 17/08/2022 		<p>Further confirmation from the flood consultant Lyall was received on the 24/1/2023 indicating design incorporates the requirements of this condition.</p>	
Construction Access arrangements				
B30	<p>Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> (a) all vehicles must enter and leave the Site in a forward direction; (b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed. 	<p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) 211022TAAF Rev 2, 17/11/22 prepared by TTW</p> <p>Amended Crown Certificate (CC1) GDL210329.1 BCA Design Compliance Statement – Site Clearing, Bulk Earthworks, Piling, in-ground services and sub structure, 05/12/22 issued by Group DLA</p>	<p>CTPMSP was prepared prior to construction and submitted to the certifier through the issuance of CC1.</p> <p>CTPMSP includes construction parking and access arrangements with the following requirements:</p> <ul style="list-style-type: none"> (a) CTPMSP Section 4.3; (b) CTPMSP Appendix B; and (c) CTPMSP Section 5.2, 5.4 & 5.6. <p>CTPMSP was submitted to the Certifier (Group DLA) on the 2/12/2022.</p>	Compliant
Construction Parking				
B31	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes. 	<p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) 211022TAAF Rev 2, 17/11/22 prepared by TTW</p>	<p>Driver Code of Conduct was prepared under Appendix D of CTPMSP and address the following:</p> <ul style="list-style-type: none"> (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes. 	Compliant
B32	<p>Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier.</p> <p>The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to mitigate impact to the surrounding residents and other occupiers by minimising demand for parking in nearby public and residential streets or public parking facilities. The Strategy must include measures to restrict worker parking to the north of Mitchell Street in order to minimise impacts on the operation of the existing Wee Waa public school and temporary high school's pickup/drop and bus zones. A copy of the strategy must be provided to the Planning Secretary for information.</p>	<p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) 211022TAAF Rev 2, 17/11/22 prepared by TTW</p> <p>Amended Crown Certificate (CC1) GDL210329.1 BCA Design Compliance Statement – Site Clearing, Bulk Earthworks, Piling, in-ground services and sub structure, 05/12/22 issued by Group DLA</p> <p>Construction Worker Transportation Strategy (CWTS) 211022 TAAF, 24/11/22, prepared by TTW, updated 13/12/2022 and further amended 07/02/2023</p> <p>Submission to DPE for CWTS 18/11/2022</p>	<p>The Construction Worker Transportation Strategy (CWTS) was developed as part of the Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) – Appendix E on the 17/11/2022.</p> <p>Strategy (CWTS) was separated from the CTPMSP, and is now a stand-alone document, which was submitted to the Certifier (Group DLA) separately 16/11/2022.</p> <p>CWTS was prepared prior to construction and was submitted for the second time to Certifier through the issuance of CC1 on the 2/12/2022.</p> <p>CWTS detailed the supply of sufficient parking facilities or other transport arrangements for construction employees.</p> <p>CWTS was initially submitted to the DPE on the 18/11/2022.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Email from TSA to SINSW 7/2/2023	DPE commented on the CWTS on 7/12/2022 and provided a written direction in relation to the Strategy on the 1/2/2023 to revise the strategy and remove parking on the Mitchell Street. Strategy was updated 13/12/2022 and further amendments were made on the 7/02/2023 to address DPE comments. Presented emails from TSA to SINSW dated 7/12/2022 and further correspondence to discuss this topic up until 7/2/2023 including the updated plans. Submission to DPE still under way after final review by SINSW.	
Operational Noise – Mechanical Plant, Equipment and School Bell / PA System				
B33	Prior to installation of mechanical plant, equipment and school bell / PA system: (a) a detailed assessment of mechanical plant, equipment and school bell / PA system in compliance with the relevant project noise trigger levels as recommended in the Acoustic Assessment Report, as updated by the conditions of this consent, must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development.	Interview with auditee 8/2/2023	The Project is in early phase of construction hence, mechanical plant, equipment and school bell / PA system not covered by this audit period. In progress for CC2.	Not Triggered
Aboriginal Heritage				
B34	Prior to the commencement of construction, the Applicant must: (a) 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; and (b) prepare an Aboriginal Cultural Heritage Management Plan in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by OzArk Environment & Heritage dated October 2021.	Aboriginal Cultural Heritage Management Plan (ACHMP) Version 1, Nov 22 prepared by OzArk Environment & Heritage	ACHMP was prepared prior to construction and includes: a) ACHMP Section 4 Consultation with Aboriginal Community b) ACHMP was prepared.	Compliant
Biodiversity				
B35	Prior to the commencement of construction, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix E of the Biodiversity Development Assessment Report V8, prepare by Ecological Australia and dated 22 August 2022 must be retired.	Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation 17/11/2022	Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation 17/11/2022	Compliant
B36	The retirement of biodiversity credits in condition B35 must be carried out in accordance with the NSW Biodiversity Offsets Scheme of the Biodiversity Conservation Act 2016.	Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation 17/11/2022	Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation 17/11/2022 makes reference to the BC Act 2016.	Compliant
B37	Evidence of the retirement of credits in satisfaction of condition B35 and B36 must be provided to the Planning Secretary prior to commencement of construction.	18/11/2022 issued certificate to DPE Post approval lodgement retirement of biodiversity credits 18/11/2022	18/11/2022 issued certificate to DPE Post approval lodgement retirement of biodiversity credits 18/11/2022	Compliant
Public Domain Works				
B38	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 technical requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	Letter NSW Transport (TfNSW) to SINSW Advice on Assessment SSD21854025, 02/06/22 Letter Narrabri Shire Council Advice on Response to Submissions, 02/07/22	No public domain works as yet. TfNSW provided comment on the information in relation to the proposed Wee Waa High School on its letter. TfNSW formally removes the reliance on a pedestrian crossing for the development and includes the provision of kerb extensions.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Narrabri Shire Council commented that given the likely increase of on street parking, particularly in George Street kerb and guttering should be extended as appropriate to accommodate the increased demand and to mitigate the impact of the development on adjoining landowners.	
Operational Waste Storage and Processing				
B39	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <p>(a) is constructed using solid non-combustible materials;</p> <p>(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;</p> <p>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</p> <p>(d) is naturally ventilated or an air handling exhaust system must be in place;</p> <p>(e) allows for the cardboard to be recycled and separated from landfill waste; and</p> <p>(f) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>	Interview with auditee 8/2/2023	Waste storage and processing will be managed as part of CC3.	Not Triggered
Roadwork and Pedestrian Access Improvements				
B40	<p>Prior to the commencement of construction for external roadworks and pedestrian infrastructure, the Applicant must prepare design plans for the following road and pedestrian infrastructure improvements, in consultation with the relevant roads authority (Council or Transport for NSW, as relevant):</p> <p>(a) the provision of a pedestrian crossing across Mitchell Street / Kamilaroi Highway, on the western side of the Mitchell Street / Kamilaroi Highway and George Street intersection. The crossing shall comprise kerb extension (with no pedestrian refuge) designed in accordance with TfNSW Technical Direction, Australian Standard – Manual for Uniform Traffic Control Devices and Austroads Design Guide Part 4;</p> <p>(b) the provision of the pick-up/drop-off and bus bay facilities on George Street;</p> <p>(c) the provision of kerb and guttering and a footpath along George Street in the location identified in drawing SSD1104 (Rev A), prepared by Shac and dated 11.05.22;</p> <p>(d) the provision of a footpath along Mitchel Street / Kamilaroi Highway in the location identified in drawing SSD1104 (Rev A), prepared by Shac and dated 11.05.22;</p> <p>(e) the provision a footpath along the south-western side of Charles Street between the western corner of the site and the south-western pedestrian gate/bridge; and</p> <p>(f) the provision of an asphalt surface material along the road shoulder on the south-western side of Charles Street between the western corner of the site and the south-western pedestrian gate/bridge.</p> <p>Note: Approval must be obtained for any roadworks under section 138 of the Roads Act 1993. All costs associated with the proposed road upgrade works must be borne by the Applicant.</p>	Interview with auditee 8/2/2023	No external roadworks and pedestrian infrastructure work yet.	Not Triggered
Works Authorisation Deed				
B41	Prior to the commencement of construction of any works within the Mitchell Street / Kamilaroi Highway road reserve (HW 29), a formal agreement in the form of a Works Authorisation Deed (WAD) is required between the developer	Interview with auditee 8/2/2023	No external roadworks yet. Waiting on concept design.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	and TfNSW for the developer to undertake "private financing and construction" of any works. This agreement is necessary for works in which TfNSW has a statutory interest and must be in place prior to road works commencing.			
Operational Access, Car Parking and Service Vehicle Arrangements				
B42	<p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <p>(a) provision of 40 on-site car parking spaces (including one disabled parking space) for use during operation of the development and designed in accordance with the approved drawings at condition A2 and the latest versions of AS 2890.1 and AS 2890.6;</p> <p>(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;</p> <p>(c) driveway and on-site manoeuvring area(s) to allow for all vehicles to enter and leave the site in a forward direction;</p> <p>(d) access levels and grades to comply with access levels and grades required by Council under the Roads Act 1993; and</p> <p>(e) any landscaping, fencing and signage provided within or along the boundary with the adjoining road reserve is to be design and maintained to provide safe sight distance to pedestrians and motorists entering and leaving the site, in accordance with Austroads SISD and AS 2890.1-2004.</p>	Interview with auditee 8/2/2023	Operational parking and access facilities design will be part of CC3.	Not Triggered
Site Contamination				
B43	Prior to the commencement of construction, the Applicant must engage an 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.	Interview with auditee 8/2/2023 WSP Australia agreement 9/11/2022	Evidence of engagement of an NSW EPA-accredited Site Auditor was sighted – WSP Australia was engaged agreement 9/11/2022 (accredited site auditor). Sighted letter from WSP on the 6/2/2023 providing comments on the Plans e.g., RAP and SSD conditions. Attended site 20/12/2022 and team meeting 13/1/2023.	Compliant
Earthworks				
B44	<p>Prior to the commencement of any earthworks, the Applicant must engage a suitably qualified practising Engineer to design an Earthworks Management Plan to the satisfaction of the Certifier. The Earthworks Management Plan must be prepared in consultation with Council and include calculations and plans that:</p> <p>(a) detail the true cut to fill balance.</p> <p>(b) identify the volume of material to be removed from the site and where this material is to be placed/spread.</p> <p>(c) identify the volume of material that will be required to be imported to the site and where this material (meeting the specifications identified in the report) will be sourced.</p> <p>(d) it should be noted that Council will not be able to assist in the provision of suitable quarry material as this is already in high-demand with an increasing road maintenance program due to extreme flooding.</p> <p>(e) given the dispersive nature of the soils on the site, appropriate measures should be put in place to ensure that sediment cannot be tracked onto adjacent roadways.</p>	<p>Earthworks Management Plan (EMP) for Wee Waa High School Rev 5, 17/11/22 prepared by Warren Smith</p> <p>Submission to the Certifier on the 18/11/2022</p>	<p>CEMP was prepared by a suitably qualified practising Engineer (Warren Smith Consulting Engineers), and include calculations and plans that:</p> <ul style="list-style-type: none"> a) CEMP Section 4, drawing C3.01 & C30.2 Schedule 2 (CVs) Schedule 3 Consultation b) EMP drawing C3.01 & C30.2 c) EMP Section 5, drawing C3.01 & C30.2 d) EMP Section 5 e) EMP Section 6, Condition B24 Soil and Water Management Plan <p>Submission to the Certifier on the 18/11/2022 and acceptance received.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Consultation with Council included in Schedule 3 – submitted 15/11/2022, with no response received to date.	
Water and Sewer				
B45	Prior to the commencement of construction of potable water and sewer infrastructure, the Applicant must submit a copy of Council's endorsement of the final potable water and sewer program to the Certifier.	Interview with auditee 8/2/2023	These works have not been started yet.	Not Triggered
PART C DURING CONSTRUCTION				
Site Notice				
C1	<p>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:</p> <p>(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;</p> <p>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>(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</p> <p>(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.</p>	Site Inspection 8/2/2023	<p>The site notice was sighted during the site inspection. It meets the specification and content requirements of this condition. Refer to photo in Appendix E.</p> <p>Approved hours of work, name of builder (Built), certifier (Group DLA), structural engineer (Northrop) Project Manager (Rebecca Deegan), Site Manager (Neil George, address, 24-hr contact were included.</p>	Compliant
Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>Plant Register current to the 2023</p> <p>Plant operator Verifications of Competency (VOC) for the Skid Steer WTC 58 dated 11/1/2022.</p>	<p>The plant verification records sighted included:</p> <ul style="list-style-type: none"> - Plant Register in Lucidity current today. - Plant Inspections are part of the Lucidity system, there is also a risk assessment checklist – sighted for: <ul style="list-style-type: none"> o WTC 58 skid steer, last serviced on the 22/11/2022 and last modified on the 5/1/2023. o WTC 39 small excavator 24/1/23, last inspection 20/10/22, next service will be done once the machine reaches 250hr not 3 months. o WTC 52 mini excavator 27/7/2022 and modified 5/1/2023, service record 1/11/2022 next service will be done once the machine reaches 250hr not 3 months. - Plant operator Verifications of Competency (VOC) for the skid Steer WTC 58 dated 11/1/2022. <p>Note: It was indicated by the Contractor that the Lucidity system only nominates the 1month, 3months or 6months services for all the plant and equipment registered and not the 250hrs or 500hrs. This was identified as a shortcoming of the system.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Construction Hours				
C3	<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>Interview with auditees 8/2/2023</p> <p>Induction presentation construction hours included.</p> <p>CEMP dated 17/11/2022 from Built CNVMSP</p>	<p>Hours are specified in CEMP, site induction, site notice and have been communicated to the workforce.</p> <p>No OOHW application have been made during the audited period.</p> <p>No complaints regarding hours of work have been received in the audited period.</p>	Compliant
C4	<p>Notwithstanding condition C3, 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>	<p>Interview with auditees 8/2/2023</p>	<p>Current works have not triggered high noise levels.</p>	Not Triggered
C5	<p>Construction activities may be undertaken outside of the hours in condition C3 and C4 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.</p>	<p>Interview with auditees 8/2/2023</p>	<p>This has not been triggered during this audit period.</p>	Not Triggered
C6	<p>Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.</p>	<p>Interview with auditees 8/2/2023</p>	<p>No works triggering this condition.</p>	Not Triggered
C7	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	<p>Interview with auditees 8/2/2023</p>	<p>Not rock breaking, rock hammering, sheet piling works during this audit period.</p>	Not Triggered
Implementation of Management Plans				
C8	<p>The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</p>	<p>Site induction presentation Rev.4 6/2/2023</p> <p>Toolbox talks record for 2023</p> <p>Site inspection record 21/1/23, 24/1/23.</p> <p>Tasks observation 5/2/23</p> <p>Monitoring of dust, noise and vibration is ongoing, consistent with the CEMP and CNVMSP.</p> <p>Soil and Water Mgt plan revised on 31/1/23</p>	<p>Evidence observed during the IA indicated that the CEMP and sub-plans were being implemented on site, as follows:</p> <p>The site induction 6/2/2023 which covers some of the environmental requirements from the SSD, e.g., working hours, dust, E&S controls.</p> <p>Toolbox talks carry out weekly, sighted for 2023.</p> <p>Sighted site environmental inspection record on the 21/1/2023 to check sediment controls, 24/1/2023 at the stockpile area and dust suppression substance – AQUATARP. Also sighted SDS for it.</p> <p>Tasks observations for stormwater pipe laying on the 5/2/2023.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>Daily pre-start meeting happened but are not documented e.g., weather conditions, deliveries, etc.</p> <p>Monitoring of noise is ongoing, vibration is about to start and will be consistent with the CEMP and CNVMSP.</p> <p>Dust suppression is happening with the Water car and the AQUATARP.</p> <p>Observation - 02:</p> <p>The Soil and Water Management Plan dated 2/9/2022 Revision 5.0 (revised on the 31/01/2023) should be updated, as the sediment basins referenced in the legend are incorrect. Also, the use of the AQUATARP for managing stockpiles should be included as part of the controls currently being implemented on site.</p>	
Construction Traffic				
C9	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	<p>Construction Traffic & Pedestrian Management Sub-Plan,</p> <p>Site inspection 8/2/2023</p> <p>Complaints register current to 2 Feb 2023</p>	<p>Parking and laydown areas are confined to the project footprint. This is described in the CTPMSP. Deliveries to be staggered to ensure sufficient space for parking wholly within site.</p> <p>There were no issues observed with vehicles outside of the site during the inspection and there have been no complaints in relation to this requirement.</p> <p>All the deliveries and trucks are driving and enter through George Street gate. No works happening outside the site boundaries.</p>	Compliant
Hoarding Requirements				
C10	<p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</p> <p>(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.</p>	<p>Interview with auditees 8/2/2022</p> <p>Site inspection 8/2/2022</p>	Site fencing (with shade cloth) only.	Compliant
No Obstruction of Public Way				
C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	<p>Site inspection 8/2/2023</p> <p>Complaints register current to 2 Feb 2023</p>	<p>No issues with obstruction have been identified by the auditees or recorded in the complaints register.</p> <p>The auditee noted that visual inspections have not recorded any disruption except for the log grass.</p>	Compliant
Construction Noise Limits				
C12	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>Construction Noise & Vibration Management Sub-Plan,</p> <p>Noise monitoring report (short term) 1/2/2023</p> <p>Noise monitoring Report (Long Term) 17/1/2023 to 1/2/2023</p>	<p>Continuous noise monitoring is being undertaken.</p> <p>Noise Monitoring Results (short term and long term)</p> <p>One noise complaint received 11/1/2023 from a sensitive receiver, the noise monitoring device was installed on the 17/1/2023 and started providing data from the Site Hive system. No exceedances of the NMLs were noted in the system, noise levels are below 50db.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>Another noise complaint was received 2/2/2023 from the DPE. The project team provided a formal response to the Department including a number of noise monitoring reports. It was indicated by the project team that noise respite periods are occurring at least twice a day (mid-morning and during lunch time) and these respite periods are in line with section 7 of the CNVMSP for the project.</p> <p>Observation - 03:</p> <p>According to section 7.2.4 of the CNVMSP to assist in the management of noise and vibration complaints the contractor needs to keep a record of complaints and detail any information associated with them. The audit noted that the complaints register presented (SINSW website) did not include the time of the complaint and the remedial action undertaken.</p> <p>It is recommended that the contractor maintains a project complaint register to keep a record of all complaints and detail any information associated with them. The contents of the register shall include:</p> <ul style="list-style-type: none"> - The name and the address of the complainant - Time and date of the complaint - The nature of the complaint (Noise/Vibration) - Subsequent details - Details of remedial action undertaken 	
C13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C3.	<p>Project induction</p> <p>CEMP, CNVMSP</p> <p>Interview with auditees 8/2/2023</p> <p>Complaints register current to 2 Feb 2023</p>	<p>Hours are specified in CEMP, CNVMSP, site induction, site notice and have been communicated to the workforce.</p> <p>NO OOHW conducted to date.</p>	Compliant
C14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	<p>Site inspection 8/2/2023</p> <p>Interview with auditees 8/2/2023</p> <p>Plant verification checklist</p> <p>Noise Monitoring Results</p>	All machine on site is fitted with quackers, plant checklist in lucidity includes an item on audible alarm functional when reversing.	Compliant
Vibration Criteria				
C15	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(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</p> <p>(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).</p>	Construction Noise & Vibration Management Sub-Plan,	<p>Site specific criteria has been established for sensitive equipment. The criteria has been adopted in the monitoring alert system.</p> <p>Vibration monitoring and test conducted 8/2/23 in preparation for the upcoming works. No reporting yet. The system will have an alert method.</p>	Not Triggered
C16	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C15.	Site inspection 8/2/2023	Compaction roller works were tested on the 8/2/2023	Not Triggered
C17	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B22 of this consent.	Construction Noise & Vibration Management Sub-Plan	Works have not commenced yet; testing on the compaction roller works was done 8/2/2023.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Vibration monitoring reports		
Tree Protection				
C18	<p>For the duration of the construction works:</p> <p>(a) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arborist Assessment Report, as amended by condition B2;</p> <p>(b) a qualified Arborist may amend the recommendations relating to tree protection measures contained in the Arborist Assessment Report (as amended by condition B2), provided the recommendations are consistent with condition C18 (c) and do not result in removal of any trees that are not approved for removal under this development consent;</p> <p>(c) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater;</p> <p>(d) 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; and</p> <p>(e) all street trees immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council</p>	<p>Arboricultural Impact Assessment, Tree Management Strategies</p> <p>Amended arborist assessment report 14/10/2022</p> <p>SHAC Tree Removal Plan Rev.1 date 25/10/2022</p> <p>Site inspection 8/2/2023.</p>	<p>Tree protection installed on trees to be retained within work zone. Other trees to be retained have been fenced off.</p> <p>Some trees were removed as per the arborist assessment report.</p> <p>Sighted SHAC Tree Removal Plan Rev.1 date 25/10/2022 No. SSD1103.</p>	Compliant
Air Quality				
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site inspection 8/2/2023</p> <p>Daily Dust Monitoring and Dust suppression in place.</p>	<p>Stockpiles sealed with new product AQUATARP.</p> <p>Dust suppression (water) in place for excavation activities. Water carts on site. Ballest in place at the entrance/exit where enter the site. Road is clean of any dust. Dust monitoring in place along with noise data.</p> <p>There is road sweeper available to use when required.</p>	Compliant
C20	<p>During construction, the Applicant must ensure that:</p> <p>(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<p>Site inspection 8/2/2023</p> <p>Dust Monitoring is in place</p> <p>No complaints regarding dust</p>	<p>Dust suppression (water) in place for excavation activities. Water carts on site.</p> <p>Stockpiles sealed with new substance AQUATARP.</p> <p>All trucks leaving site with covered loads.</p> <p>Street sweeper available. Road swept regularly.</p>	Compliant
Disposal of Seepage and Stormwater				
C21	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<p>Water discharge form completed from</p> <p>Water Discharge Form sighted</p>	<p>Section 138 approval to pump stormwater and temporary vehicle access 18/8/2022 from Narrabri Shire Council in place. Only pumped when heavy rain, as it has not been required before. The channel gets hydroseeded.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			There is a trash pump at the corner and then stormwater is pumped into the stormwater council system.	
Emergency Management				
C22	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.	Project induction 6/2/23 Emergency evacuation diagram 18/1/2022 to 18/7/2023. Evacuation response record sighted	Emergency evacuation procedures discussed in site induction (Rev.4). Workers also instructed of assembly points in pre-starts/toolbox talks. Sighted emergency evacuation diagram 18/1/2022 to 18/7/2023. Emergency evacuation drill was carried out on 3/2/2023, 9.45am, all workers 9min, 29 workers on assembly area and return at 10am.	Compliant
Stormwater Management System				
C23	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the SRtS and the relevant civil drawings listed in condition A2; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	Stormwater design certificate by James Georgiades of Warren Smith Consulting Engineers 12/12/2022. Stormwater Plans issued by Warren Smith Consulting Engineers Pty Ltd C6.01, C6.02, C6.03, C6.04 & C6.05, Issue A, 12/12/2022 Crown Certificate No.1 from Group DLA GDL210329.1, 15/12/2022.	Stormwater design certificate by James Georgiades of Warren Smith Consulting Engineers 12/12/2022. Certificate indicates that surface and subsurface drainage system have followed the BCA Part F1, FP1.1 – FP1.3 AS/NZS 3500.3-2018 Stormwater Drainage. Stormwater plans issued Warren Smith Consulting Engineers 12/12/2022. The Certifier confirmed its adequacy through granting of the Crown Certificate No.1 Group DLA GDL210329.1 15/12/2022.	Compliant
Aboriginal Cultural Heritage				
C24	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by OzArk Environment & Heritage dated October 2021 and the Aboriginal Cultural Heritage Management Plan required by condition B34, including: (a) all land and ground disturbance activities must be confined to within the study area, should the parameters of the proposed extend beyond the assessed areas, further archaeological assessment may be required; and (b) all staff and contractors involved in the proposed work should be made aware of the legislative protection requirements for all Aboriginal sites and objects.	Aboriginal Cultural Heritage Assessment Report Project induction Rev.4 6/2/2023 CEMP	The induction and CEMP contain the relevant information. There have been no unexpected finds. Page 15 of the induction includes cultural heritage requirements.	Compliant
C25	In the event that surface disturbance identifies a new Aboriginal object: (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works shall only recommence with the written approval of the Planning Secretary.	Project induction Rev.4 6/2/2023 Interview Auditee 8/2/2023	No known Aboriginal objects within the site. The induction includes the relevant information, page 6.	Not Triggered
Unexpected Finds Protocol – Historic Heritage				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C26	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>(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</p> <p>(c) works may only recommence with the written approval of the Planning Secretary.</p>	<p>Project induction Rev.4 6/2/2023</p> <p>Interview Auditee 8/2/2023</p>	<p>No unexpected finds have been recorded by the auditees to date.</p> <p>The induction includes the relevant information, page 6.</p>	Not Triggered
Imported				
C27	<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 upon request.</p>	<p>Interview with auditees 8/2/2023</p> <p>Site Inspection 8/2/2023</p> <p>Material Import Register up to 4/2/2023</p>	<p>Material Import Register up to 4/2/2023, including topsoil stockpile, stormwater drainage – bedding, haunch and side zone (Location) and chemical dust suppression, aggregate, crusher dust (product).</p>	Compliant
C28	<p>All fill imported onto the site should be validated by either one or both of the following methods during remediation works:</p> <p>(a) imported fill must be accompanied by documentation from the supplier which certifies that the material is not contaminated based upon analyses of the material for the known past history of the site where the material is obtained; and/or</p> <p>(b) sampling and analysis of the fill material shall be conducted in accordance with NSW EPA (1995) Sampling Design Guidelines.</p>	<p>Interview with auditees 8/2/2023</p>	<p>No material imported to site.</p>	Not Triggered
Waste Storage and Processing				
C29	<p>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.</p>	<p>CEMP</p> <p>Site Inspection 8/2/2023</p>	<p>Wastes bins onsite. Waste materials will be segregated by waste transporter (Namo waste corporation).</p> <p>CEMP includes process to manage waste on site.</p>	Compliant
C30	<p>All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).</p>	<p>Interviews with auditee and site inspection 8/2/2023</p>	<p>Waste bins have not been filled yet, so this process has not started yet.</p>	Not Triggered
C31	<p>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>	<p>Interviews with auditee and site inspection 8/2/2023</p>	<p>No concrete works yet, but there will be designated area in the future.</p>	Not Triggered
C32	<p>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>	<p>Interviews with auditee and site inspection 8/2/2023</p>	<p>Waste Register no developed yet.</p>	Not Triggered
C33	<p>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> <p>The Applicant must undertake ongoing consultation with Council regarding the proposed disposal of any waste at Council's landfill site(s) during both the construction and operational phase, particularly with respect to Asbestos Containing Materials, to ensure that Council's landfill licensing conditions are complied with, and waste is lawfully disposed of and managed.</p>	<p>Interviews with auditee and site inspection 8/2/2023</p>	<p>No required so far.</p>	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Outdoor Lighting During Construction				
C34	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Interviews with auditee and site inspection 8/2/2023	Not outdoor lighting required for the project.	Not Triggered
Roadwork and Pedestrian Infrastructure Upgrade				
C35	Within six months of the commencement of construction or other timeframe agreed in writing by the Planning Secretary, the Applicant must provide written evidence to the satisfaction of the Planning Secretary demonstrating that an agreement has been made with Council and TfNSW for construction and payment of the roadworks and pedestrian infrastructure upgrades detailed in condition B40.	Interviews with auditee and site inspection 8/2/2023	Not required yet.	Not Triggered
Site Contamination				
C36	Prior to the commencement of earthworks, the Applicant must update the 'Remedial Action Plan Version V2 Final' prepared by EMM and dated 8 November 2021 to include an unexpected contamination procedure ensuring that unexpected, contaminated material is appropriately managed. Where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	Remedial Action Plan Rev.3 - 4/11/2022	Remedial Action Plan (RAP) 4/11/2022 Rev.3, updated to include the unexpected finds. JBS&G consultant confirmed the location of the material, but no disposal yet.	Compliant
C37	Remediation of the site must be carried out in accordance with the 'Remedial Action Plan Version V2 Final' prepared by EMM and dated 8 November 2021, as updated by condition C36, and any variations to the Plan approved by an NSW EPA-accredited Site Auditor.	Remedial Action Plan Rev.3 - 4/11/2022	No remediation works yet.	Not Triggered
C38	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).	Remedial Action Plan Rev.3 - 4/11/2022	Remediation will be carried in accordance with the RAP, which sets the methodology for reducing contamination risk profiles.	Not Triggered
C39	The Applicant must ensure the proposed 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.	Remedial Action Plan Rev.3 - 4/11/2022	Remediation will be carried in accordance with the RAP	Not Triggered
Independent Environmental Audit				
C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Interviews with auditees IAPAR 2020	This Independent Audit has been conducted in accordance with the IAPAR 2020	Compliant
C41	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Independent Auditors approval letter from DPE 25/11/2022	Independent Auditors approval letter from DPE 25/11/2022 for WolfPeak auditors: Ms Annabelle Tungol – Lead Auditor, Mr Steve Fermio – Lead Auditor and Ms Ana Maria Munoz Acosta – Auditor.	Compliant
C42	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.	Interview with auditees 8/2/2023	There have been no changes to the timing of the audits.	Not Triggered
C43	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C40 of this consent, or condition C42 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary.	Interview with auditees 8/2/2023	This is the first Independent Environmental Audit.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C44	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.	Interview with auditees 8/2/2023	This is the first Independent Environmental Audit, no response to finding is required yet.	Not Triggered
C45	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.	Interview with auditees 8/2/2023	This is the first Independent Environmental Audit, no direction from the Planning Secretary for cessation on the conduct of this audit.	Not Triggered
Operational Readiness Work				
C46	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: (a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); (b) the maximum number of staff to be involved in operational readiness work on site at any one time; (c) arrangements to ensure the safety of school staff on the site, including how: (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction; (ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and (d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.	Interview with auditees 8/2/2023	Project started on 9 Dec 2022, currently at construction phase.	Not Triggered
C47	Operational readiness work must only be undertaken in accordance with the details submitted under condition C46 and the following requirements: (a) no more than 15 staff are involved in operational readiness work; (b) no more than 5 vehicles must access the school related to the operational readiness work; (c) no students or parents are permitted; and (d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.	Interview with auditees 8/2/2023	Project started on 9 /12/2022, currently at construction phase.	Not Triggered
PART D PRIOR TO COMMENCEMENT OF OPERATION				
Notification of Occupation				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			Not Triggered
External Walls and Cladding				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.			Not Triggered
Works as Executed Plans				
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered\ surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.			Not Triggered
Implementation of separate Part 5 works				
D5	<p>Prior to commencement of operation, the Applicant must provide documented evidence to the Planning Secretary confirming that the works determined separately under Part 5 of the EP&A Act (as described in the EIS and amended by the RtS and SRTS) have been fully constructed and are operational, including the construction of:</p> <p>(a) all flood mitigation works located on and off the site, including flood/stormwater channels, culverts, pipes, levee works, safety features and associated infrastructure; and</p> <p>(b) all pedestrian bridges connecting the school to Mitchell Street (two bridges) and Charles Street (one bridge) over the Part 5 flood mitigation channels.</p>			Not Triggered
Public Art Plan				
D6	<p>Prior to installation of artwork(s), the Applicant must submit to the Certifier a detailed Public Art Plan. The plan must include (but not limited to):</p> <p>(a) evidence of consultation with Council, the local Aboriginal and school community;</p> <p>(b) consideration of the draft Public Art Strategy contained within the 'Concept Design Report Rev T', prepared by SHAC and dated May 2022;</p> <p>(c) evidence of Connecting to Country being embedded in the public art process;</p> <p>(d) evidence of artist's engagement with the Designing with Country framework;</p> <p>(e) evidence of involvement of local Indigenous artists; and</p> <p>(f) proposed methods of integration of the public art concepts developed by the selected artists into the school site / buildings / spaces.</p>			Not Triggered
Outdoor Lighting				
D7	<p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably\ qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development:</p> <p>(a) complies with the requirements of condition B18;</p> <p>(b) achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers;</p> <p>(c) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(d) 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; and</p> <p>(e) complies with the design requirements of the nine good lighting design principles of the NSW Dark Sky Planning Guideline 2016.</p>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Warm Water Systems and Cooling Systems				
D8	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.			Not Triggered
Mechanical Ventilation				
D9	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.			Not Triggered
Fire Safety Certification				
D10	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			Not Triggered
Structural Inspection Certificate				
D11	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: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			Not Triggered
Compliance with Food Code				
D12	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.			Not Triggered
Post-construction Dilapidation Report – Protection of Public Infrastructure				
D13	Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must: (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 B12 of this consent; (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary when requested.			
Protection of Public Infrastructure				
D14	Unless the Applicant and the relevant public authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure. Note: 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.			Not Triggered
D15	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.			
Post-Construction Survey – Adjoining Properties				
D16	Where a pre-construction survey has been undertaken in accordance with condition B13, 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 B13 and B14; (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 7 days when requested.			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.			Not Triggered
Roadworks and Pedestrian Infrastructure Upgrades				
D18	Prior to the commencement of operation, the Applicant must complete the roadwork and pedestrian infrastructure upgrade works required under condition B40 to the satisfaction of the relevant roads' authority (Council or Transport for NSW). Notes: <ul style="list-style-type: none"> • Approval must be obtained for roadworks under section 138 of the Roads Act 1993. • All costs associated with the proposed road upgrade works must be borne by the Applicant. • In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 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. 			Not Triggered
Operational Car Parking and Pedestrian Access Arrangements				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D19	<p>Prior to the commencement of operation, evidence must be submitted to the Certifier that demonstrates that:</p> <p>(a) all construction works and access arrangements associated with the proposed 40 car parking spaces, including requirements under condition B42, have been completed and the facility is operational; and</p> <p>(b) all internal pedestrian paths have been completed in accordance with the approved plans at condition A2.</p>			Not Triggered
Bicycle Parking and End-of-Trip Facilities				
D20	<p>Prior to the commencement of operation, evidence of compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <p>(a) the provision of a minimum 12 staff and visitor/student bicycle parking spaces, subject to the amendments required under condition B1; NSW Government 30 Wee Waa High School Department of Planning and Environment (SSD-21854025)</p> <p>(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;</p> <p>(c) the provision of end-of-trip facilities for staff; and</p> <p>(d) appropriate pedestrian and cyclist advisory signs are to be provided.</p>			Not Triggered
School Zones				
D21	<p>Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings must be installed, inspected by TfNSW and handed over to TfNSW.</p> <p>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</p>			Not Triggered
D22	<p>The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.</p>			Not Triggered
School Transport Plan				
D23	<p>Prior to the commencement of operation, a School Transport Plan, must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;</p> <p>(b) include arrangements to promote the use of active and sustainable transport modes, including:</p> <ul style="list-style-type: none"> (i) objectives and modes share targets (i.e., Site and land use specific, measurable and achievable and timeframes for implementation); (ii) specific tools and actions to help achieve the objectives and mode share targets; (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; <p>(c) include operational transport access management arrangements, including:</p> <ul style="list-style-type: none"> (i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; 			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(ii) the location of all car parking spaces on the school campus and their allocation (i.e., staff, visitor, accessible, emergency, etc.);</p> <p>(iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</p> <p>(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;</p> <p>(v) delivery and services vehicle and bus access and management arrangements;</p> <p>(vi) management of approved access arrangements;</p> <p>(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;</p> <p>(viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(d) detailed schedule for the proposed bus operation to ensure the bus bays on George Street are not overloaded and remain sufficient for the purposes of the operation;</p> <p>(e) confirm that the two secondary pedestrian entrance gates on Mitchell Street / Kamilaroi Highway are closed and locked during the morning and afternoon student arrival and departure times or alternative measures to manage student pedestrian safety on Mitchell Street / Kamilaroi Highway agreed to by TfNSW;</p> <p>(f) access arrangements and management associated with the proposed use of school buildings and sporting facilities by community members;</p> <p>(g) 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</p> <p>(h) a monitoring and review program.</p>			
Operational Management Plan				
D24	<p>Prior to the commencement of the operation, an Operational Management Plan (OMP) must be submitted to the satisfaction of the Planning Secretary. The plan must consider the draft Operational Management Plan titled 'NSW Department of Education Wee Waa High School Operational Management Plan' prepared by Ontoit and dated 29 October 2021 and update the document as follows:</p> <p>(a) amend the document to ensure the 'Proposed Development', 'School Population', 'Hours of Use' and 'Car Parking' sections are consistent with the approved development (as amended by the RtS and SRtS);</p> <p>(b) incorporate updated Wee Waa High School 'Emergency Egress', 'Complaints Management', 'Incident Register' procedures;</p> <p>(c) include details of the school facilities (buildings and spaces) that will be made available to community users, including the times, frequencies, capacities, booking arrangements, nature of the community use and management;</p> <p>(d) include details of the expected total number of weekend users and the anticipated activities;</p> <p>(e) include details of the use of the site on school days and before and after school activities;</p> <p>(f) include details of the operation and management of all lighting within the site and any necessary mitigation measures to prevent adverse impact on neighbouring residential amenity; and</p> <p>(g) attachment a copy of the final School Travel Plan and Flood Emergency Management Plan (conditions D23 and D39).</p>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Operational Noise – Community Use Assessment				
D25	<p>Prior to the first use of school facilities by the community, the Acoustic Assessment Report must be updated by a certified Acoustic Consultant and submitted to the Planning Secretary for approval. The updated report must include:</p> <p>(a) consideration of the final community use of the school facilities on the site as outlined in the Operational Management Plan (Condition D24);</p> <p>(b) an assessment of the noise impact resulting from the finalised community use of the school facilities on the site, including any out-of-hours community use, on the amenity of the occupants of adjoining and surrounding residential properties;</p> <p>(c) all design related / operational mitigation measures (if any) to ensure that the noise generated by the operation of the premises do not adversely impact on the identified resident properties; and</p> <p>(d) all mitigation and management measures in relation to the community uses to ensure that the acoustic amenity of all neighbouring residents are maintained at all times.</p>			Not Triggered
Operational Noise – General				
D26	The noise generated by the operation of the school and the community uses within the site must not exceed the noise limits in the Acoustic Assessment Report as updated by the conditions of this consent.			Not Triggered
D27	Prior to the operation of the development, the Applicant must submit evidence to the Certifier demonstrating that the mechanical plant, equipment and school bell and PA system mitigation measures required under condition B33 have been installed and are operational.			Not Triggered
D28	Prior to the operation of the development, the Applicant must submit evidence to the Certifier demonstrating that any noise mitigation measures required under condition B5 have been completed/installed/constructed.			Not Triggered
Utilities and Services				
D29	Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier.			Not Triggered
Stormwater Operation and Maintenance Plan				
D30	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan is to be submitted to the Certifier. The Stormwater Operation and Maintenance Plan must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <p>(a) maintenance schedule of all stormwater quality treatment devices;</p> <p>(b) record and reporting details;</p> <p>(c) relevant contact information; and</p> <p>(d) Work Health and Safety requirements.</p>			Not Triggered
Signage				
D31	Prior to the commencement of operation, the five non-illuminated business identification signs must be installed in accordance with the approved plans at condition A2.			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D32	All signage must be contained within property boundaries and designed to meet the objectives of Transport Corridor Outdoor Advertising and Signage Guidelines 2017 (NSW DPE 2017).			Not Triggered
D33	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.			Not Triggered
D34	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.			Not Triggered
Operational Waste Management Plan				
D35	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(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);</p> <p>(c) detail the materials to be reused or recycled, either on or off site;</p> <p>(d) confirm that all cardboard waste will be separated from landfill waste and recycled; and</p> <p>(e) include the Management and Mitigation Measures included in the Applicant's Mitigation Measures Table at Appendix L in the RtS.</p>			Not Triggered
Biodiversity Management Plan				
D36	<p>Prior to commencement of operation, a Biodiversity Management Plan must be prepared submitted to the Planning Secretary for approval. The Biodiversity Management Plan must be prepared in accordance with the following requirements:</p> <p>(a) prepared by a suitably qualified and experienced ecologist or bushland regeneration expert;</p> <p>(b) prepared in consultation with EHG;</p> <p>(c) comply with the relevant recommendations of the Biodiversity Development Assessment Report V8, prepared by Ecological Australia and dated 22 August 2022;</p> <p>(d) include targeted management actions for maintaining the nominated future vegetation integrity score for all partial impact zones assessed in the Biodiversity Development Assessment Report V8, prepared by Ecological Australia and dated 22 August 2022; and</p> <p>(e) include a program to monitor and report on the effectiveness of the above measures which includes tailored, quantitative performance measures and targets, completion criteria, monitoring and trigger points for corrective action which adhere to the SMART principles (specific, measurable, achievable, realistic, timely).</p>			Not Triggered
Landscaping				
D37	Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, landscaping of the site must be completed in accordance with landscape plans) approved under condition B1.			Not Triggered
D38	<p>Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must:</p> <p>(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping;</p>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(b) be consistent with the Applicant's Mitigation Measures Table at Appendix L in the RtS (with the exception of the impacted trees listed under the 'Tree Removal' measure, which have been superseded by the requirements of Conditions B1); and</p> <p>(c) specify that if any of the trees planted die within 5 years of commencement of operation, that the dead trees will be replaced with the same species and size as specified in the approved landscape plans.</p>			
Operational Flood Emergency Management Plan				
D39	<p>Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <p>(a) has been prepared by a suitably qualified and experienced person(s);</p> <p>(b) has been prepared in consultation with NSW State Emergency Service (SES) noting the limitations described in the NSW Floodplain Development Manual Appendix N, section N7;</p> <p>(c) incorporates and complies with all advice provided by NSW SES at D39(b);</p> <p>(d) addresses the provisions of the Floodplain Risk Management Guidelines (EHG);</p> <p>(e) incorporates the following:</p> <p>(i) the flood emergency management protocols for operational phase of the development;</p> <p>(ii) predicted flood levels within the site and within the adjoining road system and other public land expected to be used by students and visitors;</p> <p>(iii) details strategies such as early or pre-emptive school closure, and other management requirements where relevant and where consistent with NSW SES advice;</p> <p>(iv) provides clear emergency management triggers and responses;</p> <p>(v) details of flood warning time and flood notification;</p> <p>(vi) details assembly points and routes where required;</p> <p>(vii) identifies clear roles and responsibilities for emergency flood management within the school;</p> <p>(viii) recognise that the NSW SES is the lead combat agency for floods and state that any flood response directive issued by the NSW SES must be followed;</p> <p>(ix) provide clear messaging and communication protocols;</p> <p>(x) includes clear requirements that the Plan be regularly reviewed; and</p> <p>(xi) include details of awareness training for employees, contractors, visitors, students and caregivers and induction of new staff members.</p>			Not Triggered
D40	A copy of the Operational Flood Emergency Management Plan (required by condition D39) must be provided to the Planning Secretary within 7 days when requested.			Not Triggered
Site Contamination				
D41	Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement to the Planning Secretary and Certifier accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan.			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Noise Mitigation Measures – 41 George Street				
D42	Prior to the commencement of operation, or other timeframe agreed by the Planning Secretary, the noise mitigation measures required by condition B5 and B6 including the installation of fencing must be completed to the satisfaction of an appropriately qualified acoustic consultant.			Not Triggered
PART E POST OCCUPATION				
Public Art				
E1	Within six months of the completion of construction or other timeframe agreed to by the Planning Secretary, the public artwork(s) must be installed and completed in accordance with the approved Public Art Plan (condition D6).			Not Triggered
Out of Hours Event Management Plan				
E2	<p>Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport); (e) details of the use of the school facilities identified for community use, where applicable, restricting use before 8am and after 10pm, as well as ensuring that attendees of events have the left school site before 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan to ensure compliance with Noise Policy for Industry (2017). 			Not Triggered
E3	The Out of Hours Event Management Plan (School Use) must be implemented by the Applicant for the duration of the identified events or use.			Not Triggered
E4	<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 is to prepare an Out of Hours Event Management Plan (Community Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport); (e) details of the use of the school facilities identified for community use, where applicable, restricting use before 8am and after 10pm, as well as ensuring that attendees of events have the left school site before 10pm; (f) measures to minimise localised traffic and parking impacts; and 			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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).			
E5	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.			Not Triggered
Operational Noise Limits				
E6	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Acoustic Assessment Report as updated by the conditions of this consent.			Not Triggered
School Use Operational Noise – Monitoring				
E7	Within six months of the commencement of the use of the development, the Applicant must undertake an operational noise monitoring program of noise associated with school use and submit a report of the outcome of the monitoring to the Planning Secretary for approval. The monitoring program must comprise short term operational noise monitoring in accordance with the Noise Policy for Industry (2017) carried out by an appropriately qualified acoustic consultant.			Not Triggered
E8	The monitoring report (School Use) must verify that the operational noise levels do not exceed the recommended noise levels for the uses within the site (including mechanical plant, school bell and PA system, outdoor play areas, general school noise and car parking area) identified in Acoustic Assessment Report as updated by the conditions of this consent.			Not Triggered
E9	Should the noise monitoring identify any exceedance of the recommended noise levels of the Acoustic Assessment Report, the Applicant must include an addendum to the monitoring report (School Use) with additional noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide additional attenuation measures at the affected noise sensitive receivers, so that operational noise levels do not exceed the recommended noise levels. The additional noise mitigation measures must be approved by the Planning Secretary and be implemented on the site within two months of such approval			Not Triggered
Community Use Operational Noise – Monitoring				
E10	Where directed by the Planning Secretary, the Applicant must undertake an operational noise monitoring program of noise associated with the community use and submit a report of the outcome of the monitoring to the Planning Secretary for approval within 4 months of the direction being given by the Planning Secretary. The monitoring program must comprise short term operational noise monitoring in accordance with the Noise Policy for Industry (2017) carried out by an appropriately qualified acoustic consultant.			Not Triggered
E11	The monitoring report (Community Use), if required by Condition E10, must verify that the operational noise levels associated with community use do not exceed the recommended noise levels for the uses within the site (including use of buildings and outdoor sports field, mechanical plant, PA system and car parking area) identified in the Acoustic Assessment Report as updated by the conditions of this consent.			Not Triggered
E12	Should the noise monitoring identify any exceedance of the recommended noise levels, the Applicant must include an addendum to the monitoring report (Community Use) with additional noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide additional attenuation measures at the affected noise sensitive receivers, so that operational noise levels do not exceed the recommended noise levels. The additional noise mitigation measures must be approved by the Planning Secretary and be implemented on the site within two months of such approval.			Not Triggered
Operation of Plant and Equipment				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E13	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			Not Triggered
Warm Water Systems and Cooling Systems				
E14	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.			Not Triggered
Unobstructed Driveways and Parking Areas				
E15	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.			Not Triggered
Ecologically Sustainable Development				
E16	Unless otherwise agreed by the Planning Secretary, within 12 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B17, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.			Not Triggered
Outdoor Lighting				
E17	Notwithstanding condition D7, 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.			Not Triggered
Community Communication Strategy				
E18	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.			Not Triggered
Environmental Management Plan				
E19	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 D41 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.			Not Triggered
Maintenance Access				
E20	Fenced and secure areas containing services, utilities and/or Council assets must be made accessible to the relevant service and utility provider and Council, with arrangements to facilitate access.			Not Triggered
Implementation of Various Operational Management Plans				
E21	The following operational management plans (and any updates to those plans), must be implemented and adhered to at all times by the Applicant following the first occupation and for the duration of the occupation of the development:			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(a) School Travel Plan (condition D23). In addition, the School Travel Plan must be updated annually unless otherwise agreed by the Planning Secretary having regard to evidence as to why an annual review and update is no longer required; (b) Operational Management Plan (condition D24); (c) Stormwater Operational Management Plan (condition D30); (d) Operational Waste Management Plan (condition D35); (e) Biodiversity Management Plan (condition D36); (f) Operational Landscape Management Plan (condition D38); and (g) Operational Flood Emergency Management Plan (condition D39).			
APPENDIX 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
Written Incident Notification Requirements				
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects' portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A25 or, having given such notification, subsequently forms the view that an incident has not occurred.			Not Triggered
2	Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident.			Not Triggered
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.			Not Triggered
4	The Incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident.			Not Triggered

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Department of Planning and Environment

Patrick Mills
Planning Support Officer
NSW Department of Education

By email only: patrick.mills11@det.nsw.edu.au

25/11/2022

Dear Mr Mills

**New Wee Waa High School (SSD-21854025)
C41 auditor endorsement request**

Reference is made to your post approval matter, SSD-21854025-PA-4, request for the Secretary's approval of suitably qualified, experienced, and independent persons to prepare Independent Audits for the New Wee Waa High School project, submitted as required by Schedule 2, Part C, Condition C41 of SSD-21854025 (the consent) to the Department of Planning and Environment (the department) on 17 November 2022.

The department has reviewed the nominations and information you have provided and is satisfied that these experts are suitably qualified, experienced, and independent. Consequently, in accordance with Schedule 2, Part C, Condition C41 of the consent and the department's *Independent Audit Post Approval Requirements* (2020), the Planning Secretary has agreed to the following audit team:

- Ms Annabelle Tungol – Lead Auditor
- Mr Steve Fermio – Lead Auditor
- Ms Ana Maria Munoz Acosta - Auditor

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

Independent Audits of the New Wee Waa High School project must be prepared, undertaken, and finalised in accordance with the department's *Independent Audit Post Approval Requirements* (2020) and the conditions of consent. Failure to meet these requirements will require revision and resubmission.

The department reserves the right to request an alternate auditor or audit team for future audits of the New Wee Waa High School project.

Should you wish to discuss the matter further, please contact Joel Curran, Senior Compliance Officer on 02 4904 2702 or compliance@planning.nsw.gov.au

Yours sincerely



Heidi Watters
Team Leader Northern
Compliance
As nominee of the Planning Secretary



APPENDIX C – CONSULTATION RECORDS

Ana Maria Munoz Acosta

From: Joel Curran <Joel.Curran@planning.nsw.gov.au>
Sent: Thursday, 2 February 2023 12:03 PM
To: Ana Maria Munoz Acosta
Cc: Heidi Watters
Subject: RE: Wee Waa High School - SSD21854025 - Independent Audit No. 1

Hi Ana

Thank you for your email requesting comments from the department regarding the upcoming Independent Audit of the Wee Waa High School development.

The department has received a noise complaint related to the project site and therefore requests a focus on noise related conditions of consent and implementation of noise mitigation measures on the site as required by the EIS, CEMP, and CNVMP. Additionally, the department would like a focus on compliance with pre-construction related conditions of consent.

No additional consultation with other parties is required at this point.

Please ensure this correspondence is included in the Independent Audit report.

Regards

Joel Curran
Senior Compliance Officer

Development Assessment | Department of Planning and Environment
T 02 4904 2702 | M 0412 323 331 | E joel.curran@planning.nsw.gov.au
PO Box 1226 | Newcastle NSW 2300
Please direct all email correspondence to compliance@planning.nsw.gov.au
www.dpie.nsw.gov.au



The Department of Planning and Environment 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.

If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

The Department has upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

Ana Maria Munoz Acosta

From: Ana Maria Munoz Acosta
Sent: Tuesday, 31 January 2023 9:14 AM
To: compliance@planning.nsw.gov.au
Cc: Nicola Carcary; Anthony Soklaridis
Subject: Wee Waa High School - SSD21854025 - Independent Audit No. 1

Dear Sir/Madam,

I am one of the Department of Planning and Environment (the Department) approved independent auditors on the Wee Waa High School SSD21854025 (the Project).

I am currently preparing to undertake the first independent audit of the Project. The audit is required to be conducted in accordance with SSD21854025 conditions C41, and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The Approval is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/projects/new-wee-waa-high-school>

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

The on-site component of the audit is planned to take place on the **8 of February 2023**, 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 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
Principal Auditor – Risk, Audit & Compliance



APPENDIX D – ATTENDANCE SHEET





INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)		Wee Waa High School (SSD 21854025)		
LOCATION:		105-107 Mitchell Street, Wee Waa		
DATE/TIME (Opening Meeting):		8/2/23 8:30am	DATE/TIME (Closing Meeting):	8/2/23 4:00pm
Lead Auditor:		Ana Maria Munoz	Audit Scope:	SSD conditions IA.
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
Ana Maria Munoz	Lead Auditor	Wolfpeak	<i>[Signature]</i>	<i>[Signature]</i>
Nicola Carcany	Project Manager	TSA Management	<i>[Signature]</i>	<i>[Signature]</i>
Rebecca Deegan	Project Manager	Built	<i>[Signature]</i>	<i>[Signature]</i>
Sye Mullane	IT/E Manager	BUILT	<i>[Signature]</i>	<i>[Signature]</i>

APPENDIX E – SITE PHOTOS

Observations from the site inspection are provided in Table 7. The Auditor was escorted around the site by Project personnel who made themselves available for this purpose.

Table 7: Site inspection photographs

No.	Comment	Photograph
1	Site Notice placed at the entrance	
2	Site Notice Board in place	

<p>3</p>	<p>Silt Fence installed around the perimeter</p>	
<p>4</p>	<p>Dust suppression in place during earthworks</p>	

<p>5</p>	<p>Stormwater works in progress with area demarcation</p>	
<p>6</p>	<p>Stormwater works in progress</p>	

7	Tree protection zone	
8	Tree protection in place	
9	Tree protection in place next to the site access gate	

<p>10</p>	<p>Sediment & erosion controls with silt fence in place</p>	
<p>11</p>	<p>Waste bin available</p>	

<p>12</p>	<p>Stockpile maintained using the AQUATARP</p>	
<p>13</p>	<p>Stockpile maintained using the AQUATARP Silt fence in place</p>	

<p>14</p>	<p>Demarcation and signage (Open footing trenches) in place</p>	
<p>15</p>	<p>Panoramic view showing demarcation and fence around the site boundary with shade cloth</p>	
<p>16</p>	<p>Spill Kit properly stock and fire extinguisher available</p>	



APPENDIX F – AUDITOR DECLARATION

Declaration of Independence - Auditor

Project Name:	Wee Waa High School
Consent Number:	SSD - 21854025
Description of Project:	<p>Construction and operation of a new high school including:</p> <ul style="list-style-type: none"> • site preparation including earthworks, tree removal, stormwater and flooding infrastructure and remediation; • construction of single and two storey school buildings • outdoor playing field, covered sports court and open play spaces • hard and soft landscaping including tree planting • car parking and bike parking • fencing and school identification signs • associated infrastructure upgrades including bus zone area, drop-off/pick-up facility, kerb and guttering and pedestrian infrastructure.
Project Address:	105-107 Mitchell Street, Wee Waa
Proponent:	Schools Infrastructure NSW
Title of the Audit	Independent Audit No. 1
Date:	03/03/2023

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

- 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).

**Declaration of
Independence - Auditor**



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)
Company:	WolfPeak Environment and Heritage