

# INDEPENDENT AUDIT NO. 2 – AUDIT REPORT

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WEE WAA HIGH SCHOOL – SSD 21854025

AUGUST 2023

## Authorisation

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<b>Date:</b>	25/08/2023	<b>Date:</b>	29/08/2023

## Document Revision History

Revision	Date	Details
0.0	25/08/2023	Internal review
0.1	29/08/2023	Draft to client after internal review
1.0	07/09/2023	Final issue to client

**Report Name:** Independent Audit No. 2 – Audit Report – Wee Waa High School – SSD 21854025

**Project No.:** 893

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## ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
BCA	Building Code of Australia
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
SINSW	School Infrastructure NSW
SSD	State Significant Development
TSA	TSA Management Pty Ltd

## 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 Q3 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 Post Approval Requirements* (IAPAR). WolfPeak was engaged as the Independent Auditor, approved by Department of Planning and Environment (DPE) on 13 July 2023. The site inspection was conducted on 2 August 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.'*

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 second independent audit (IA2) for the construction of Wee Waa High School covering the period from March to August 2023 (the 'audit period'). Works undertaken during this period included structure completion (100%) for Buildings A, B1, B2, C and D (90%); substructure prepared and formwork commencing for Building E; suspended slab for Building F is 90% complete; site infrastructure ongoing with inground services, sewer and water connection nearly completed; in-ground tanks have been installed; and carparking and access road work continuing.

The overall outcome of the independent audit was positive with some deficiencies identified primarily of an administrative nature. 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 186 CoCs assessed.
- Two (2) non-compliances were identified during IA2. These relate to not undertaking the review of the CEMP within 3 months of submission to the IA1 and not reaching an agreement with Council and TfNSW for construction and payment of the roadworks and pedestrian infrastructure upgrades to the satisfaction of the Department within 6 months following the commencement of Construction.
- Three (3) observations were identified. These relates to the noise monitoring results for all locations not been posted on the project website, the latest revision of the emergency

evacuation diagram not been displayed on the notice board, and the material import register not been updated since February 2023.

- 89 CoCs were considered by the Auditor to be compliant.
- 95 CoCs were considered by the Auditor to be not triggered.
- Regarding the previous audit findings, one was closed out and three remained open regarding the inclusion of EIS mitigation measures in the CEMP, the update on the Soil and Water Management Plan and the Project Complaints Register.

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 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.

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

Specifically, SSD-21854025 provided for the construction and operation of the new Wee Waa High School including:

- 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.



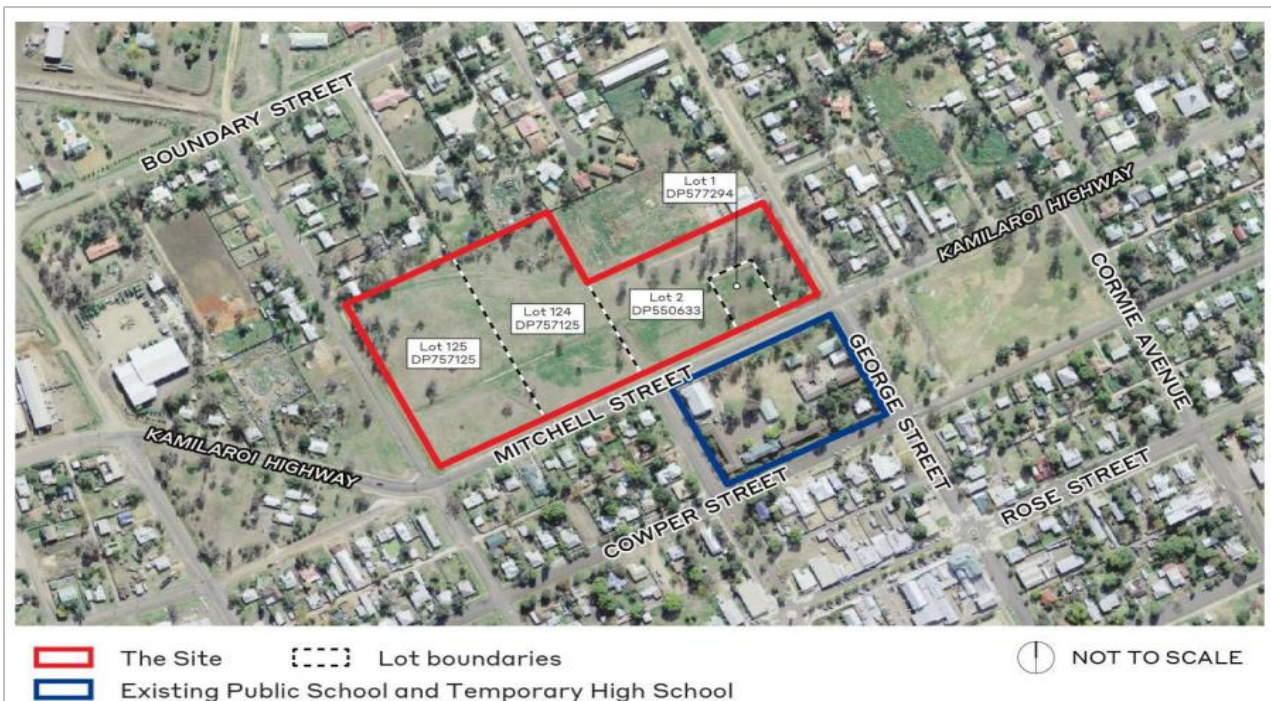


Figure 1: Project Site Location (source: Project EIS, Ethos Urban (Nov 2021))

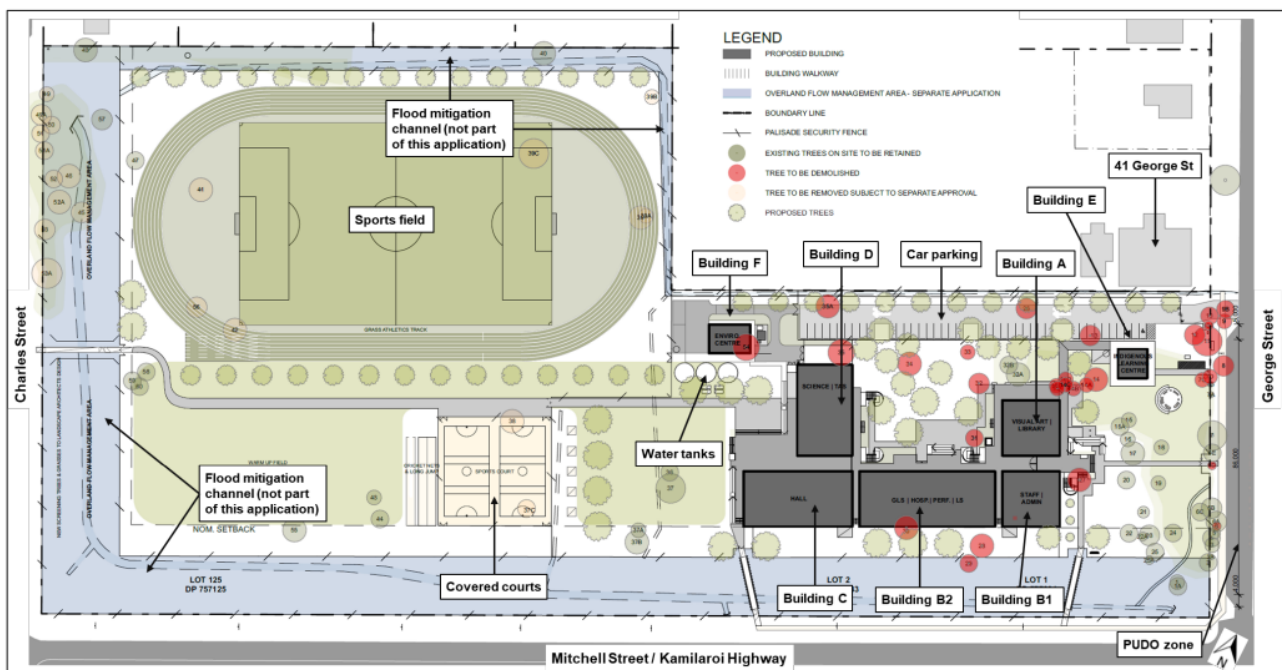


Figure 2: Project Layout (source: DPE' SSD 21854025 Assessment (October 2022))

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 Q3 2023.

## 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
Project Phase:	Construction
Project Target Completion:	Q3 2023
Project Activity Summary during the audit period March to August 2023:	<p>Building A:</p> <ul style="list-style-type: none"> <li>• Substructure and DfMA complete</li> <li>• High-level rough in – 90% completed, main rough in completed.</li> <li>• Wall and Ceiling Framing, CLT cladding to beams, Wall Rough In – 100% completed.</li> <li>• Sheeting, Sanding and Painting – 40%</li> </ul> <p>Building B1:</p> <ul style="list-style-type: none"> <li>• Substructure and DfMA complete</li> <li>• High-level rough in – 90% completed, main rough in completed.</li> <li>• Wall and Ceiling Framing – 95%</li> <li>• CLT cladding to beams and Wall Rough In – 100% completed.</li> <li>• Sheeting, Sanding and Painting – 50%</li> </ul> <p>Building B2:</p> <ul style="list-style-type: none"> <li>• Bondeck, substructure and DfMA Structure complete</li> <li>• High-level rough in – 90%</li> <li>• Wall and Ceiling Framing – 95%</li> <li>• Wall Rough In – 80% complete</li> <li>• Sheeting, Sanding and Painting – 60%</li> </ul> <p>Building C:</p> <ul style="list-style-type: none"> <li>• Bondek, substructure and DfMA Structure complete</li> <li>• Wall and Ceiling Framing – 50%</li> </ul> <p>Building D:</p> <ul style="list-style-type: none"> <li>• Bondek and substructure complete</li> <li>• DfMA Structure and High-level rough in – 90% complete</li> <li>• Wall and Ceiling Framing, and Wall Rough In – 80% complete</li> </ul> <p>Building E: Substructure prepared and ready for Bondeck.</p> <p>Building F: Suspended Slab: 90% complete</p> <p>Site Infrastructure: The site infrastructure is ongoing, the stormwater swale along 41 George street has been completed.</p> <ul style="list-style-type: none"> <li>• Inground SW / Services: 80% complete</li> <li>• Sewer and Water Connection: 100% complete</li> </ul>

Item	Details
	<ul style="list-style-type: none"> <li>Fire Hydrant and Tank Install: 80% complete with the In-ground Tanks have been installed.</li> </ul> Carparking and access road subgrade preparation complete and subsoil drainage installed.

### 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 auditor who performed the auditing works and was approved by the Department is 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
Ricardo Prieto Curiel	WolfPeak	Peer Reviewer	Master of Environmental Toxicology Registered Environmental Assessment Practitioner Exemplar Global Certified Environmental Principal Auditor - Certificate No. 15160

Approval of the Audit Team was provided by the Department on 13 July 2023. The letter of approval is presented in Appendix B and auditor's independence declaration is attached in Appendix F.

### 1.5 The audit objectives

The objective of this Independent Audit was to undertake the second independent environmental audit in accordance with the requirements of the IAPAR.

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 second for the construction of the Project, covering the period of March to August 2023 (audit period). This audit adopts the IAPAR 2020 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
- 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 Audit was conducted in a manner consistent with *AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems* 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 17 July 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 Department responded on the 27 of July with no comments for the Independent Audit. Consultation records are presented in Appendix C.

#### 2.2.4 Meetings

The opening meeting was held on 2 August 2023 at the construction site with project personnel and WolfPeak auditor. During the opening meeting the objectives and scope of the Independent Audit, the resources required, overview of the project and status of the works and methodology to be applied were discussed.

A closing meeting was carried out on the 2 August 2023. The preliminary audit findings were presented, recommendations (as appropriate) were made, and any post-audit actions were confirmed.

#### 2.2.5 Interviews

The auditor conducted interviews on 2 August 2023 with key Project 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 3.

*Table 3: Audit meeting personnel interviewed*

Name	Role	Organisation
Anthony Soklaridis	Project Manager	TSA
Daniel Ilievski	Assistance Project Manager	TSA
Rebecca Deegan	Project Manager	Built
Alec Christofides	Project Engineer	Built
Glenn Baldin	HSE Advisor	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 2 August 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 recommendations.

## 2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table in Appendix A, using the descriptors below:

*Table 4: Compliance status descriptors*

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Compliant	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.
Non-compliant	The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

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

## 2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- Have been developed in accordance with the CoCs and their content is adequate.
- Have been implemented in accordance with the CoCs.

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 Applicant to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented. The Auditor's findings have been determined independent of the auditees, the Department and any other parties, based on the evidence assessed during the audit.

## 3. AUDIT FINDINGS

### 3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 21854025 applicable to the works being undertaken at the time of the audit. The primary documents reviewed during the audit are as follows:

- *Development Consent SSD 21854025, 12 October 2022 (the Consent)*
- *Construction Environment Management Plan (CEMP) Rev. F dated 27 July 2023 prepared by Built*
- *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. 7.0 dated 1 February 2023 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. 4.0 dated 27 July 2023 prepared by Built*
- *Construction Waste Management Plan Rev. 4.0 dated November 2022 prepared by Manage Design Engineer*
- *Construction Flood Emergency Response Sub-plan Rev. 1.1 dated November 2022 prepared by Built*
- *BCA Design Compliance Statement (Crown Certificate CC2) No. GDL210329.2 dated 28 February 2023 issued by Group DLA*
- *Wee Waa High School Complaints Register up to 31 July 2023*
- *Noise Monitoring Results (Site Hive) from January to July 2023*

All documents and records sighted or evidenced during the audit are detailed in Appendix A.

### 3.2 Previous audit findings

The status of the audit findings from the first Independent Audit (conducted in February 2023) are presented in Table 5. One (1) out of four (4) audit findings were considered closed by the Auditor. Three findings remain open regarding the inclusion of EIS mitigation measures in the CEMP, the update on the Soil and Water Management Plan and the Project Complaints Register.



Table 5: Status of previously open audit findings from IA1

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation	Applicant Response / Proposed Action	Status
IA1-01	B11	Non-Compliant	<p><b>Requirement: External Walls and Cladding</b></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><b>Finding:</b></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>Non-compliance with B11 was reported to the Department by the project team on the 15 November 2022, and response from the Department was received 25 November 2022. Therefore, B11 has been recorded as non-compliance during this audit period but considered closed out.</p>	CLOSED
IA1-02	A2	Observation	<p><b>Requirement: Terms of Consent</b></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><b>Finding:</b></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><b>Recommendation:</b></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 CEMP was reviewed on the 1 February 2023 (Rev. E) and 27 July 2023 (Rev. F) however, none of those revisions on the CEMP and relevant sub-plans include all the EIS mitigation measures listed in the Audit Report IA1 i.e., controls for air quality, flooding and erosion and sediment controls.</p>	OPEN
IA1-03	C8	Observation	<p><b>Requirement: Implementation of Management Plans</b></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><b>Finding:</b></p> <p>The Soil and Water Management Plan dated 2/9/2022 Revision 5.0 (revised on the 31/01/2023 – Rev. A) should be updated, as the sediment basins referenced in the legend are incorrect. Also, the use of the AQUATARP (a dust control polymer used by the contractor) for managing stockpiles should be included as part of the controls currently being implemented on site to reflect their current practices.</p> <p><b>Recommendation:</b></p> <p>Undertake a review of the Soil and Water Management Plan to include all current controls.</p>	<p>Prior finalising of this report a copy of the Soil and Water Management Plan dated 17 August 2023 Revision 8.0 was provided including some updates in the erosion and sediment controls and sediment basin.</p> <p>Also, a copy of the Construction Soil and Water Management Plan – Stage 1, Drawing No. C2.01 (Issue A - 31/01/2023) was sighted. However, it was noted that the drawing date has not been updated nor the legend with the sediment basin and the suggestion to include the AQUATRAP controls.</p>	OPEN
IA1-04	C12	Observation	<p><b>Requirement: Construction Noise Limits</b></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 the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</i></p>	<p><b>Finding:</b></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 register presented (SINSW project website) did not include all the details required by section 7.2.4 of the CNVMP.</p> <p><b>Recommendation:</b></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"> <li>- The name and the address of the complainant</li> <li>- Time and date of the complaint</li> <li>- The nature of the complaint (Noise/Vibration)</li> </ul>	<p>A secondary detailed complaints register has been maintained by Department of Education (DoE) for the auditing purposes. It was noted that to maintain anonymity of complainant this register is not published on the website. DoE will maintain the complaints register in its current format for the purpose of A23.</p> <p>The Contractor has maintained a Project Correspondence &amp; Complaint Register with details and relevant information associated with the complaints. For the complaint raised on the 7 of March 2023 it was verified that the register included: the date of the complaint, the nature of the complaint and subsequent details. However, the Contractor's Complaints Register still missing details such as: the</p>	OPEN

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation	Applicant Response / Proposed Action	Status
				<ul style="list-style-type: none"> <li>- Subsequent details</li> <li>- Details of remedial action undertaken</li> </ul>	<p>name of the complainant, the time of the complaint and relevant remedial actions undertaken.</p> <p>Additionally, the audit noted inconsistencies on the date when the complaint was received between the two registers. Therefore, it is recommended that for any future complaints, all the required details are recorded, and the dates of when the complaint is received is consistent in both registers.</p>	

### 3.3 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 186 CoCs assessed.
- Two (2) non-compliances were identified during IA2. These relate to not undertaking the review of the CEMP within 3 months of submission to the IA1 and not reaching an agreement with Council and TfNSW for construction and payment of the roadworks and pedestrian infrastructure upgrades to the satisfaction of the Department within 6 months following the commencement of Construction.
- Three (3) observations were identified. These relates to the noise monitoring results for all locations not been posted on the project website, the latest revision of the emergency evacuation diagram not been displayed on the notice board, and the material import register not been updated since February 2023.
- 89 CoCs were considered by the Auditor to be compliant.
- 95 CoCs were considered by the Auditor to be not triggered.

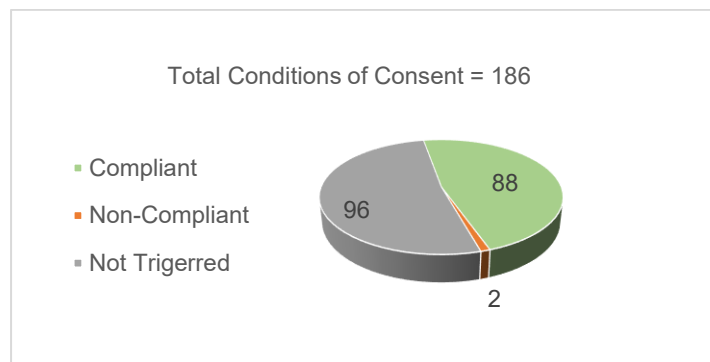


Figure 3: Summary of Findings – Pie Chart

Table 6: Findings from the Second Independent Audit (IA2)

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation	Applicant Response / Proposed Action	Status
IA2-01	A30	Non-Compliant	<p><b>Requirement:</b> <i>Revision of Strategies, Plans and Programs</i></p> <p><i>Within three months of:</i></p> <p>a) <i>the submission of an incident report under condition A26;</i></p> <p>b) <i>the submission of an Independent Audit under condition C40 or C42;</i></p> <p>c) <i>the approval of any modification of the conditions of this consent; or</i></p> <p>d) <i>the issue of a direction of the Planning Secretary under condition A2 which requires a review</i></p> <p><i>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</i></p>	<p><b>Non-compliance:</b> The CEMP was not reviewed within 3 months of submission of Independent Audit Report No. 1 (IA1).</p> <p><b>Recommendation:</b> Notify in writing to the Department and the Certifier that a review of the CEMP was carried out in July 2023.</p>	<p>Notice of review of the strategies, plans and programs was submitted to the Department on the 28 March 2023 (DC23/551102). CEMP was reviewed on the 27 July 2023 (Rev. F).</p> <p>Before finalising this report, the Applicant indicated that a non-compliance was raised and submitted to the Department on the 4 September 2023, regarding the missing notification to the Certifier of the CEMP (Rev. F) review.</p>	CLOSED
IA2-02	C35	Non-Compliant	<p><b>Requirement:</b> <i>Roadwork and Pedestrian Infrastructure Upgrade</i></p> <p><i>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.</i></p>	<p><b>Non-compliance:</b> Written evidence 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 was not provided to the satisfaction of the Department within six months following the commencement of Construction.</p> <p>Commencement of Construction was provided to the Department on the 9 December 2022. A letter was provided to the Department on 9 June 2023 requesting an alternative timeframe (which is prior to the 6-month deadline) to comply with C35.</p> <p>A non-compliance against condition C35 was self-reported by SINSW on the 17 July 2023, and has been recorded as non-compliance during this audit period.</p> <p><b>Recommendation:</b></p> <p>Respond to the Department additional Request For Information (RFI) received on the 18 August 2023 within the requested timeframe (by 22 October 2023).</p>	<p>The Applicant (The Department of Education) provided a response to the Planning Secretary's RFIs on the 25 August 2023 (DOC23/1402276), which is within the requested timeframe, therefore, this audit finding is now considered closed.</p> <p>It is noted that the Department of Education response is currently under assessment by the Planning Secretary.</p>	CLOSED
IA2-03	A23 (v)	Observation	<p><b>Requirement:</b> <i>Access to Information</i></p> <p><i>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</i></p> <p>a) <i>make the following information and documents (as they are obtained or approved) available on its website:</i></p> <p>(i) <i>the documents referred to in condition A2 of this consent;</i></p> <p>(ii) <i>all current statutory approvals for the development;</i></p> <p>(iii) <i>all approved strategies, plans and programs required under the conditions of this consent;</i></p> <p>iv) <i>regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</i></p>	<p><b>Observation:</b> Noise monitoring results from the 41 George Street monitoring device has been posted in the project website from January to July 2023; however, results from the other two locations identified in the Noise and Vibration Management Plan (Issue 3 – 1 November 2022) has not been posted on the project website.</p> <p><b>Recommendation:</b> Noise monitoring results for all the locations to be posted or comprehensively summarised on the website as per condition A23 (v).</p>	<p>Before finalising this report, the Applicant indicated that section 7.1.2 of the CEMP page 3/8 stipulates vibration noise monitoring is to be conducted at sensitive receivers (or at the location of the complaint). As a complaint was received by 41 George St, noise monitoring results from 41 George and location opposite has been uploaded on the project website.</p> <p>The auditor is of the view that the monitoring results for all the locations should be posted in the project website for consistency purposes. However, as there is no commitment on the conditions of this consent to do that, this audit finding is considered closed.</p>	CLOSED

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation	Applicant Response / Proposed Action	Status
			<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>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(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;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>			
IA2-04	C22	Observation	<p><b>Requirement: Emergency Management</b></p> <p>The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.</p>	<p><b>Observation:</b> Emergency Evacuation Diagram displayed on the notice board has not been updated (Valid to: 18 July 2023).</p> <p>It was noted that on the day of the site audit, 6 out of 7 plans were updated with a valid diagram.</p> <p><b>Recommendation:</b> The new version of the Emergency Evacuation Diagram needs to be displayed on the notice board (Valid from: 19 July 2023 Valid to: 19 December 2023).</p>	<p>Before finalising this report, the Emergency Evacuation Diagram was updated, and a valid diagram displayed on the notice board.</p>	CLOSED
IA2-05	C27	Observation	<p><b>Requirement: Imported Fill</b></p> <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><b>Observation:</b> The Material Imported Register sighted online has not been updated since February 2023. Hard copies with the required data and information were available and sighted during the audit.</p> <p><b>Recommendation:</b> Update and maintain the Material Imported Register based on the data and information received.</p>	<p>The Material Imported Register was updated including records of VENM and waste classification certificates. Register was presented before finalising this report and it was up to 2 August 2023.</p>	CLOSED

### 3.4 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 implementation of these plans was verified during the site inspection and record review as detailed in Appendix A. However, the auditor noted that the actions specified in the two observations raised in the IA1 pertaining to the revision of the CEMP and associated sub-plans to include the mitigation measures from the Environmental Impact Statement (IA1-02) and the revision of the Soil and Water Management Plan (IA1-03) had not been undertaken. Those two observations remain open. Refer to section 3.2, table 5 for more details.

### 3.5 Summary of notices from agencies

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

### 3.6 Other matters considered relevant by the Auditor or DPE

Other than the non-compliances identified (presented in Table 6 above) there were no other matters considered relevant by the Auditor. The Department did not have any comments during the consultation on the audit scope for IA2. Consultation records are included in Appendix C.

### 3.7 Complaints

The Project maintains two Complaint registers. One is maintained by SINSW and is available on the Project website, current to July 2023. This public register does not show the complainant's name and address to maintain anonymity. A second complaints register is maintained by the Contractor as discussed below.

During the audit period, there was one complaint recorded on the 7 March 2023 regarding the project fencing. The relevant information was provided to the stakeholder who was directed to the project website where management plans and other information was found.

As indicated above, the Contractor has maintained a project Correspondence & Complaint Register with details associated with the complaints. For the complaint raised on the 7 of March 2023 it was verified that the register included the following details: the address of the complainant, the date of the complaint, the nature of the complaint and that no actions were required. However, it was noted that the Contractor register recorded the complaint on the 19 March 2023, instead of 7 March 2023 and other complaints received in the previous audit period (January and February 2023) were recorded in different dates when comparing with the SINSW register.

It is the auditor opinion that the Contractor's Register still missing information for each of the complaints such as: the name of the complainant, the time of the complaint and remedial action undertaken as discussed in Table 5. Additionally, inconsistencies on the date of the complaint were identified between the two registers. Therefore, it is recommended that for any future complaints, all the required details are recorded, and the dates are consistent in both registers.

A copy of the Complaint Register is available on the project website at:

[https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/w/wee-waa-high-school-upgrade/2023/august/Complaints\\_Register\\_July\\_2023.pdf](https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/w/wee-waa-high-school-upgrade/2023/august/Complaints_Register_July_2023.pdf)

### 3.8 Incidents

During this audit period, no incidents, as defined by the Consent SSD 21854025, were recorded.

### 3.9 Actual versus predicted impacts

The audit considered the actual impacts based on the site inspection and review of records, on whether they are consistent with the relevant impacts predicted in the development consent's environmental assessment documentation. The works observed and the impacts therein appear to be consistent with the identified in the EIS and RtS Report. A summary of the assessment is presented in Table 8.

*Table 7: Summary of Predicted Versus Actual Impacts for key construction assessment issues*

Aspect	Summary of Impacts	Actual impacts observed during the audit period	Consistent (Y/N)
Transport and Access	Increase in traffic on surrounding road network during construction activities. Mitigation measures recommended and preparation of a Construction Traffic and Pedestrian Management Plan.	Construction Traffic and Pedestrian Management Plan has been prepared and implemented. Traffic controls included signage at Mitchell and George streets, no heavy vehicles parked outside, no traffic complaints have been received.	Y
Noise and Vibration	Increase in noise and vibration levels during construction activities Mitigation measures recommended to reduce noise emissions as far as reasonably practicable.	Environmental controls such as monitoring of noise and vibration have been undertaken using the SiteHive system. Exceedances have been investigated accordingly. Works have been carried out during construction hours. Shade cloth on the site fences.  No noise and vibration complaints have been raised during the audit period.	Y
Flooding / Water Quality	Potential for flooding during construction activities. Erosion and sediment controls to be implemented.	Erosion and sediment controls appeared consistent with the plan. Silt fence along the site boundary has been maintained.	Y
Air Quality	Potential for reduced air quality during construction. Mitigation measures recommended.	Environmental controls for dust, soil, and water were in place; monitoring of dust has been carried out using the SiteHive system. Street are kept free of dust and mud. No complaints regarding dust have been received.	Y

Aspect	Summary of Impacts	Actual impacts observed during the audit period	Consistent (Y/N)
Waste Generation	Generation and disposal of waste into landfill during construction	Waste Management Plan has been implemented, waste bins collected by Bingo and disposed of in accordance with the Plan.	Y
Biodiversity	Recommended management and mitigation measures for direct and indirect impacts including, undertaken a pre-clearing survey to ensure no hollow trees are removed in the 0.17ha retention area, undertake clearing works outside breeding events, install temporary fencing to retained vegetation, use of salvage hollows and nest boxes and construction management.	Arborist Assessment Report was prepared by Tree Contractors Association 14 October 2022 and recommendation/controls have been implemented in accordance with that report. An ecologist will be engaged when habitat trees on site are identified to verify activity and species of animal so relocation or intervention can be appropriate.  All trees have been tagged and assigned a number and referenced on the Tree Location Map. Tree protection zone has been installed and relevant trees retained.	Y

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). 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.

### 3.10 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 Applicant in managing compliance against the CoCs:

- The compliance records were available at the time of the audit and have been managed for the construction works
- Relevant environmental and monitoring records i.e., site inspections, dust, noise and vibration monitoring reports were presented to provide verification of compliance to consent requirements
- No incidents have been reported during this audit period
- There were no environmental issues raised during the site inspection and mitigation measures were implemented by the contractors and maintained as follows:
  - Site notice was installed at the site entry
  - Construction site was well fenced and secured
  - Tree protection zone fencing, and signage were in place
  - Erosion and sedimentation controls i.e., silt fence with shade cloth was installed around the perimeter
  - Real time noise, dust and vibration monitoring being conducted using the Site Hive system;
  - Plant and equipment register maintained



- No construction heavy vehicles parked outside the construction boundary
- Plant and equipment maintenance records were available in Lucidity system
- Waste bins were available at various locations
- No dust and no mud tracking issues were identified.

## 4. LIMITATIONS

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

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

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

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## **APPENDIX A – SSD 21854025 CONDITIONS OF CONSENT**

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																																																																																																																				
<b>PART A - ADMINISTRATIVE CONDITIONS</b>																																																																																																																								
<b>Obligation to Minimise Harm to the Environment</b>																																																																																																																								
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Site inspection and interview with auditees 8/2/2023	During the site inspection, interviews and document review it was noted that feasible and reasonable measures to prevent harm to the environment were observed. The following controls were sighted: soil and erosion sedimentation controls; fencing with shade cloth installed around the perimeter; site notice board with contact details for community; dust, noise and vibration monitoring; waste management; and traffic controls. Refer to the Appendix E for the photos taken during the inspection.	Compliant																																																																																																																				
<b>Terms of Consent</b>																																																																																																																								
A2	<p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) generally in accordance with the EIS, RtS and SRtS; and</p> <p>(d) in accordance with the approved plans in the table below (as amended by conditions of this consent):</p> <table border="1"> <thead> <tr> <th colspan="4">Architectural plans prepared by SHAC</th> </tr> <tr> <th>Plan No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>SSD1101</td><td>F</td><td>Proposed Site Plan – Option1A</td><td>18.07.22</td></tr> <tr><td>SSD1102</td><td>D</td><td>Proposed Site Plan - Detailed</td><td>18.07.22</td></tr> <tr><td>SSD1103</td><td>A</td><td>Proposed Tree Removal Site Plan</td><td>11.05.22</td></tr> <tr><td>SSD1104</td><td>A</td><td>Public Domain Works</td><td>11.05.22</td></tr> <tr><td>SSD1105</td><td>A</td><td>Access and Security Strategy</td><td>11.05.22</td></tr> <tr><td>SSD1201</td><td>A</td><td>Ground Floor Furniture Layout Plan</td><td>11.05.22</td></tr> <tr><td>SSD1202</td><td>A</td><td>First Floor Furniture Layout Plan</td><td>11.05.22</td></tr> <tr><td>SSD1203</td><td>A</td><td>Roof Plan</td><td>11.05.22</td></tr> <tr><td>SSD1204</td><td>A</td><td>Ground Floor Services Strategy</td><td>11.05.22</td></tr> <tr><td>SSD1205</td><td>A</td><td>First Floor Services Strategy</td><td>11.05.22</td></tr> <tr><td>SSD1301</td><td>C</td><td>Elevations</td><td>06.07.22</td></tr> <tr><td>SSD1302</td><td>B</td><td>Agriculture / Environmental &amp; Indigenous Centre Elevations</td><td>15.08.22</td></tr> <tr><td>SSD1303</td><td>A</td><td>Sports Courts Elevations</td><td>11.05.22</td></tr> <tr><td>SSD1401</td><td>C</td><td>Sections</td><td>06.07.22</td></tr> <tr><td>SSD1501</td><td>A</td><td>Material Study</td><td>11.05.21</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">Landscape plans prepared by Moir Landscape Architecture</th> </tr> <tr> <th>Plan No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>LP01</td><td>H</td><td>Cover Sheet</td><td>26/05/2022</td></tr> <tr><td>LP02</td><td>H</td><td>Site Plan</td><td>26/05/2022</td></tr> <tr><td>LP03</td><td>H</td><td>Cultural Landscape</td><td>26/05/2022</td></tr> <tr><td>LP04</td><td>H</td><td>Central Courtyard</td><td>26/05/2022</td></tr> <tr><td>LP05</td><td>H</td><td>Outdoor Recreation Space</td><td>26/05/2022</td></tr> <tr><td>LP06</td><td>H</td><td>Planting Schedule</td><td>26/05/2022</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">Civil plans prepared by Warren Smith</th> </tr> <tr> <th>Plan No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>C1.01</td><td>1</td><td>Cover Sheet</td><td>June 2022</td></tr> <tr><td>C3.01</td><td>1</td><td>Bulk Earthworks Plan</td><td>22/06/22</td></tr> </tbody> </table>	Architectural plans prepared by SHAC				Plan No.	Rev	Name of Plan	Date	SSD1101	F	Proposed Site Plan – Option1A	18.07.22	SSD1102	D	Proposed Site Plan - Detailed	18.07.22	SSD1103	A	Proposed Tree Removal Site Plan	11.05.22	SSD1104	A	Public Domain Works	11.05.22	SSD1105	A	Access and Security Strategy	11.05.22	SSD1201	A	Ground Floor Furniture Layout Plan	11.05.22	SSD1202	A	First Floor Furniture Layout Plan	11.05.22	SSD1203	A	Roof Plan	11.05.22	SSD1204	A	Ground Floor Services Strategy	11.05.22	SSD1205	A	First Floor Services Strategy	11.05.22	SSD1301	C	Elevations	06.07.22	SSD1302	B	Agriculture / Environmental & Indigenous Centre Elevations	15.08.22	SSD1303	A	Sports Courts Elevations	11.05.22	SSD1401	C	Sections	06.07.22	SSD1501	A	Material Study	11.05.21	Landscape plans prepared by Moir Landscape Architecture				Plan No.	Rev	Name of Plan	Date	LP01	H	Cover Sheet	26/05/2022	LP02	H	Site Plan	26/05/2022	LP03	H	Cultural Landscape	26/05/2022	LP04	H	Central Courtyard	26/05/2022	LP05	H	Outdoor Recreation Space	26/05/2022	LP06	H	Planting Schedule	26/05/2022	Civil plans prepared by Warren Smith				Plan No.	Rev	Name of Plan	Date	C1.01	1	Cover Sheet	June 2022	C3.01	1	Bulk Earthworks Plan	22/06/22	<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 by Group DLA - Amended Crown Certificate (CC1) GDL210329.1 - 15/12/22</p> <p>Crown Certificate (CC2) GDL210329.2 BCA Design Compliance Statement - Main Works excluding Landscaping, External works, Carparking and roads, and waste management area 28/02/23 by Group DLA</p> <p>Stamped Plans for Crown Certificate, prepared by Shack and approved by DPE on 28/2/23</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 (CC2) No. GDL210329.2 dated 28 February 2023 issued by Group DLA.</p> <p>No new directions from the Department.</p> <p><b><i>The observation raised in the previous audit (IA1-02) pertaining to the inclusion of the mitigation measures listed in the EIS prepared by Ethos Urban on the 8/11/2021 into the CEMP and relevant sub-plans have not been fully addressed. Therefore, this finding remains open. For more details, please refer to section 3.5 of this audit report.</i></b></p>	Compliant
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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <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 2/8/2023</p> <p>Construction Worker Transportation Strategy (CWTS) dated 7/2/2023 (Rev.2) from Built</p> <p>Letter from DPE to SINSW dated 9/3/2023 acknowledge receipt of the CWTS - Rev.2</p>	<p>DPE commented on the Construction Worker Transportation Strategy (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>Revised CWTS - 7/2/2023 (Rev.2) was submitted to DPE and letter of acknowledgment received on the 9/3/2023.</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 2/8/2023</p>	<p>There was no inconsistency, ambiguity or conflict between consent and a document listed in condition B2(d).</p>	Not Triggered																																																								
<b>Limits of Consent</b>																																																												
A5	<p>This consent lapses five years after the date of consent unless work is physically commenced</p>	<p>Interview with auditees 2/8/2023</p>	<p>The construction commenced on 9/12/2022; it commenced within 5 years. Notification of commencement was provided 7/12/2022.</p>	Compliant																																																								
A6	<p>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:</p> <p>(a) outdoor lighting of the sports field, track or covered courts; and</p> <p>(b) illumination (internal/external) of any signage.</p>	<p>Site inspection and interview with auditees 2/8/2023</p>	<p>No outdoor lighting of the sports field nor illumination (internal/external) of any signage. School signage will be with no illumination.</p>	Not Triggered																																																								
<b>Prescribed Conditions</b>																																																												
A7	<p>The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&amp;A Regulation.</p>	<p>Interview with auditees 2/8/2023</p> <p>Crown Certificate CC1 GDL210329 dated 5/12/2022 from Group DLA; Amended - BCA Design Compliance Statement dated on 15/12/2022</p> <p>Crown Certificate CC2 GDL210329.2 - Main Works excluding Landscaping, External works, Carparking and roads, and waste management area 28/02/23 by Group DLA</p>	<p>This condition refers to Part 6, Division 8A of the EP&amp;A Regulation 2000, which has now been superseded by the EP&amp;A Regulation 2021. The former prescribed conditions of the EP&amp;A Regulation 2000 have been superseded by Part 4, Division 2, Submission 1 of the EP&amp;A Regulation 2021, and with regards to the Project primarily relate to compliance with the BCA.</p> <p>The following Construction Certificates were granted prior to commencing any work onsite:</p>	Compliant																																																								

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<ul style="list-style-type: none"> <li>Crown Certificate CC1 GDL210329 dated 5/12/2022 by Group DLA for Site Clearing, Bulk Earthworks, Piling, in-ground services and sub structure; amended dated 15/12/2022 by Group DLA</li> <li>Crown Certificate CC2 GDL210329.2 - Main Works excluding Landscaping, External works, Carparking and roads, and waste management area 28/02/23 by Group DLA</li> </ul> <p>The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	
<b>Planning Secretary as Moderator</b>				
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 2/8/2023	No disputes noted during this audit period	Not Triggered
<b>Evidence of Consultation</b>				
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.	Interview with auditees 2/8/2023  Construction Transport Strategy 7/2/2023 (Rev.2) from Built  Construction Soil and Water Management Sub-Plan, 1/2/23 Rev.7  Letter box drop to George Street - 27/7/2023 and 20/7/23  Community notification 23/5/23 - General Project Update  Meetings with Narrabri Shire Council, DPE, SINSW, TSA and Flood Consultant - 19/5/23	Consultation records were sighted with relevant authorities as follows:  - Consultation was carried out with Narrabri Council for the Construction Transport Strategy (Appendix D of CEMP) on the 7/11/22 and with TfNSW on the 16/11/2022.  - Consultation with Narrabri Shire Council on the 6/2/23, 2/2/23, 2/12/23, 25/11/23, 15/11/22 and 7/11/22 re. CSWMSP – Appendix G of CEMP.  - Community updates: Letter box drop to George Street (27/7/2023) re. partial road closure, excavation, cut and gutter, installation of stormwater pits and Charles Street (20/7/2023) re. flood mitigation and lying of the pipes including road closure)  - Community notification in 23/5/23 with general update. Also, there are Blue cards with contact number and email so they can communicate to trough those.  - Meetings with Narrabri Shire Council, DPE, SINSW, TSA and Flood consultant on the 19/5/23 regarding the modification to the SSD.	Compliant
<b>Staging</b>				
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 2/8/2023  Sighted Draft Modification Report from Ethos Urban (4/8/23 – version 1.2)	A Modification is being drafted to prepare a Staging Report. Currently under SINSW review. The Mod and Report have not been issued to DPE yet.  The modification relates to staged completion and operation of the development to enable students and staff to move into the school buildings when they are complete. The Mod will amend Condition D5. The intention is to have Stage 1 – School buildings and public domain; Stage 2 – Sports Fields and REF Works – works outside of the school e.g., flooding works: construction of a high flow conveyance, construction of channel works, etc.  This condition still not triggered during this audit period.	Not Triggered
A11	A Staging Report prepared in accordance with condition A10 must:	Interview with auditees 2/8/2023	No staging report yet. Refer to comments on A10.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(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;</p> <p>(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);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project;</p> <p>(d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and</p> <p>(e) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>			
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 2/8/2023	No staging report yet. Refer to comments on A10.	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 2/8/2023	No staging report yet. Refer to comments on A10.	Not Triggered
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A14	<p>The Applicant may:</p> <p>(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);</p> <p>(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</p> <p>(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).</p>	<p>Interview with auditees 2/8/2023</p> <p>Construction Environmental Management Plan (CEMP) from Built Revision F (27/7/23) and Revision G (17/08/2023)</p> <p>Construction Soil and Water Management Sub-Plan (CSWMSP), 1/2/23 Rev.7 from Warren Smith</p> <p>Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) 27/7/23 (Rev. 4) from TTW</p> <p>Construction Transport Strategy 7/2/2023 (Rev.2) from Built</p> <p>Traffic Impact Statement for Modification from TTW dated 27/7/2023</p> <p>Staging Flood Impact Assessment – Addendum Report from Lyall &amp; Associates 28/7/23</p>	<p>The CEMP and sub-plans cover the entire project. The auditees indicated that some updates have been made to the following management plans:</p> <ul style="list-style-type: none"> <li>- Construction Environmental Management Plan (CEMP) from Built 27/7/23 (Rev. F) and 17/08/2023 (Rev. G)</li> <li>- Construction Soil and Water Management Sub-Plan (CSWMSP) from Warren Smith 1/2/23 Rev.7</li> <li>- Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) from TTW 27/7/23 (Rev. 4) including the Construction Transport Strategy 7/2/2023 (Rev.2) from Built.</li> <li>- Also, some changes in the Acoustic Plan and Flooding Plan were made to accommodate for an operational school, these plans will be submitted as part of the Mod-1, for approval.</li> </ul>	Compliant
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 2/8/2023	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 2/8/2023	Works observed on site demonstrate that the Project is being delivered in accordance with the latest revision of the CEMP and sub-plans.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Structural Adequacy</b>				
A17	<p>All new buildings and structures must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Note: Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</p>	<p>Crown Certificate CC1 GDL210329 dated 5/12/2022 from Group DLA; Amended dated 15/12/2022</p> <p>Structural Design Certificate Rodney Pratt of Northrop Consulting Engineers 2/11/2022 Ref. No. SY212038-01</p> <p>Crown Certificate CC2 GDL210329.2 - Main Works excluding Landscaping, External works, Carparking and roads, and waste management area 28/02/23 by Group DLA</p> <p>Interview with auditees 2/8/2023</p>	<p>Structural design certificate and associated structural plans from Rodney Pratt of Northrop Consulting 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.</p> <p>The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
<b>External Walls and Cladding</b>				
A18	The external walls of all buildings must comply with the relevant requirements of the BCA.	<p>Interview with auditees 2/8/2023</p> <p>External Wall System Disclosure Statement issued by TTW 25/08/2022 and 28/09/2022.</p> <p>Crown Certificate CC2 GDL210329.2 - Main Works excluding Landscaping, External works, Carparking and roads, and waste management area 28/02/23 by Group DLA</p>	<p>Sighted External Wall System Disclosure Statement issued by TTW 25/08/2022 and 28/09/2022. The statement is listed in the CC2 from Group DLA.</p> <p>The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
<b>External Materials</b>				
A19	<p>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:</p> <p>(a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;</p> <p>(b) the quality and durability of any alternative material is the same standard as the approved external building materials; and</p> <p>(c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information</p>	<p>Interview with auditees 2/8/2023</p> <p>External Wall System Disclosure Statement issued by TTW 25/08/2022 and 28/09/2022.</p> <p>Aconex from Built to the Certifier re. External Walls (conditions D2, D5) 28/9/2022</p> <p>Crown Certificate CC2 GDL210329.2 - Main Works excluding Landscaping, External works, Carparking and roads, and waste management area 28/02/23 by Group DLA</p>	<p>Sighted External Wall System Disclosure Statement issued by TTW 25/08/2022 and 28/09/2022. The statement is listed in the CC2 from Group DLA.</p> <p>The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p> <p>Note - Changes to external wall colours will be addressed in the Mod-1 (S4.55) submission (in progress)</p>	Compliant
<b>Applicability of Guidelines</b>				
A20	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent	<p>Construction Environmental Management Plan (CEMP) from Built Revision F (27/7/23) and Revision G (17/08/2023)</p> <p>CC1 GDL210329 dated 5/12/2022 from Group DLA</p> <p>CC2 GDL210329.2 dated 28/02/23 from Group DLA</p>	The project plans appear to reference the current versions of guidelines, protocols, Standards or policies. This is reflected on CEMP and sub-plans.	Complaint
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 2/8/2023	No additional directions with updated or revised versions of standards or policies have been provided by the Department.	Not Triggered
<b>Monitoring and Environmental Audits</b>				



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A22	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&amp;A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Interview with auditees 2/8/2023</p> <p>Wee Waa Project Audit by Built NSW on QMS 18/5/23</p> <p>Erosion and Sediment Control Site Audit from Moss Environmental, 3/4/23</p> <p>Noise monitoring results (Site Hive) from Jan – Jun 2023</p> <p>Dust and Vibration Monitoring data for 31/7/23</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>Wee Waa Project was audited by Built NSW on their QMS 18/5/23; audit included sustainability, constructions, etc.</p> <p>Erosion and Sediment Control Site Audit from Moss Environmental, 3/4/23; several comments were made, and they were all discussed and closed out in between 27/4/2023 to 2/5/2023.</p> <p>Noise monitoring has been conducted and results generated monthly, device is located at Georget St. Sighted results from Site Hive system posted in the project website from March to June 2023. Noise monitoring results from 1/6/23 to 28/6/23 indicated an average daily of 51dB, no exceedance of Day Noise Limit (DNL). The various spikes in June are due to the neighbour carrying out landscaping tasks right next to the monitor.</p> <p>Vibration monitoring is happening, monitor is located at the 41 George street (neighbour house). Roller was used back in February limit is 5mm/s, no exceedances sighted.</p> <p>No dust monitoring required so far. Dust suppression car is in place. Noise monitor can also record dust, sighted record 31/7/2023 – showing dust managed properly.</p>	Complaint
<b>Access to Information</b>				
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>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(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;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>	<p>Interview with auditees 2/8/2023</p> <p><a href="http://www.schoolinfrastructure.nsw.gov.au/projects/w/wee-waa-high-school-redevelopment.html#category-reports">http://www.schoolinfrastructure.nsw.gov.au/projects/w/wee-waa-high-school-redevelopment.html#category-reports</a></p> <p>Construction Environmental Management Plan (CEMP) from Built Revision F (27/7/23) and Revision G (17/08/2023)</p>	<p>A project website has established:</p> <p><a href="https://www.schoolinfrastructure.nsw.gov.au/projects/w/wee-waa-high-school-redevelopment.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/w/wee-waa-high-school-redevelopment.html#category-reports</a></p> <p>i) SSD conditions. EIS and stamped plans were published on the website.</p> <p>ii) As above</p> <p>iii) Stamped plans, CEMP (Rev. F) dated 27/07/23 and sub-plans are available on the project website. Approved Transportation Strategy (7/2/2023) published.</p> <p>iv) Audit Report (IA1) and Response to Findings were posted. Project updates included.</p> <p>v) Noise monitoring results from Jan-Jun 2023 posted.</p> <p><b>Observation: The auditor is of the view that the monitoring results for all the locations should be posted on the project website for consistency purposes. However, as there is no commitment on the conditions of this consent to do that, this audit finding is considered closed.</b></p> <p>vi) Project updates are posted every 3 months.</p> <p>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.</p> <p>viii) Complaints register form December 2022 to July 2023</p> <p>ix) Audit Report (IA1) and Response to Audit Findings were posted.</p> <p>x) Website includes: works notifications and information packs sighted.</p> <p>Information posted on the website is up to date. It was noted that the last revision of the CEMP (rev. F) was uploaded prior finalising of this audit report.</p>	Complaint

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Compliance</b>				
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 2/8/2023 Site Induction presentation 27/7/2023 Rev.5 Toolbox Talk record 25/7/2023	The requirements of the Project were communicated to the workforce as relevant to their roles through the subcontractor agreements, inductions and training.  Site induction was updated 27/7/2023, Rev.5. Site Induction included the SSD requirements in page 6. Lucidity system records all the site inductions, sighted for 27/7/23 and 31/1/2023 for Jeremy (forklift driver) induction no. 0064.  Sighted toolbox talk record 25/7/23 talking about restricted space for working on the roof cavity, signed off by contractors: C+O, Austral, CH. Toolbox talks are focus on safety requirements.	Complaint
<b>Incident Notification, Reporting and Response</b>				
A25	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident	Interview with auditees 2/8/2023	No reportable incidents as defined by the consent were identified by auditee during the audit period.	Not Triggered
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Interview with auditees 2/8/2023	No reportable incidents as defined by the consent were identified by auditee during the audit period.	Not Triggered
<b>Non-Compliance Notification.</b>				
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 2/8/2023 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	No non-compliances have been raised during the audit period.  For the previous audit (IA1) the non-compliance on B11 was notified to DPE 15/11/2022. Response from DPE was received 25/11/2022.	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 2/8/2023 Letter to DPE re. Non-compliance with B11 15/11/2022 DPE Response 25/11/2022 re. Non-compliance on condition B11	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
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 2/8/2023 Records for non-compliance under A27 to A28	No reportable incidents during the audit period reported.	Not Triggered
<b>Revision of Strategies, Plans and Programs</b>				
A30	Within three months of: (a) the submission of an incident report under condition A26; (b) the submission of an Independent Audit under condition C40 or C42; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,  the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Interview with auditees 2/8/2023 Construction Worker Transportation Strategy (CWTS) 7/2/2023 from TTW Email from TSA to SINSW 7/2/2023 Construction Environmental Management Plan (CEMP) from Built dated 27/7/2023 (Rev. F) Post approval form – lodgement on the 24/3/23 Letter from DPE to SINSW dated 9/3/2023 acknowledge receipt of the CWTS - Rev.2	The project has only recently started, and only one event has triggered a review of a Plan.  - No reportable incidents recorded for the project during the audited period.  - Independent Audit No.1 Report completed 23/3/23. Report was submitted to DPE on the 24/3/23.  - 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.	Non-Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Letter from SINSW to DPE dated 28/3/2023 re. Notification of a review (A30)</p> <p>Notification to the Certifier 11/04/2023</p>	<p>CWTS - 7/2/2023 (Rev.2) was submitted to DPE and letter of acknowledgment received on the 9/3/2023.</p> <ul style="list-style-type: none"> <li>- IA1 site inspection was completed 8/2/2023 and audit report was submitted to DPE on 24/3/23. CEMP was revised on the 27/7/2023 (Rev. F) which is more than 3 months as required by this condition.</li> </ul> <p><b>Non-compliance: The CEMP was not reviewed within 3 months of submission of Independent Audit Report No. 1 (IA1). Notice of review of the strategies, plans and programs was submitted to the Department on the 28/3/2023 (DC23/551102). CEMP was reviewed on the 27/7/2023 (Rev. F).</b></p> <p><b>Before finalising this report, the Applicant indicated that a non-compliance was raised and submitted to the Department on the 4/9/2023, regarding the missing notification to the Certifier of the CEMP (Rev. F) review.</b></p>	
A31	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>Construction Worker Transportation Strategy (CWTS) 7/2/2023 (Rev. 2) from TTW</p> <p>Letter from DPE to SINSW dated 9/3/2023 acknowledge receipt of the CWTS - Rev.2</p> <p>Cover Letter from SINSW to DPE 18/11/2022 Re. review of project plans</p> <p>Construction Soil and Water Management Sub-Plan (CSWMSP) 1/02/2023 Rev.7, 17/8/23 Rev.8 from Warren Smith</p> <p>Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) 27/7/23 (Rev. 4) from TTW</p> <p>Letter from SINSW to DPE dated 28/3/2023 re. Notification of a review (A30)</p>	<p>Revised Construction Worker Transportation Strategy (Rev.2 – 7/2/2023) was submitted to DPE and a letter was presented from DPE to SINSW dated 9/3/2023 with acknowledgment receipt of the CWTS - Rev.2 which is within 6 weeks of the review.</p> <p>CSWMSP was updated 1/02/2023 after the Erosion and Soil audit from Moss Environment conducted on the 12/01/2023.</p> <p>The CSWMSP and CTMP were revised after comments were received by DPE. Submission to the Certifier was made on the CEMP, CSWMSP and the CTMSP on the 7/2/2023 with track changes on those documents. No evidence was presented to verify that Plans were issued to DPE within six weeks of the review.</p>	Compliant
<b>PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Design and Landscaping Amendments</b>				
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>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> <ul style="list-style-type: none"> <li>(a) secondary pedestrian entrance was relocated;</li> <li>(b) nine proposed non-native trees replaced;</li> <li>(c) 28 Coolabah trees were added within the site as per landscape drawing;</li> <li>(d) additional tree planting provided along the Charles Street and Mitchell Street / Kamilaroi Highway school;</li> <li>(e) minimum of 106 trees throughout the site was included,</li> <li>(f) location, species, maturity and height at maturity included;</li> <li>(g) indigenous species to the local area included;</li> <li>(h) all trees planted on the site confirmed; and</li> <li>(i) provision of nest boxes suitable to native fauna likely to use the site included.</li> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>Architectural Plans were submitted to the DPE on the 28/10/2022.</p> <p>Stamped Plans (Overall Site Plan) for Crown Certificate, 22/11/22 prepared by Shack</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>	
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>	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 &amp; 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. 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> <p>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.</p> <p>Presented Connecting with Country Document (March-August 2022) Rev. date 21/10/2022 prepared by TSA.</p> <p>The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
B4	<p>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.</p>	<p>Approved Plans for Wee Waa Landscape Concept Design Package, 26/5/22 prepared by Moir Landscape Architecture</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>Amended plans were executed to include the activation of the spine walkway and central courtyard.</p> <p>This will be triggered under CC No.3 when landscaping works starts.</p>	Not Triggered
B5	<p>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).</p>	<p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) Rev 3 P00145, 01/11/22 prepared by E-Lab Consulting</p> <p>Overall Site Plan - 2/3/2023 Rev. 5 from SHAC</p>	<p>Consultation was done by the Comms engagement manager. Presented revised Fencing Plan on the Overall Site Plan dated 2/3/2023 Rev. 5 from SHAC.</p> <p>Full length 2.4m acoustic fence to George St boundary. Colours: Deep ocean blue for boundary fence (closest match, subject to availability), brilliant white for post and rail. Vegetation – photynea red robins approx. 31 plants to be delivered; panel at George St end between two fences and gate at the other end for maintenance.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B6	<p>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.</p> <p><b>Note:</b> 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.</p>	Overall Site Plan - 2/3/2023 Rev. 5 from SHAC	<p>Consultation was done by the Comms engagement manager. Presented revised Fencing Plan on the Overall Site Plan dated 2/3/2023 Rev. 5 from SHAC. This has not been submitted to the DPE yet.</p> <p>The builder has directly contacted adjacent noise sensitive receivers and provided them with relevant information that relates to Project e.g., fencing along the 41 George Street.</p>	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.	<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>Stamped Plans (Overall Site Plan) for Crown Certificate, 22/11/22 prepared by Shack</p> <p>Approved Plans for Wee Waa Landscape Concept Design Package, 26/5/22 prepared by Moir Landscape Architecture</p> <p>Overall Site Plan - 2/3/2023 Rev. 5 from SHAC</p>	<p>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.</p> <p>Plans listed in B3 were issued to the Certifier on the 14/12/2022, plans on B4 still in progress, Fencing Plan for B5 was done 2/3/2023 and will be submitted to the DPE once finalised and when requested.</p>	Not Triggered
<b>Notification of Commencement</b>				
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
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 2/8/2023	Construction not been staged; however a modification is currently been drafted to stage the development during the Operational phase.	Not Triggered
<b>Certified Drawings</b>				
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.	<p>Approved Plan for Wee Waa High School SSD Civil &amp; Stormwater, March 2022 prepared by Warren Smith</p> <p>Amended Crown Certificate (CC1) GDL210329.1 05/12/22 issued by Group DLA -</p>	<p>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.</p> <p>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.</p> <p>Correspondence with the Certifier was sighted 16/11/2022 with acceptance of condition B10.</p> <p>The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
<b>External Walls and Cladding</b>				
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	Interview with auditees 2/8/2023	Correspondence with the Certifier was sighted 21/10/2022 with acceptance of condition B11.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.	External Wall System Disclosure Statement (Built DfMA Façade Panels) 28/09/2022 from TTW  Certifier Correspondence 21/10/2022 re. acceptance of condition B11.  Response letter from DPE received 25/11/2022.	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.  The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	
<b>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</b>				
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.	Interview with auditees 2/8/2023  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
<b>Pre-Construction Survey – Adjoining Properties</b>				
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 Pre-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	Minor vibration works happened in February 2023. 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
<b>Community Communication Strategy</b>				
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	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.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(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.</p>		<p>Strategy includes the following:</p> <p>(a) Section 3</p> <p>(b) Section 4.2</p> <p>(c) Section 5</p> <p>(d) Section 6 includes (i) to (iii)</p> <p>DPE have not requested submission of the CCS.</p> <p>No changes on this requirement since the last audit.</p>	
<b>Ecologically Sustainable Development</b>				
B17	<p>Prior to the commencement of construction of the building, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(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</p> <p>(b) seeking approval from the Planning Secretary for an alternative certification process.</p>	<p>Green Star Confirmation of Lodgement (SSD Condition B17), 22/10/22</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>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.</p> <p>b) N/A</p>	Compliant
<b>Outdoor Lighting</b>				
B18	<p>Prior to the installation of permanent outdoor lighting, evidence must be submitted to the satisfaction of the Certifier that:</p> <p>(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;</p> <p>(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</p> <p>(c) all outdoor lighting has been designed to comply with the nine good lighting design principles of the NSW Dark Sky Planning Guideline 2016.</p>	<p>Interview with auditees 2/8/2023</p> <p>Design Statement: Design Statement SSDA Certificate Electrical Services, 13/10/22 issued by Carter &amp; Osborne Electrical</p> <p>External Lighting Compliance Certificate, 13/10/22 issued by Electrical Project Australia</p>	<p>External Lighting Compliance Certificate states that electrical elements of the building are designed in accordance with;</p> <ul style="list-style-type: none"> <li>SSDA Condition B18</li> <li>AS/NZS 1158.3.1-2005 &amp; AS/NZS 1158.3.1-2020 Pedestrian Area (Category P) Lighting,</li> <li>AS4282-2019 Control of Effects of Obtrusive lighting</li> <li>State Significant Development Application (SSDA) 21854025</li> <li>Appendix FF - Lighting Strategy Report – Marline Building Services</li> <li>NSW Dark Sky Planning Guideline 2016</li> </ul> <p>This is also part of the CEMP. Sighted email from Certifier 21/10/2022 with acceptance for B18.</p> <p>The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
<b>Environmental Management Plan Requirements</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B19	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPE April 2020)</p> <p><b>Note:</b> The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></p> <p><b>Note:</b> The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</p>	<p>Construction Environmental Management Plan (CEMP) from Built Revision F (27/7/23) and Revision G (17/08/2023)</p> <p>Construction Soil and Water Management Sub-Plan (CSWMSP), 1/2/23 Rev.7 from Warren Smith</p> <p>Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) 27/7/23 (Rev. 4) from TTW</p> <p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) Rev 3 P00145, 01/11/22 prepared by E-Lab Consulting</p>	<p>The CEMP and sub-plans have been prepared giving regard to the Guideline where specifics are required by the consent.</p> <p>Sighted copies of the:</p> <ul style="list-style-type: none"> <li>- Construction Environmental Management Plan (CEMP),</li> <li>- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)</li> <li>- Construction Noise and Vibration Management Sub-Plan (CNVMSP)</li> <li>- Construction Waste Management Plan (CWMSP)</li> <li>- Construction Soil and Water Management Sub-Plan (CSWMSP)</li> </ul>	Compliant
<b>Construction Environmental Management Plan</b>				
B20	<p>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:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>(v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B16;</li> </ul> <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>Construction Environmental Management Plan (CEMP) from Built Revision F (27/7/23) and Revision G (17/08/2023)</p>	<p>CEMP was prepared prior to construction and submitted to Group DLA, the certifier.</p> <p>CEMP includes relevant information:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> <li>(i) CEMP Section 2.2;</li> <li>(ii) CEMP Section 2.3;</li> <li>(iii) CEMP Section 9;</li> <li>(iv) CEMP Section 16.3;</li> <li>(v) CEMP Section 17;</li> </ul> <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. Submission to the Certifier was sighted on the 2/12/2022 and listed in the CC1. CEMP was revised 27/7/23. Letter from SINSW to DPE sent on 28/3/2023 with the revision of strategies, plans and programs.</p>	Compliant
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>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) 211022TAAF Rev 2, 17/11/22 prepared by TTW</p> <p>CTPMSP updated 27/7/23 (Rev. 4)</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> <ul style="list-style-type: none"> <li>(i) CTPMSP Section 4.8;</li> </ul>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>(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> <p>CTPMSP was updated on the 27/7/23 - Rev. 4</p>	
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&amp;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>(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>	Construction Noise and Vibration Management Sub-Plan (CNVMSP) Rev 3 P00145, 01/11/22 prepared by E-Lab Consulting	<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> <p>(g) CNVMSP Section 7.1.4; and</p> <p>(h) CNVMSP Section 6 and 7.</p> <p>No changes to plan during this audit period.</p>	Compliant
B23	<p>The Construction Waste Management Sub-Plan (CWMSPP) 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 (CWMSPP) Rev 4, 16/11/22 prepared by Built	<p>CWMSPP was prepared and addressed procedures for the management of waste including the following:</p> <p>(a) CWMSPP Section 4.;</p> <p>(b) CWMSPP Section 2.; and</p> <p>(c) CWMSPP Section 3.3</p> <p>No changes to plan during this audit period.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 &amp; 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>	<p>Construction Soil and Water Management Sub-Plan (CSWMSP) Rev 6, 25/11/22 prepared by Warren Smith</p> <p>CSWMSP revised 1/2/23 (Rev. 7)</p>	<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 &amp; Drawing C2.;</p> <p>(c) CSWMSP - Section 4.1 &amp; 4.2 &amp; drawings C2.01, C2.02 &amp; 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 &amp; drawing C2.01 &amp; C2.03;</p> <p>(ii) CSWMSP – Section 3; and</p> <p>(iii) CSWMSP – Section 4.2.1.</p> <p>CSWMSP was revised on the 1/2/23 - Rev. 7.</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> <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>	<p>Construction Biodiversity Management Sub-Plan (CBMSP) 22COF-3568, 16/11/22 prepared by Eco Ecological</p> <p>Letter DPE to Built, 8/11/22 Approval of CBMSP</p>	<p>CBMSP was prepared and addressed the following:</p> <p>(a) Eco Ecological - CBMSP – Section 1.4 &amp; Appendix B;</p> <p>(b) CBMSP – Appendix A;</p> <p>(c) CBMSP – Section 5.1; and</p> <p>(d) CBMSP – Section 5.</p> <p>No changes to plan during this audit period.</p>	Compliant
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>	<p>Construction Flood Emergency Response Sub-Plan (CFERSP) Rev 1.1, Nov 2022 prepared by Lyall &amp; Associates</p>	<p>CFERSP was prepared and addressed the following:</p> <p>(a) Lyall &amp; Associates, Appendix E</p> <p>(b) Section 1.1</p> <p>(c)(i) Chapter 5 and Appendices</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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.		A and B (c)(ii) Sections 3.1.1 and 3.1.2 (c)(iii) Sections 3.1.1, 3.1.3 and 3.1.4 (c)(iv) Section 1.5 (c)(v) Chapter 5 and Appendix A (c)(vi) Chapter 5 and Appendix B No changes to plan during this audit period.	
<b>Flood Management</b>				
B27	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: (a) flood warning and notification procedures for construction workers on site; and (b) evacuation and refuge protocols for construction workers.	Construction Flood Emergency Response Sub-Plan (CFERSP) Rev 1.1, Nov 2022 prepared by Built Induction presentation Design Statement confirming Flood Levels (SSD Condition B27), 30/09/22 issued by Elizabeth Brown of SHAC	CFERSP was prepared and includes the following: (a) Chapter 5 and Appendices A and B (b) Chapter 5 and Appendices A and B Induction presentation (Rev.4) sighted on page 10 includes flood management process	Compliant
B28	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.	Design Statement confirming Flood Levels (SSD Condition B28), 30/09/2022 issued by Elizabeth Brown of SHAC 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	Sighted Email from Certifier 21/10/2022 accepting B18. Sighted letter dated 30/9/2022 from SHAC indicating confirmation of design and documentation in accordance with flooding reports and recommendation from Lyall & Associates. The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
B29	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: (a) any structures below the 1% Annual Exceedance Probability plus 500mm of freeboard must be constructed from flood compatible building components; (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: (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	Email from Built to the Certifier 16/11/2022 indicating closure of all conditions from B29(b). Email from Lyall consultant to Built on the 11/11/2022 Letter dated 30/9/2022 from SHAC CC2 – includes a letter from Scott Button of Lyall & Associates Consulting Water Engineers, 11/11/22	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. 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. Further confirmation from the flood consultant Lyall was received on the 24/1/2023 indicating design incorporates the requirements of this condition. The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	Compliant
<b>Construction Access arrangements</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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> <p>(a) all vehicles must enter and leave the Site in a forward direction;</p> <p>(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</p> <p>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</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>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> <p>(a) CTPMSP Section 4.3;</p> <p>(b) CTPMSP Appendix B; and</p> <p>(c) CTPMSP Section 5.2, 5.4 &amp; 5.6.</p> <p>CTPMSP was submitted to the Certifier (Group DLA) on the 2/12/2022.</p>	Compliant
<b>Construction Parking</b>				
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> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p> <p>(c) minimise road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes.</p>	<p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) 211022TAAF Rev 2, 17/11/22 prepared by TTW</p> <p>CTPMSP updated 27/7/23 (Rev. 4)</p>	<p>Driver Code of Conduct was prepared under Appendix D of CTPMSP and address the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p> <p>(c) minimise road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes.</p>	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>Email from TSA to SINSW 7/2/2023</p> <p>CWTS submitted to DPE 7/2/2023</p> <p>Letter from DPE to SINSW 9/3/23 Acknowledge receipt of the CWTS Rev.2</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. 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>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> <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. 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. Submission to DPE of the CTWS by SINSW was made on 7/2/2023.</p>	Compliant
<b>Operational Noise – Mechanical Plant, Equipment and School Bell / PA System</b>				
B33	<p>Prior to installation of mechanical plant, equipment and school bell / PA system:</p> <p>(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</p>	<p>Interview with auditee 2/8/2023</p> <p>Crown Certificate (CC2) GDL210329.2 BCA Design Compliance Statement – 28/2/23 issued by Group DLA</p> <p>Acoustic Consultant Statement from E-Lab Consulting dated 24/2/2023</p>	<p>Acoustic Consultant Statement from E-Lab Consulting dated 24/2/2023 confirming that the design is capable of meeting the project noise trigger levels as recommended in the Acoustic Assessment Report in relation to mechanical plant, equipment and school bell / PA system.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(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.		The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	
<b>Aboriginal Heritage</b>				
B34	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(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</p> <p>(b) prepare an Aboriginal Cultural Heritage Management Plan in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by OzArk Environment &amp; Heritage dated October 2021.</p>	Aboriginal Cultural Heritage Management Plan (ACHMP) Version 1, Nov 22 prepared by OzArk Environment & Heritage	<p>ACHMP was prepared prior to construction and includes:</p> <p>a) ACHMP Section 4 Consultation with Aboriginal Community</p> <p>b) ACHMP was prepared.</p>	Compliant
<b>Biodiversity</b>				
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.	<p>18/11/2022 issued certificate to DPE</p> <p>Post approval lodgement retirement of biodiversity credits 18/11/2022</p>	<p>18/11/2022 issued certificate to DPE</p> <p>Post approval lodgement retirement of biodiversity credits 18/11/2022</p>	Compliant
<b>Public Domain Works</b>				
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.	<p>Letter NSW Transport (TfNSW) to SINSW Advice on Assessment SSD21854025, 02/06/22</p> <p>Letter Narrabri Shire Council Advice on Response to Submissions, 02/07/22</p> <p>Section 138 Approval Letter for George Street civil works 25/5/2023 from Narrabri Council</p> <p>Section 138 application - for pavement work, including kerb and guttering on Charles Street, 16/6/23</p>	<p>TfNSW provided comment on the information in relation to the proposed Wee Waa High School public domain works. TfNSW formally removed the reliance on a pedestrian crossing for the development and included the provision of kerb extensions.</p> <p>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.</p> <p>Section 138 Approval Letter from Narrabri Shire Council for George Street civil works was received on the 25/5/2023</p> <p>Submission to the Certifier was made on the 6/7/2023.</p> <p>For the footpath works (pavement work, including kerb and guttering) on Charles Street, another application on Section 138 was made on the 16/6/23, currently waiting for approval.</p>	Not Triggered
<b>Operational Waste Storage and Processing</b>				
B39	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	Interview with auditee 2/8/2023	Waste storage and processing will be managed as part of CC3.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>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>			
<b>Roadwork and Pedestrian Access Improvements</b>				
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><b>Note:</b> 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>	<p>Interview with auditee 2/8/2023</p> <p>Section 138 Approval Letter for George Street civil works 25/5/2023 from Narrabri Council</p> <p>Consultation with Narrabri Shire Council on the 21/6/2023 and minutes received 5/7/2023.</p> <p>Section 138 application - for pavement work, including kerb and guttering on Charles Street, 16/6/23</p> <p>Minor WAD between TfNSW and SINSW 27/7/2023</p>	<p>a) Minor WAD between TfNSW and SINSW 27/7/2023. In progress of being executed by SINSW.</p> <p>b) and c) Section 138 Approval Letter from Narrabri Shire Council for George Street civil works was received on the 25/5/2023. Submission to the Certifier was made on the 6/7/2023. Consultation with Narrabri Shire Council on the 21/6/2023 and minutes received 5/7/2023.</p> <p>d) Minor WAD between TfNSW and SINSW 27/7/2023. In progress of being executed by SINSW.</p> <p>e) and f) submission of Section 138 was made on the 16/6/23 and is currently with Council waiting for approval.</p>	Not Triggered
<b>Works Authorisation Deed</b>				
B41	<p>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 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.</p>	<p>Interview with auditee 2/8/2023</p> <p>WAD Intro meeting minutes 19/7/2023</p> <p>Minor WAD between TfNSW and SINSW 27/7/2023</p>	<p>Currently in progress, meeting with TfNSW have been carried out for this. Sighted 19/7/2023 WAD introduction meeting minutes between TfNSW, TSA and SINSW.</p> <p>Minor WAD between TfNSW and SINSW 27/7/2023. Currently been executed by SINSW.</p>	Not Triggered
<b>Operational Access, Car Parking and Service Vehicle Arrangements</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 2/8/2023	Operational parking and access facilities design will be part of CC3.	Not Triggered
<b>Site Contamination</b>				
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 2/8/2023 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
<b>Earthworks</b>				
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>Crown Certificate CC1 GDL210329.1 - 15/12/22 by Group DLA</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"> <li>a) CEMP Section 4, drawing C3.01 &amp; C30.2 Schedule 2 (CVs) Schedule 3 Consultation</li> <li>b) EMP drawing C3.01 &amp; C30.2</li> <li>c) EMP Section 5, drawing C3.01 &amp; C30.2</li> <li>d) EMP Section 5</li> <li>e) EMP Section 6, Condition B24 Soil and Water Management Plan</li> </ul> <p>Submission to the Certifier on the 18/11/2022 and acceptance received.</p> <p>Consultation with Council included in Schedule 3 – submitted 15/11/2022, with no response received to date.</p> <p>The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
<b>Water and Sewer</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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.	<p>Interview with auditee 2/8/2023</p> <p>Detailed Design - Hydraulic Services (Long Section) from SHAC dated 21/9/22 Rev. A</p> <p>Email from NSC to TSA 26/10/2022</p> <p>Meeting minutes SINSW, Narrabri Shire Council – Project Update 13/9/2022</p> <p>Email from TSA to Group GLA 11/11/22 with meeting minutes with Narrabri Shire Council</p>	<p>Sewer and Water Connection: 100% complete. Sighted Detailed Design Hydraulic Services from SHAC dated 21/9/22 Rev. A</p> <p>Project Meeting was carried out between SINSW, Narrabri Shire Council (NSC), JHA (Engineer), TSA and Built on the 13/9/2022 – item 2 discussion on potable water &amp; sewer. Email from NSC to TSA 26/10/2022 minor comment on the meeting minutes. Email from TSA to Group GLA 11/11/22 with meeting minutes with Narrabri Shire Council</p> <p>The evidence provided above indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	Compliant
<b>PART C DURING CONSTRUCTION</b>				
<b>Site Notice</b>				
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>	<p>Site Inspection 2/8/2023</p>	<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
<b>Operation of Plant and Equipment</b>				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>Interviews with auditees 2/8/23</p> <p>Daily checklist for Forklift - 2/8/23</p> <p>Telescopic handler operations Card - 23/1/23</p> <p>Plant Register current to date (Aug 2023)</p> <p>Lucidity system – online records for Digger (Caterpillar) and Telehandler (Forklift)</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"> <li>- Daily checklist for Forklift completed 2/8/23.</li> <li>- Operator – Telescopic handler operations Card issue 23/1/23</li> <li>- Plant Register in Lucidity current today. Plant Inspections and risk assessments are part of the Lucidity system. <ul style="list-style-type: none"> <li>o Digger (Caterpillar) was registered 27/7/2023, service manual, log of hours, maintenance 5/7/23, risk assessment 27/7/2023 task completed 31/7/23.</li> <li>o Telehandler (Forklift) registered 31/1/2023, Service record 23/1/23 and 14/6/2023. Plant operator Verifications of Competency (VOC) for the skid Steer WTC 58 dated 11/1/2022.</li> </ul> </li> </ul>	Compliant
<b>Construction Hours</b>				
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	<p>Interview with auditees 2/8/2023</p> <p>Induction presentation construction hours included</p>	<p>The auditee has undertaken the works within the standard construction hours during the audit period. Hours are specified in CEMP, site induction, site notice and have been communicated to the workforce.</p>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	CEMP dated 27/7/23 from Built CNVMSP 1/11/2022 from E-Lab Consulting	No OOHW application have been made during the audited period. No complaints regarding hours of work have been received in the audited period.	
C4	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: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	Interview with auditees 2/8/2023 Induction presentation construction hours included	Some works have been conducted during these hours, but not triggered high noise levels.	Complaint
C5	Construction activities may be undertaken outside of the hours in condition C3 and C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Interview with auditees 2/8/2023	This has not been triggered during this audit period.	Not Triggered
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Interview with auditees 2/8/2023	No works triggering this condition.	Not Triggered
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Interview with auditees 2/8/2023	Not rock breaking, rock hammering, sheet piling works during this audit period.	Not Triggered
<b>Implementation of Management Plans</b>				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Site induction presentation Rev.5, 27/7/2023 Monitoring of dust, noise and vibration is ongoing, consistent with the CEMP and CNVMSP. Environmental inspections on: 27/7/23 and 13/2/23. HSE inspections on 24/7/23 and 23/5/23 Site inspections on 31/3/23 and 20/2/23 Toolbox Talk record 25/7/2023 Weekly pre-start meetings 17/7/2023 Daily Builder's brief 21/7/2023 Soil and Water Mgt plan revised on 8/1/23	Evidence observed during the IA indicated that the CEMP and sub-plans were being implemented on site and generally comply, as follows: The site induction 27/7/2023 which covers some of the environmental requirements from the SSD, e.g., working hours, dust, E&S controls. Toolbox talks carry out weekly, sighted for 25/7/2023. Tasks observation for stormwater pipe laying on the 5/2/2023. Sighted site environmental inspection records on the 27/7/23, 13/2/23, 24/7/23, 23/5/23, 31/3/23 and 20/2/23 Pre-start meetings continue and weather conditions, moving mobile plant, etc. Sighted record on 17/7/2023 including the new site / truck entry. Monitoring of noise, vibration and dust is ongoing consistent with the CEMP and CNVMSP. Also, dust suppression is happening with the Water Car. Stockpiles have been maintained with the AQUATARP. Prior finalising of this report a copy of the Soil and Water Management Plan dated 17/8/2023 Revision 8.0 was provided and a copy of the Drawing No. C2.01: Construction Soil & Water Management Plan – Stage 1, Issue A	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			(31/01/2023) was sighted. It was noted that the drawing date has not been revised.	
<b>Construction Traffic</b>				
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.	Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) 27/7/23 (Rev. 4) from TTW Site inspection 2/8/2023 Complaints register current 31 July 2023	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.  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.  All the deliveries and trucks are driving and enter through George Street gate. No works happening outside the site boundaries.	Compliant
<b>Hoarding Requirements</b>				
C10	The following hoarding requirements must be complied with:  (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and  (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.	Interview with auditees 8/2/2022 Site inspection 8/2/2022 Refer to site photos	Site fencing (with shade cloth) only.	Compliant
<b>No Obstruction of Public Way</b>				
C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site inspection 2/8/2023 Complaints register current to 31 July 2023	No obstruction of any materials, vehicles, refuse, skips or the like on the public way was observed during the site inspection.  No complaints regarding this specific requirement were received.	Compliant
<b>Construction Noise Limits</b>				
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.	Construction Noise & Vibration Management Sub-Plan, Site Hive system Noise monitoring reports from January to July 2023 (term) Noise monitoring results from 1/6/23 to 28/6/23	Continuous noise monitoring is being undertaken. Respite periods are occurring at least twice a day (mid-morning and during lunch time).  Noise monitoring has been conducted and results generated monthly, device is located at George St. Sighted results from Site Hive system posted in the project website from January to June 2023. Noise monitoring results from 1/6/23 to 28/6/23 indicated an average daily of 51dB, no exceedance of Day Noise Limit (DNL) of 75dB. The various spikes in June are due to the neighbour carrying out landscaping tasks right next to the monitor.  No noise complaints received since February 2023. The Correspondence & Complaints Register has been kept by Built. Last entry was made on the 19/3/2023. The complaint recorded on the 6/12/2022 included date, time, name of person, nature and actions.  <b>The Observation IA1-03 remain open, as not all the complaints recorded in the Contractor Project Correspondence &amp; Complaint Register include the details and relevant information associated with the complaints as per the CNVMSP. For the complaint raised on the 19/3/2023 it was verified that the register included: the date of the complaint, the nature of the complaint and subsequent details. Register still missing details such as: the name of the complainant, the time of the complaint and relevant remedial actions undertaken.</b>  Additionally, a secondary detailed complaints register has been maintained by Department of Education (DoE) for the auditing purposes. It was noted that to maintain anonymity of complainant this register is not published on the website.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			DoE will maintain the complaints register in its current format for the purpose of A23.	
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.	Project induction, CEMP, CNVMSP Interview with auditees 2/8/2023 Complaints register current to 31 July 2023	Hours are specified in CEMP, CNVMSP, site induction, site notice and have been communicated to the workforce.  NO OOHW conducted to date.	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.	Site inspection and Interview with auditees 2/8/2023	All machine on site is fitted with quackers, plant checklist in lucidity includes an item on audible alarm functional when reversing.	Compliant
<b>Vibration Criteria</b>				
C15	Vibration caused by construction at any residence or structure outside the site must be limited to:  (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and  (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Construction Noise & Vibration Management Sub-Plan (CNVMSP) 1/11/2022 Rev. 3  Vibration results (Site Hive) Jan-Jun 2023.  Vibration monitoring graphs (Site Hive) 6/2/23 – 21/2/23	Site specific criteria has been established for sensitive equipment. Vibration results from Jan-Jun 2023 were sighted.  The criteria have been adopted in the monitoring alert system. During the vibration works in February/March 2023 while using the roller, consultation was carried out with the neighbour. The Site Hive system has an alert method.  Vibration monitoring graphs (Site Hive) from 6/2/23 to 21/2/23 showing 3 exceedances, activity conducted: 20t roller in static mode compacting fill along boundary.	Compliant
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 2/8/2023  Vibration results (Site Hive) Jan-Jun 2023.  Vibration monitoring graphs (Site Hive) 6/2/23 – 21/2/23	During the vibration works in February/March 2023 while using the roller, consultation was carried out with the neighbour. The Site Hive system has an alert method. Vibration monitoring graphs (Site Hive) from 6/2/23 to 21/2/23 showing 3 exceedances, activity conducted: 20t roller in static mode compacting fill along boundary.	Compliant
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  Vibration results (Site Hive) Jan-Jun 2023.  Vibration monitoring graphs (Site Hive) 6/2/23 – 21/2/23	Controls in accordance with C15.	Compliant
<b>Tree Protection</b>				
C18	For the duration of the construction works:  (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;  (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;  (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;	Arboricultural Impact Assessment, Tree Management Strategies  Amended arborist assessment report 14/10/2022  SHAC Tree Removal Plan Rev.1 date 25/10/2022  Email from Arborist to Built Site Engineer 24/7/2023 re. tree and fence line clashes  Site inspection 2/8/2023.  Photos for tree protection	Sighted SHAC Tree Removal Plan Rev.1 date 25/10/2022 No. SSD1103.  Tree protection installed on trees to be retained within work zone. Some trees were removed as per the arborist assessment report.  Other trees to be retained have been fenced off. Some trees e.g., 6E and 7 will be pruned at the end of the development to avoid students climbing the trees to jump the fence to access the school (remove climbability hazards). This has been documented and correspondence was sighted between the Arborist and Built Site Engineer on the 24/7/2023 re. fence line and the trees in that line to be pruned. The recommendation is to ensure the trees are cut at suitable later point and not flush cuts.  See photos for tree protection zone implementation.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>			
<b>Air Quality</b>				
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site inspection 2/8/2023</p> <p>Daily Dust Monitoring and Dust suppression in place.</p> <p>Stockpile photos</p>	<p>Stockpiles were sealed with AQUATARP and no issues have been raised.</p> <p>There was no dust generating works during this audit inspection.</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, no track dirt onto the public road network. 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 2/8/2023</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 were sealed with AQUATARP and no issues have been raised.</p> <p>All trucks leaving site with covered loads. Road is clean of any dust, no track dirt onto the public road network.</p> <p>Street sweeper available. Road swept regularly.</p>	Compliant
<b>Disposal of Seepage and Stormwater</b>				
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.	Section 138 approval to pump stormwater and temporary vehicle access 18/8/2022 from Narrabri Shire Council	<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. Correspondence from the certifier 15/12/2022 agreeing with council approval to closed out this condition.</p> <p>The channel gets hydroseeded.</p> <p>There is a trash pump at the corner and then stormwater is pumped into the stormwater council system.</p>	Compliant
<b>Emergency Management</b>				
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.	<p>Project induction 6/2/23</p> <p>Emergency evacuation diagram 18/1/2022 to 18/7/2023, and 19/7/2023 to 19/12/2023</p> <p>Emergency evacuation drill was carried out on 3/2/2023</p>	<p>Emergency evacuation procedures discussed in site induction (Rev.4). Workers also instructed of assembly points in pre-starts/toolbox talks.</p> <p>Sighted emergency evacuation diagram on the notice board dated 18/1/2022 to 18/7/2023.</p> <p><b>Observation: Evacuation Diagram to be updated to the most recent version: 19/7/2023 to 19/12/2023. Before finalising this report, the Emergency Evacuation Diagram was updated, and a valid diagram displayed on the notice board.</b></p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			Emergency evacuation drill was carried out on 3/2/2023, 9.45am, all workers 9min, 29 workers on assembly area and return at 10am.	
<b>Stormwater Management System</b>				
C23	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the SRtS and the relevant civil drawings listed in condition A2;</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(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.</p>	<p>Stormwater design certificate by James Georgiades of Warren Smith Consulting Engineers 12/12/2022.</p> <p>Stormwater Plans issued by Warren Smith Consulting Engineers Pty Ltd C6.01, C6.02, C6.03, C6.04 &amp; C6.05, Issue A, 12/12/2022</p> <p>Crown Certificate No.1 from Group DLA GDL210329.1, 15/12/2022 from Group DLA</p> <p>Crown Certificate No.2 from Group DLA GDL210329.2, 28/02/2023 from Group DLA</p>	<p>As reported in IA1, within three months of the commencement of construction, the Applicant designed an operational stormwater management system for the development and submitted it to the satisfaction of the Certifier.</p> <p>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.</p> <p>Stormwater plans issued Warren Smith Consulting Engineers 12/12/2022.</p> <p>The Certifier confirmed its adequacy through granting of the Crown Certificate No.1 Group DLA GDL210329.1 15/12/2022.</p>	Compliant
<b>Aboriginal Cultural Heritage</b>				
C24	<p>Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by OzArk Environment &amp; Heritage dated October 2021 and the Aboriginal Cultural Heritage Management Plan required by condition B34, including:</p> <p>(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</p> <p>(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.</p>	<p>Aboriginal Cultural Heritage Assessment Report</p> <p>Project induction Rev.4 6/2/2023</p> <p>CEMP dated 27/7/2023 (Rev. F) from Built</p>	<p>The induction and CEMP contain the relevant information. There have been no unexpected finds.</p> <p>Page 15 of the induction includes cultural heritage requirements.</p>	Compliant
C25	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <p>(a) all works must halt in the immediate area to prevent any further impacts to the object(s);</p> <p>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</p> <p>(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;</p> <p>(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</p> <p>(e) works shall only recommence with the written approval of the Planning Secretary.</p>	<p>Project induction Rev.4 6/2/2023</p> <p>Interview Auditee 2/8/2023</p>	<p>No known Aboriginal objects within the site.</p> <p>The induction includes the relevant information, page 6.</p>	Not Triggered
<b>Unexpected Finds Protocol – Historic Heritage</b>				
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>Project induction Rev.4 6/2/2023</p> <p>Interview Auditee 2/8/2023</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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>			
<b>Imported</b>				
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 2/8/2023</p> <p>Site Inspection 2/8/2023</p> <p>Material Import Register up to 4/2/2023</p> <p>VENM Assessment from JBS&amp;G 28/4/2023</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). <b>Observation: The Register sighted online has not been updated, but hard copies with the required information were available and sighted during the audit as follows:</b></p> <ul style="list-style-type: none"> <li>- WTC Material Import Register presented from 28/4/23 to 16/5/23 for material bulk works. Total of 18785 tonnes (daily) and 8539 cubes metres.</li> <li>- Imported VENM from flood works, sighted classification report from JBS&amp;G dated 28/4/4023.</li> </ul> <p><b>Note: Before finalising this report, the Material Imported Register was updated including records of VENM and waste classification certificates. Register was presented and it was up to 2 August 2023.</b></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 2/8/2023</p> <p>VENM Assessment from JBS&amp;G 28/4/2023</p>	<p>Imported VENM from flood works, sighted classification report from JBS&amp;G dated 28/4/4023.</p>	Compliant
<b>Waste Storage and Processing</b>				
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 dated 27/7/2023 (Rev. F) from Built</p> <p>Site Inspection 2/8/2023</p> <p>Waste Report from Namoi WasteCorp for April, May, July 2023</p> <p>Waste bins photos</p>	<p>CEMP includes process to manage waste on site. Majority of waste generated during the audit period is associated with construction materials.</p> <p>Wastes bins available onsite (refer to Photos in Appendix E). Waste materials will be segregated by waste transporter (Namoi waste corporation). Waste bins are taken as required. No waste from the site was observed in public areas or private properties.</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 2/8/2023</p> <p>Waste Report from Namoi WasteCorp for April, May, July 2023</p>	<p>Classified waste is tracked as per C27-C28, waste reports records for the audit period were sighted. Sighted Waste Reports from Namoi WasteCorp for: 20/4/23 to 17/5/23; April 2023; and end of June and July 2023.</p>	Compliant
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 2/8/2023</p> <p>Waste Report from Namoi WasteCorp for April, May, July 2023</p>	<p>Concrete waste is taken away on the same waste bins. Sighted Waste Reports from Namoi WasteCorp for: 20/4/23 to 17/5/23; April 2023 and end of June and July 2023.</p>	Compliant
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 2/8/2023</p> <p>Waste Register Namoi WasteCorp for April, May, July 2023</p>	<p>Waste Register is available recording the quantities of each waste type generated during the audit period and the disposal location. All waste is disposed at Narrabri landfill.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 2/8/2023</p> <p>Fibro sample certificate analysis 10/8/2022 from SMK Consultants</p> <p>Unexpected finds (asbestos contaminated soil) dated 4/10/2022 from EPA</p> <p>Unexpected Find waste classification dated 2/9/2022 from JBS&amp;G</p>	<p>Presented unexpected finds (asbestos contaminated soil) dated 4/10/2022 from EPA, including the quantity, planned destination and actual destination (Narrabri Waste Management Facility).</p> <p>Sighted Fibro sample certificate analysis 10/8/2022 from SMK consultants.</p> <p>JBS&amp;G Unexpected Find waste classification dated 2/9/2022.</p> <p>Non changes identified in the audit period.</p>	Not Triggered
<b>Outdoor Lighting During Construction</b>				
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 2/8/2023	Not outdoor lighting required for the project.	Not Triggered
<b>Roadwork and Pedestrian Infrastructure Upgrade</b>				
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.	<p>Interviews with auditee and site inspection 2/8/2023</p> <p>SINSW Letter to DPE 9/6/23 re. Request for extension of time for C35</p> <p>DPE Email 15/6/23 re. RFI for C35</p> <p>SINSW Letter to DPE 16/8/23 re. Response to RFI in accordance with C35</p> <p>DPE Email to SINSW 18/8/23 further evidence required</p> <p>Section 138 Approval letter from NSC 25/5/2023 for George Street Civil Works</p> <p>Section 138 Approval letter from NSC 12/4/23 for Ref Stage B, Works Civil &amp; Stormwater in Charles Street</p> <p>Post Approval Form re. C35 Timing of Road Infrastructure: 09/06/2023 and 16/08/2023</p>	<p>Correspondence from SINSW to DPE was sent on the 9/6/2023 requesting an extension to the 6-month agreement. DPE provided a response with RFI on the 15/6/2023.</p> <p>Sighted evidence of DPE submission on 16/08/23 - C35 Response to RFI's regarding extension of time. DPE responded on the 18/08/23 with further questions and is requested a response and evidence by COB 22/10/2023.</p> <p><b>A Non-compliance against condition C35 was self-reported by SINSW on the 17/7/23. Commencement of Construction was provided to DPE on 9/12/2022 and six months following the commencement of Construction has now elapsed. A letter was provided to DPE requesting an alternative timeframe to comply with C35 on 9/6/2023.</b></p> <p><b>Note: Before finalising this report the Applicant (The Department of Education) provided a response to the Planning Secretary's RFIs on the 25 August 2023 (DOC23/1402276).</b></p> <p>The Department of Education response is currently under assessment by the Planning Secretary.</p> <p>Consultation with both Council and TfNSW is ongoing. There are separate S138 required to be obtained for works associated with George St, Charles St and Mitchell St. S138 Approval letter from NSC has been attained 25/5/2023 for George Street Civil Works and on the 12/4/23 for Ref Stage B, Works Civil &amp; Stormwater in Charles Street. Mitchell St still pending. There has been a long lead time from Narrabri Shire Council (NSC) in obtaining approvals.</p> <p>A Works Authorisation Deed (WAD) is also required to be obtained to complete road works to Mitchell St (TfNSW owned road).</p>	Non-Compliant
<b>Site Contamination</b>				
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.	<p>Remedial Action Plan Rev.3 - 4/11/2022 from JBS&amp;G</p> <p>Addendum Remediation Action Plan from JBS&amp;G dated 20/06/2023</p>	<p>Remedial Action Plan (RAP) 4/11/2022 Rev.3, updated to include the unexpected finds. JBS&amp;G consultant confirmed the location of the material, but no disposal yet. Remediation works were completed in accordance with the addendum RAP and the AMP (JBS&amp;G 2022).</p> <p>Sighted Addendum Remediation Action Plan from JBS&amp;G dated 20/06/2023.</p> <p><b>Note: Material has not been disposed yet; therefore, evidence of disposal location and results of testing have not been submitted to the DPE.</b></p>	Complaint

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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 from JBS&G Addendum Remediation Action Plan from JBS&G dated 20/06/2023 WSP consultant letter 6/2/2023 NSW EPA Site Auditor Services IAA # 1 WSP consultant letter 8/5/2023 NSW EPA Site Auditor Services IAA # 2	Remediation works happened at the end of July 2023 (27/7/23 and 28/7/23). Presented IAA from the site auditor and subsequent Addendum RAP's and Clearance certificates. A validation report is being prepared to close out the requirements of the original RAP and will be issued in due course.  Sighted: Addendum Remediation Action Plan from JBS&G dated 20/06/2023 and WSP consultant letter dated 8/5/2023 re. NSW EPA Accredited Site Auditor Services, Interim Audit Advice (IAA) #2 – Review of JBS&G (2023) Data Gap Investigation for Wee Waa High School (Rev. B) dated 11/4/2023.	Compliant
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 Addendum Remediation Action Plan from JBS&G dated 20/06/2023 WSP consultant letter 6/2/2023 NSW EPA Site Auditor Services IAA # 1 WSP consultant letter 8/5/2023 NSW EPA Site Auditor Services IAA # 2	Remediation was carried in accordance with the RAP, which sets the methodology for reducing contamination risk profiles. The following evidence was presented:  - WSP consultant letter dated 6/2/2023 re. NSW EPA Accredited Site Auditor Services, Interim Audit Advice (IAA) #1 – Review of Barnson Preliminary Site Contamination Assessment and Detailed Site Investigation.  - WSP consultant letter dated 8/5/2023 re. NSW EPA Accredited Site Auditor Services, Interim Audit Advice (IAA) #2 – Review of JBS&G (2023) Data Gap Investigation for Wee Waa High School (Rev. B) dated 11/4/2023.	Compliant
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 was carried in accordance with the RAP. No changes or other pre-existing contamination.	Not Triggered
<b>Independent Environmental Audit</b>				
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 13/7/2023 for WolfPeak auditors: Mr Ricardo Prieto-Curiel – Lead Auditor, Mr Steve Fermio – 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 2/8/2023	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 2/8/2023 Independent Audit Report No.1 (IA1) dated 23/3/2023 from WolfPeak Response to Audit Findings 23/3/2023 from SINSW Post Approval Form submission of IA1 to DPE 24/3/23	Sighted:  a) Response to Audit Findings dated 23/3/2023 from SINSW to the Independent Audit Report No.1 (IA1) dated 23/3/2023 from WolfPeak.  b) Audit Report and Response to Audit Findings were submitted to the DPE on the 24/3/2023  c) IA1 and Response to IA1 have been posted in the project website.	Compliant



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.	Independent Audit Report No.1 (IA1) dated 23/3/2023 from WolfPeak Response to Audit Findings 23/3/2023 from SINSW Post Approval Form submission of IA1 to DPE 24/3/23	Independent Audit Report No.1 and Response to Audit Findings were submitted to the DPE on the 24/3/2023	Compliant
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 2/8/2023	No direction from the Planning Secretary for cessation on the conduct of this audit.	Not Triggered
<b>Operational Readiness Work</b>				
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 2/8/2023	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 2/8/2023	Project started on 9 /12/2022, currently at construction phase.	Not Triggered
<b>PART D PRIOR TO COMMENCEMENT OF OPERATION</b>				
<b>Notification of Occupation</b>				
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
<b>External Walls and Cladding</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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
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
<b>Works as Executed Plans</b>				
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
<b>Implementation of separate Part 5 works</b>				
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&amp;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
<b>Public Art Plan</b>				
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
<b>Outdoor Lighting</b>				
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>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>			
<b>Warm Water Systems and Cooling Systems</b>				
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
<b>Mechanical Ventilation</b>				
D9	<p>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:</p> <p>(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>			Not Triggered
<b>Fire Safety Certification</b>				
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
<b>Structural Inspection Certificate</b>				
D11	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary and the Council after:</p> <p>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>			Not Triggered
<b>Compliance with Food Code</b>				
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
<b>Post-construction Dilapidation Report – Protection of Public Infrastructure</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D13	<p>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:</p> <p>(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;</p> <p>(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).</p> <p>(c) be submitted to the Certifier;</p> <p>(d) be forwarded to Council for information; and</p> <p>(e) be provided to the Planning Secretary when requested.</p>			Not Triggered
<b>Protection of Public Infrastructure</b>				
D14	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</p> <p>(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</p> <p>(c) pay compensation for the damage as agreed with the owner of the public infrastructure.</p> <p><b>Note:</b> This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</p>			Not Triggered
D15	<p>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.</p>			
<b>Post-Construction Survey – Adjoining Properties</b>				
D16	<p>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:</p> <p>(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;</p> <p>(b) be provided to the owner of the relevant buildings surveyed;</p> <p>(c) be provided to the Certifier; and</p> <p>(d) be provided to the Planning Secretary within 7 days when requested.</p>			Not Triggered
D17	<p>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.</p>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Roadworks and Pedestrian Infrastructure Upgrades</b>				
D18	<p>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).</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• Approval must be obtained for roadworks under section 138 of the Roads Act 1993.</li> <li>• All costs associated with the proposed road upgrade works must be borne by the Applicant.</li> <li>• In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section 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.</li> </ul>			Not Triggered
<b>Operational Car Parking and Pedestrian Access Arrangements</b>				
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
<b>Bicycle Parking and End-of-Trip Facilities</b>				
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
<b>School Zones</b>				
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><b>Note:</b> 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
<b>School Transport Plan</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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"> <li>(i) objectives and modes share targets (i.e., Site and land use specific, measurable and achievable and timeframes for implementation);</li> <li>(ii) specific tools and actions to help achieve the objectives and mode share targets;</li> <li>(iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development;</li> </ul> <p>(c) include operational transport access management arrangements, including:</p> <ul style="list-style-type: none"> <li>(i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish;</li> <li>(ii) the location of all car parking spaces on the school campus and their allocation (i.e., staff, visitor, accessible, emergency, etc.);</li> <li>(iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</li> <li>(iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements;</li> <li>(v) delivery and services vehicle and bus access and management arrangements;</li> <li>(vi) management of approved access arrangements;</li> <li>(vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones;</li> <li>(viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and</li> </ul> <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>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(h) a monitoring and review program.			
<b>Operational Management Plan</b>				
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
<b>Operational Noise – Community Use Assessment</b>				
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
<b>Operational Noise – General</b>				
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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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
<b>Utilities and Services</b>				
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
<b>Stormwater Operation and Maintenance Plan</b>				
D30	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:  (a) maintenance schedule of all stormwater quality treatment devices;  (b) record and reporting details;  (c) relevant contact information; and  (d) Work Health and Safety requirements.			Not Triggered
<b>Signage</b>				
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
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
<b>Operational Waste Management Plan</b>				
D35	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:  (a) detail the type and quantity of waste to be generated during operation of the development;  (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the 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);			Not Triggered



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(c) detail the materials to be reused or recycled, either on or off site; (d) confirm that all cardboard waste will be separated from landfill waste and recycled; and (e) include the Management and Mitigation Measures included in the Applicant's Mitigation Measures Table at Appendix L in the RtS.			
<b>Biodiversity Management Plan</b>				
D36	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: (a) prepared by a suitably qualified and experienced ecologist or bushland regeneration expert; (b) prepared in consultation with EHG; (c) comply with the relevant recommendations of the Biodiversity Development Assessment Report V8, prepared by Ecological Australia and dated 22 August 2022; (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 (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).			Not Triggered
<b>Landscaping</b>				
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	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: (a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; (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 (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.			Not Triggered
<b>Operational Flood Emergency Management Plan</b>				
D39	Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that: (a) has been prepared by a suitably qualified and experienced person(s);			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>			
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
<b>Site Contamination</b>				
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
<b>Noise Mitigation Measures – 41 George Street</b>				
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
<b>PART E POST OCCUPATION</b>				
<b>Public Art</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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
<b>Out of Hours Event Management Plan</b>				
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> <p>(a) the number of attendees, time and duration;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport);</p> <p>(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;</p> <p>(f) measures to minimise localised traffic and parking impacts; and</p> <p>(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).</p>			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> <p>(a) the number of attendees, time and duration;</p> <p>(b) arrival and departure times and modes of transport;</p> <p>(c) where relevant, a schedule of all annual events;</p> <p>(d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport);</p> <p>(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;</p> <p>(f) measures to minimise localised traffic and parking impacts; and</p> <p>(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).</p>			Not Triggered
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
<b>Operational Noise Limits</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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
<b>School Use Operational Noise – Monitoring</b>				
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
<b>Community Use Operational Noise – Monitoring</b>				
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
<b>Operation of Plant and Equipment</b>				
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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Warm Water Systems and Cooling Systems</b>				
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
<b>Unobstructed Driveways and Parking Areas</b>				
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
<b>Ecologically Sustainable Development</b>				
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
<b>Outdoor Lighting</b>				
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
<b>Community Communication Strategy</b>				
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
<b>Environmental Management Plan</b>				
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
<b>Maintenance Access</b>				
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
<b>Implementation of Various Operational Management Plans</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
E21	<p>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:</p> <p>(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;</p> <p>(b) Operational Management Plan (condition D24);</p> <p>(c) Stormwater Operational Management Plan (condition D30);</p> <p>(d) Operational Waste Management Plan (condition D35);</p> <p>(e) Biodiversity Management Plan (condition D36);</p> <p>(f) Operational Landscape Management Plan (condition D38); and</p> <p>(g) Operational Flood Emergency Management Plan (condition D39).</p>			Not Triggered
<b>APPENDIX 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS</b>				
<b>Written Incident Notification Requirements</b>				
1	<p>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.</p>			Not Triggered
2	<p>Written notification of an incident must:</p> <p>(a) identify the development and application number;</p> <p>(b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);</p> <p>(c) identify how the incident was detected;</p> <p>(d) identify when the applicant became aware of the incident;</p> <p>(e) identify any actual or potential non-compliance with conditions of consent;</p> <p>(f) describe what immediate steps were taken in relation to the incident;</p> <p>(g) identify further action(s) that will be taken in relation to the incident; and</p> <p>(h) identify a project contact for further communication regarding the incident.</p>			Not Triggered
3	<p>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.</p>			Not Triggered
4	<p>The Incident Report must include:</p> <p>(a) a summary of the incident;</p> <p>(b) outcomes of an incident investigation, including identification of the cause of the incident;</p> <p>(c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and</p>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(d) details of any communication with other stakeholders regarding the incident.			

## **APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS**



Department of Planning and Environment

Patrick Mills  
Planning Support Officer  
NSW Department of Education

13/07/2023

Dear Mr Mills

**New Wee Waa High School - Auditor Endorsement Update Request (SSD-21854025)**

I refer to your request (SSD-21854025-PA-13) for the Secretary's approval of s suitably 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 11 July 2023.

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 updated audit team:

- Mr Ricardo Prieto-Curiel – Lead Environmental Auditor;
- Mr Steve Fermio – Auditor; and
- 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 James Epstein, A/ Team Leader, on (02) 6575 3419 or [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Yours sincerely



James Epstein  
A/ Team Leader

Department of Planning and Environment

As nominee of the Planning Secretary

## APPENDIX C – CONSULTATION RECORDS

**From:** [Joel Curran](#)  
**Sent:** Thursday, 27 July 2023 3:31 PM  
**To:** [Ana Maria Munoz Acosta](#)  
**Subject:** RE: Wee Waa High School - SSD21854025 - Independent Audit No. 2

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Hi Ana

Thank you for getting in touch with the department.

The department has no comments regarding the upcoming Independent Audit of the New Wee Waa High School.

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](mailto:joel.curran@planning.nsw.gov.au)  
PO Box 1226 | Newcastle NSW 2300

*Please direct all email correspondence to [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)  
[www.dpie.nsw.gov.au](http://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](mailto: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](#).*

**From:** [Ana Maria Munoz Acosta](#)  
**Sent:** Monday, 17 July 2023 11:31 AM  
**To:** [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)  
**Cc:** [Anthony Soklaridis](#); [Daniel Ilievski](#); [Alison Holland](#)  
**Subject:** Wee Waa High School - SSD21854025 - Independent Audit No. 2

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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 second 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 consent 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 **2 of August 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



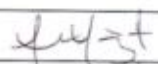
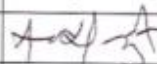
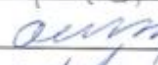
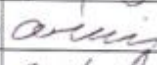



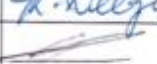

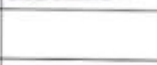
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## APPENDIX D – ATTENDANCE SHEET



### 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):		21/8/23	8:30am	DATE/TIME (Closing Meeting):	21/8/23 5:00pm
Lead Auditor:		Ana Maria Muroz		Audit Scope:	
				SSD 21854025	
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE		
			Opening Meeting	Closing Meeting	
Ana Maria Muroz	Lead Auditor	wolfpeak			
Anthony Scharredis	Senior Project Manager	TSA management			
Daniel Ilierski	Assistant Project Manager	TSA Management			
REBECCA DEEGAN	PROJECT MANAGER	BUILT			
Glenn Baldwin	HSE Advisor	Built			


## 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 maintained at the entrance	
2	Street free of dust and mud	





No.	Comment	Photograph
3	In-ground tanks installed	
4	Dust suppression in place	
5	Building C and D works in progress with scaffold in place	

No.	Comment	Photograph
6	Scaffolds certificates in place - Tagged monthly to 19/7/2023	<p>The image shows two green scaffolding certification tags. The left tag is for 'Vern's Scaffolding' with contact number 0437 723 232. The right tag is for 'Vern's Scaffolding' with contact number 0437 723 232. Both tags include sections for 'SCAFFOLD ERECTION DETAILS', 'SCAFFOLD DUTY', 'SPECIAL CONDITIONS', and 'SCAFFOLD SAFETY INSPECTIONS'. The inspection records on the right tag show dates from 17/4/23 to 19/7/23 with inspector names and signatures.</p>
7	Waste bin for mix waste material available	<p>The photograph shows a large black waste bin filled with construction debris, including wood, metal, and plastic. The bin is situated outdoors at a construction site, with scaffolding and building structures visible in the background.</p>
8	Building B, interior works, sheeting, sanding and painting underway	<p>The photograph shows the interior of Building B under construction. The ceiling features exposed wooden joists and beams. The floor is concrete, and there are various construction materials, including stacks of wood and metal, scattered around. Large windows and doors are visible in the background.</p>

No.	Comment	Photograph
9	Building A, interior works, sheeting, sanding and painting underway	
10	Multipurpose facility, wall and ceiling framing underway	

No.	Comment	Photograph
11	Tree protection in place	
12	Tree line marking in place	

No.	Comment	Photograph
13	<p>Site fence with shade cloth at the north-east end boundary.</p> <p>Noise monitor in place.</p>	
14	<p>Silt fence in place</p>	
15	<p>Coir logs and silt fence around the spoil (some vegetation has grown out it)</p>	

No.	Comment	Photograph
16	Stockpiles maintained	
17	Boundary corridor maintained	

No.	Comment	Photograph
18	Swale and silt fence been maintained	
19	Site fence at Mitchell St, noise monitor in place	



## APPENDIX F – AUDITOR DECLARATION



## Declaration of Independence - Auditor

<b>Project Name:</b>	Wee Waa High School
<b>Consent Number:</b>	SSD - 21854025
<b>Description of Project:</b>	<p>Construction and operation of a new high school including:</p> <ul style="list-style-type: none"> <li>• site preparation including earthworks, tree removal, stormwater and flooding infrastructure and remediation;</li> <li>• construction of single and two storey school buildings</li> <li>• outdoor playing field, covered sports court and open play spaces</li> <li>• hard and soft landscaping including tree planting</li> <li>• car parking and bike parking</li> <li>• fencing and school identification signs</li> <li>• associated infrastructure upgrades including bus zone area, drop-off/pick-up facility, kerb and guttering and pedestrian infrastructure.</li> </ul>
<b>Project Address:</b>	105-107 Mitchell Street, Wee Waa
<b>Proponent:</b>	Schools Infrastructure NSW
<b>Title of the Audit</b>	Independent Audit No. 2
<b>Date:</b>	25/08/2023

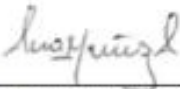
I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- 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

<b>Name of Proposed Auditor:</b>	Ana Maria Munoz
<b>Signature:</b>	
<b>Qualification:</b>	Bachelor of Industrial Engineering, Bogota - Colombia 2004 Master Engineering Management, UTS, Sydney 2007 Exemplar Global Lead Environmental Auditor 2022 (No. 115421)
<b>Company:</b>	WolfPeak Environment and Heritage