

INDEPENDENT AUDIT NO. 4 – AUDIT REPORT

WEE WAA HIGH SCHOOL – SSD 21854025

SEPTEMBER 2024

Authorisation

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ABBREVIATIONS / GLOSSARY

Abbreviation/Term	Description
BCA	Building Code of Australia
CEMP	Construction Environment Management Plan
CoC	Condition of Consent
DPHI or Department	Department of Planning, Housing and Infrastructure (formerly Department of Planning and Environment)
DoE	Department of Education NSW
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
IA	Independent Audit
IAPAR	Independent Audit Post Approval Requirements
Planning Secretary	The Secretary of DPHI
the Project	The Development as described in Schedule 1 of 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) obtained development consent from the Minister for Planning's delegate on 12 October 2022 (SSD 21854025) for the construction and operation of a new high school at Wee Waa (the Project). Modifications of SSD 21854025 were approved by the Minister for Planning's delegate on 27 May 2024 (MOD 1) and on the 26 April 2024 (MOD 2).

The Project is located at 105-107 Mitchell Street, Wee Waa, New South Wales (NSW) on land described as Lot 2 DP 550633, Lot 1 DP 577294, Lots 124 and 125 DP 757125.

TSA Management (TSA) has been appointed by SINSW as the Project Manager for 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 Operations scheduled to start on Term 2 - 2024.

This audit was undertaken in accordance with the State Significant Development SSD-21854025 Conditions of Consent (Conditions) C40-C45 and the Department's 2020 document entitled *Independent Audit Post Approval Requirements* (IAPAR). WolfPeak's auditors were engaged as the Independent Auditors for the Project, approved by the Department of Planning, Housing and Infrastructure (DPHI) on 13 July 2023. The site inspection for this audit was conducted on 17 July 2024.

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

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

This Audit Report presents the outcomes of the fourth independent audit (IA4) for the construction of Wee Waa High School covering the period from 31 January 2024 to 17 July 2024 (the 'audit period'). This audit covers Administrative Conditions, Prior to Commencement of Construction Conditions and During Construction Conditions of SSD 21854025. An Operational Audit will be undertaken in late 2024 covering Prior to Commencement of Operation Conditions and Post Occupation Conditions.

The overall outcome of the Independent Audit was positive with some deficiencies identified primarily of an administrative nature.

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:

- With respect to the status of previously open audit findings (IA3), all were considered by the Auditor to be closed.
- With respect to findings from this fourth Independent Audit (IA4):
 - There were 188 conditions assessed.
 - One (1) non-compliance was identified that relates to simultaneous construction and operation were not covered in the SSD assessment under A2.

- Five (5) observations were identified. These relate to publishing updated plans on the Project website (A23), implementation of environmental measures on site (C8) obstruction on the public domain (C11) and tree protection (C18).
- Ninety-six (96) conditions were considered by the Auditor to be compliant.
- Ninety-one (91) conditions were considered by the Auditor to be not triggered.

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

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

1. INTRODUCTION

1.1 Project overview

The NSW Department of Education - School Infrastructure NSW (SINSW- The Applicant) obtained development consent from the Minister for Planning's delegate on 12 October 2022 (State Significant Development (SSD) 21854025) for the construction and operation of a new high school at Wee Waa (the Project).

The Project is located at 105-107 Mitchell Street, Wee Waa, New South Wales (NSW) on land described as Lot 2 DP 550633, Lot 1 DP 577294, Lots 124 and 125 DP 757125. 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. 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.

SSD 21854025 has been modified in two occasions as follows:

- MOD 1 was approved by the Minister for Planning's delegate on 27 May 2024. MOD 1 amended Part D conditions to facilitate staged completion of occupation of the school while final flood mitigation and stormwater management works are completed.
- MOD 2 was approved by the Minister for Planning's delegate on 26 April 2024. MOD 2 included architectural changes, changes to the landscape design and tree planting, changes to pedestrian access, changes to services provision, and changes to car park layout.

TSA Management (TSA) has been appointed by SINSW as the Project Manager for the Project. Built Riley 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 Operations scheduled to start on Term 2 - 2024.

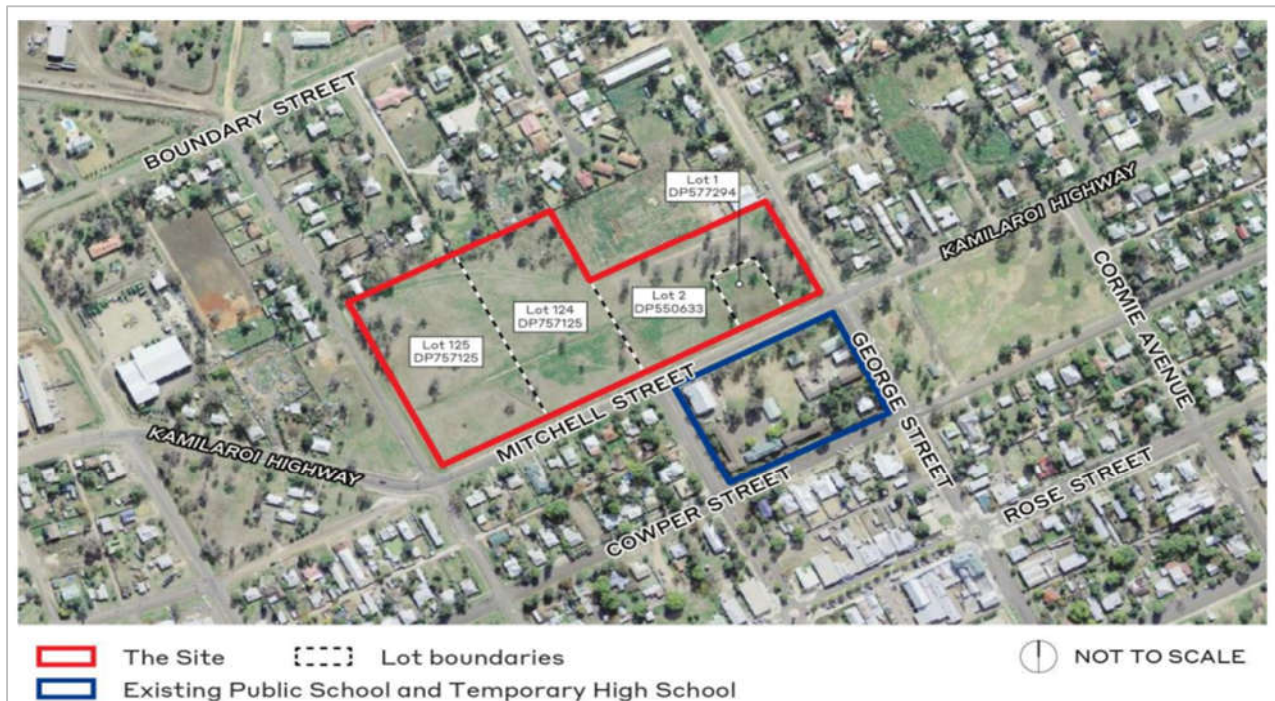


Figure 1: Project Site Location (source: Project EIS, Ethos Urban (Nov 2021))

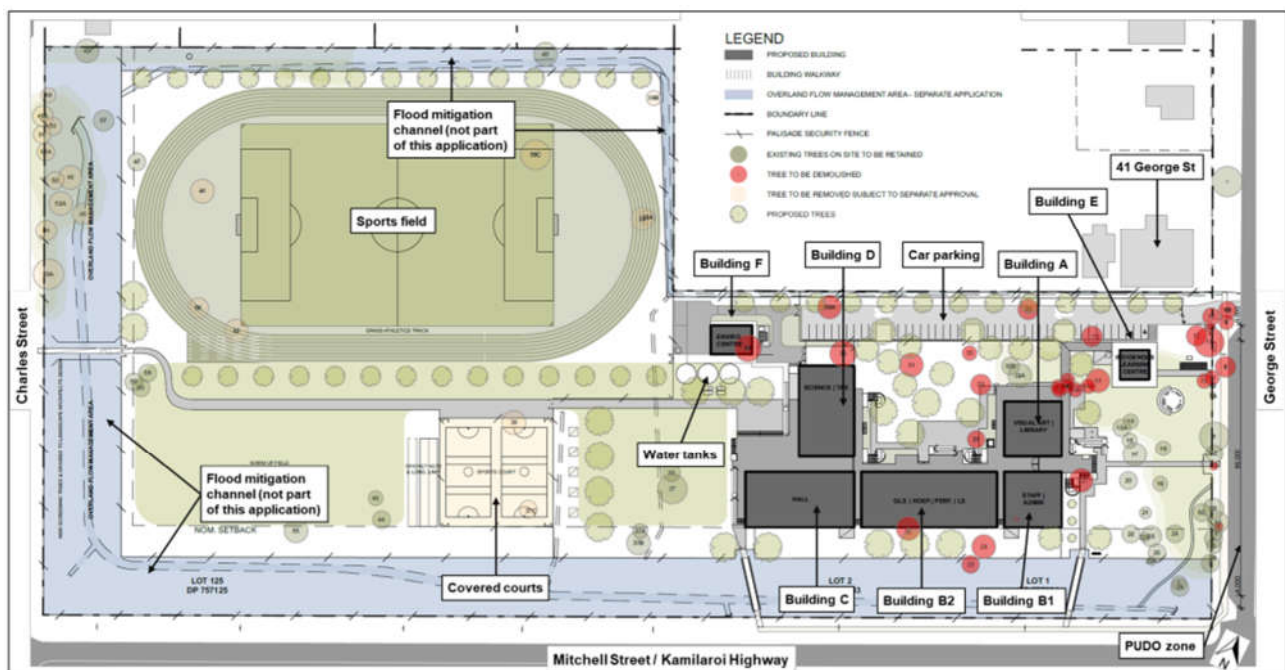


Figure 2: Project Layout (source: DPHI' SSD 21854025 Assessment (October 2022))

Works completed during the audit period included internal building fit-out, testing and commissioning, installation of furniture and equipment, commencement of external landscaping, kerbs, footpaths and internal driveway. The school building and immediately surrounding area

obtained a partial Occupation Certificate on the 20 June 2024 and operation of the school commenced on the 24 June 2024. At the time of this Audit, only minor works remained in unoccupied parts of the site (i.e. future sports grounds area to the west of the building school area) including completion of landscaping, fencing a short section of the site (next to the temporary driveway at Charles Street), tree planting and construction of short section of the footpath along Charles Street (which cannot be completed until flood mitigation works in the vicinity of Charges Street, subject to a separate Part 5 approval, are completed).

1.2 Approval requirements for Independent Audit

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

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

1.3 Audit team

In accordance with Schedule 2, Condition 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 work and was approved by the Department is shown in Table 1.

Table 1: Approved Auditor

Name	Company	Participation	Certification
Ricardo Prieto Curiel	WolfPeak	Lead Auditor	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.

1.4 The audit objectives

The objective of this Audit was to undertake the fourth independent environmental audit of the construction of the Project in accordance with the requirements of the IAPAR.

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

1.5 Audit Scope

This audit covers the construction of the Project, covering the period from 31 January 2024 to 17 July 2024 (audit period) 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.”

As indicated in Section 2, this audit addressed Administrative Conditions, Prior to Commencement of Construction Conditions and During Construction Conditions of SSD 21854025 (Parts A, B and C) only covering the completion of construction works at the site. As discussed with the auditee and the Department (refer to Section 2.2.3), an Operational Audit will be completed later this year which will address Prior to Commencement of Operation Conditions and Post Occupation Conditions of SSD 21854025.

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 26 June 2024, WolfPeak consulted with the Department to obtain their input on the scope of the Independent Audit and to confirm whether other stakeholders should be consulted, as per Section 3.2 of the IAPAR. On 31 July 2024, the Senior Compliance Officer from the Department, provided a response to the consultation, confirming that an Operational Audit will be carried out in a few months and that this Audit will be the last construction audit for the Project.

Subsequent discussions were held with the Department's officers, who had no specific comments and agreed with SINSW's request to have this final construction audit to cover Administrative Conditions, Prior to Commencement of Construction Conditions and During Construction Conditions of SSD 21854025, followed by an Operational Audit later this year to cover Prior to Commencement of Operation Conditions and Post Occupation Conditions of SSD 21854025. Consultation records are provided in Appendix C.

2.2.4 Meetings

The opening and closing meetings were held on 17 July 2024 at the school construction site in Wee Waa with Project personnel and the 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.

At the closing meeting the preliminary audit findings were presented, recommendations (as appropriate) were made, and any post-audit actions and timeframes for completion of the audit report were discussed and confirmed.

2.2.5 Interviews

The auditor conducted interviews on 17 July 2024 with key Project personnel during and following the site inspection (Table 2). 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 requests for information.

Table 2: Audit meeting personnel interviewed

Name	Role	Organisation
Rebecca Deegan	Project Manager	Built
Daniel Ilievski	Project Manager	TSA Riley
Elise Harrison	Project Manager	TSA Riley
Paul Nelson	Design Manager	Built

2.2.6 Site inspection

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

The site inspection was conducted on 17 July 2024 and detailed observations are discussed in Section 3 and Appendix A. Photos taken during the inspections are presented in Appendix E.

2.2.7 Document review

The Audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are referenced in the compliance tables presented in Appendix A.

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 in Table 3 below:

Table 3: Compliance status descriptors

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

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

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

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

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

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

2.2.11 Completing the audit

The Audit Report was distributed to the 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)*
- *Modification Report New Wee Waa High School SSD-21854025 MOD1 (Ethos Ruban, 26 March 2024)*
- *Modification Report New Wee Waa High School SSD-21854025 MOD2 (Ethos Ruban, 19 April 2024)*
- *Construction Environment Management Plan (CEMP) Rev. 1 dated 4 July 2024 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 22 January 2024 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*
- *Crown Certificate (CC1) GDL210329 dated 5 December 2022 issued by Group DLA*
- *Crown Certificate (CC2) GDL210329.2 dated 28 February 2023 issued by Group DLA*
- *Crown Certificate (CC3) GDL210329.2 dated 16 January 2024 issued by Group DLA*
- *Crown Certificate (CC4) GDL210329.3 dated 16 January 2024 issued by Group DLA*
- *Crown Certificate (CC5) GDL210329.4 dated 8 March 2024 issued by Group DLA*
- *Crown Certificate (OC1) GDL210329 dated 29 May 2024 issued by Group DLA*
- *Wee Waa High School Complaints Register, July 2024*

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

3.2 Previous audit findings

The findings from the third Independent Audit (IA3) that remained open in the final IA3 were assessed and all findings from IA3 are considered closed by the Auditor as shown in Table 4.

3.3 Summary of Compliance

This section, including Table 5, presents the summary of compliance and recommended actions in response to each of the findings from this Independent Audit. Detailed findings against each requirement are presented in Appendix A.

In summary:

- With respect to the status of previously open audit findings (IA3), all were considered by the Auditor to be closed.
- With respect to findings from this fourth Independent Audit (IA4):
 - There were 188 conditions assessed.
 - One (1) non-compliance was identified that relates to simultaneous construction and operation were not covered in the SSD assessment or Staging Report under A2.
 - Five (5) observations were identified. These relate to publishing updated plans on the Project website (A23), implementation of environmental measures on site (C8) obstruction on the public domain (C11) and tree protection (C18).
 - Ninety-six (96) conditions were considered by the Auditor to be compliant.
 - Ninety-one (91) conditions were considered by the Auditor to be not triggered.

Table 4: Findings from Previous Audits (IA3)

Item ID	Ref.	Category	Condition / Requirement	Finding / Recommendation	Applicant Response / Proposed Action	Status
IA3-05	C8	Observation	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	<p>Observation: The environmental inspection format in Lucidity is an open field with few, if any, environmental check prompts.</p> <p>Recommendation: update / amend the environmental inspection format in Lucidity to specify more specific environmental checks that should typically be carried out on projects such as, but not limited to, dust emissions, ERSED controls, litter, spill kits, mud tracking etc.</p>	The General Inspection report was provided to the auditor during IA4 and included environmental items such as sediment controls, concrete washouts, noise monitoring controls, dust monitoring, signage, spill kit, rumble grid etc.	CLOSED
IA3-06	C14	Observation	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised	<p>Observation: The Lucidity mobile plant onboarding process does not include a check for non-tonal reversing alarms on those projects where this is a requirement.</p> <p>Recommendation: Provide the option in Lucidity for this check to occur when required.</p>	A plant registration report was provided to the auditor during IA4 and included consideration of audible movement alarm of quacker type.	CLOSED
IA3-07	C27	Observation	<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>Observation: The Material Import Register appears to obtain relevant information but the date column in the register is invalid.</p> <p>Recommendation: Amend Import Register, make records available to the Certifier and/or upload to project website.</p>	The Material Import Register was provided to the auditor during IA4 for the audit period and included details such as date, supplier/subcontractor, product, quantity, and final destination.	CLOSED
IA3-09	C36	Non-compliant	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>Observation: Unexpected finds (contaminated fill) sent offsite without notifying the Planning Secretary prior commencement of earthworks.</p> <p>Recommendation: Notify Planning Secretary retrospectively of disposal of contaminated material offsite.</p>	<p>The Department, in letter to School Infrastructure NSW dated 3 April 2024 acknowledged receipt of the Validation Report from JBS&G dated 18 September 2023. The report includes Waste classification documentation and Material tracking including disposal location and testing results. Information was submitted to the Department as a result of the IA3. The Department acknowledged the non-compliance against condition C36 raised during the IA3.</p> <p>Further to the above, a non-compliance notification letter was submitted to Department on 12 March 2024 notifying the disposal of contaminated material offsite including the disposal location and results of testing.</p>	CLOSED

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

Table 5: Findings from the Fourth Independent Audit (IA4)

Item ID	Ref.	Category	Condition / Requirement	Finding	Recommendation ¹ / Proposed or completed action	Status ²
IA4-01	A2	Non-compliance	Terms of Consent <i>The development may only be carried out:</i> <i>(a) in compliance with the conditions of this consent;</i> <i>(b) in accordance with all written directions of the Planning Secretary;</i> <i>(c) generally, in accordance with the EIS, RfS, SRfS SSD-21854025-MOD-2, and SSD-21854025- MOD-1; and</i> <i>(d) in accordance with the approved plans in the table below (as amended by conditions of this consent)</i>	Non-compliance: At the time of the audit, the Project was under both construction and operation activities. Operation of the School buildings and immediate surrounding commenced on the 24 June 2024 with an Occupation Certificate obtained from the Certifier on the 20 June 2024. Remaining construction activities in the unoccupied parts of the site (i.e. future sports grounds area to the west of the building school area), include completion of landscaping, fencing a short section of the site (next to the temporary driveway at Charles Street), tree planting and construction of short section of the footpath along Charles Street (which cannot be completed until flood mitigation works in the vicinity of Charges Street, subject to a separate Part 5 approval, are completed). Although the scope of remaining construction works is not extensive, simultaneous construction and operation activities was not considered in the SSD environmental assessment documents or covered by a Staging Report (Note: the auditor notes that there is a clear delineation between the operational side of the School and remaining construction works, and that based on the minor nature/size of remaining works and the review of project documentation and observations made during the audit, no additional impacts of those already predicted in SSD documents are likely).	Recommendation: Applicant to notify the Department of Planning, Housing, and Infrastructure of this non-compliance, in accordance with conditions A27 and A28. Applicant to consider whether environmental management plans require amendments (if any) to manage simultaneous construction and operation activities.	OPEN
IA4-02	A23	Observation	Access to Information <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> <i>(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</i>	Observation: Latest version of CEMP (Revision I) dated 4 July 2024 was not uploaded to the project website.	Recommendation: Ensure that the latest version of the CEMP and subplans are uploaded to the project website.	OPEN
IA4-03	C8	Observation	Implementation of Management Plans <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>	Observation: The temporary vehicular access to the site at Charles Street was observed with no controls to manage the risk of mud / sediment from the site being moved off site by trucks (refer to Photo 6 in Appendix E). The auditor notes that no Project works were underway at the time of the audit inspection. The auditee advised that the access will be closed soon and fenced off.	Recommendation: If the construction vehicular access at Charles Street is to be used for the remaining construction works, the appropriate mitigation measures (e.g. rumble grid, ballast, etc.) are required to prevent sediment from leaving the site and mud from being tracked onto public roads. Completed action: Prior to completing this audit, the auditee provided evidence that the temporary access driveway had been removed.	CLOSED
IA4-04	C8	Observation	Implementation of Management Plans <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>	Observation: Some containers with chemicals were observed unbounded during the site inspection (refer to Photo 19 in Appendix E).	Recommendation: Ensure that all containers containing chemicals are stored in bounded areas.	OPEN
IA4-05	C11	Observation	No Obstruction of Public Way <i>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.</i>	Observation: Temporary storage of fencing was observed in the council's public domain on Mitchell Street.	Recommendation: Remove fencing from the council's public domain on Mitchell Street as soon as possible. Completed action: Prior to completing this audit, the auditee provided evidence that the	CLOSED

Item ID	Ref.	Category	Condition / Requirement	Finding	Recommendation ¹ / Proposed or completed action	Status ²
					temporary storage of fencing was removed from the council's public domain on Mitchell Street.	
IA4-06	C18	Observation	<p>Tree Protection</p> <p><i>For the duration of the construction works:</i></p> <p><i>(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;</i></p> <p><i>(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;</i></p> <p><i>(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;</i></p> <p><i>(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</i></p> <p><i>(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</i></p>	<p>Observation: Trees within the construction area were observed unprotected during the audit site inspection (refer to Photo 10 in Appendix E).</p> <p>The auditor notes that no Project works were underway at the time of the audit inspection and only landscaping works are outstanding in areas where trees are located.</p>	<p>Recommendation: If the completion of construction requires the use of plant and equipment on site (noting that remaining works are primarily related to landscaping), the existing trees shall be protected in accordance with Condition C18.</p>	OPEN

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

3.4 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 Conditions and implementation of these plans was verified during the site inspection and record review as detailed in Appendix A. Noting the observation made to upload the latest version of CEMP (Revision I - 4 July 2024) to the project website.

Erosion and sediment controls, noise monitoring and dust control were observed to be effective.

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 DPHI or other agencies

Other than the items presented in Table 4, there were no other matters considered relevant by the Auditor.

3.7 Complaints

During the audit period, four (4) complaints were received relating to the Project. These relate to sun glare reflection from the school windows' galvanized finish, encroachment on the public domain, damage to a neighbour's fence, and light spillage. All complaints were actioned and addressed by the Project team. The Auditor considers the response adequate.

The complaints Register, updated to July 2024 is available on the Project website.

https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/w/wee-waa-high-school-upgrade/2024/august/Complaints_Register_July_2024.pdf

3.8 Incidents

During the 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 technical non-compliance was raised in Table 5 regarding the simultaneous construction and operation of the Project, however no additional impacts associated with that were identified during the audit. A summary of the assessment is presented in Table 6.

Table 6: 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 was implemented. Traffic controls included signage at Mitchell and George streets, no heavy vehicles observed 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.	Noise monitoring has been conducted and results generated monthly by the SiteHive system, device is located at Mitchell St. Works have been carried out during standard construction hours. It was noted that noise monitoring results indicate frequent exceedances of the NML (49dBA) for the project. These are recorded as being due to external sources and events including extreme weather. Based on the information gathered during the audit, including interviews with auditees, it appears that the project team is implementing, for the most part, all feasible and reasonable noise mitigation measures. In particular, communication protocols with the nearest affected sensitive receiver appear to be working well and have resulted in no noise specific complaints being received during the audit period. Noise Monitoring Graphs at Mitchel Street, during May 2024 showed all reading below the established criteria.	Y
Flooding / Water Quality	Potential for flooding during construction activities. Erosion and sediment controls to be implemented.	Erosion and sediment controls were well maintained. Temporary fencing in place. Flood warning sign installed and maintained.	Y
Air Quality	Potential for reduced air quality during construction. Mitigation measures recommended.	Environmental controls for dust, soil, and water were in place. Recent rain prior to the inspection had wetted the site well and there was no dust generating works occurring during the audit inspection. No complaints regarding dust have been received during audit period.	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 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 prepared by Tree Contractors Association on 14 October 2022 and recommendation/controls have been implemented. All trees have been tagged and assigned a number and referenced on the Tree Location Map. Note: Trees within the construction area were observed unprotected during the audit site inspection (refer to Photo 10 in Appendix E) The auditor notes that no Project works were underway at the time of the audit inspection and only landscaping works are outstanding in areas where trees are located. Refer to Observation No.06.	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 Conditions:

- The compliance records for the conditions audited were organised and available at the time of the site inspection and interview with key project personnel;
- No incidents have been reported during this audit period.
- There were no environmental issues raised during the site inspection and necessary mitigating measures were observed.

4. LIMITATIONS

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

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

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

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

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

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

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

APPENDIX A – SSD 21854025 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																																																																												
PART A - ADMINISTRATIVE CONDITIONS																																																																																
Obligation to Minimise Harm to the Environment																																																																																
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Site inspection and interview with auditees 17/07/2024 Evidence referred to elsewhere in this Audit Table	During the site inspection, interviews and document review it was noted that generally, feasible and reasonable measures were being implemented to prevent harm to the environment. Some non-compliances and observations are made below in relation to specific requirements however these do not affect the overall compliance with this condition.	Compliant																																																																												
Terms of Consent																																																																																
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, SRtS SSD-21854025-Mod-2, and SSD-21854025- MOD-1; a ; and</p> <p>(d) in accordance with the approved plans in the table below (as amended by conditions of this consent):</p> <table><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><tr><td>SSD1101</td><td>F-M</td><td>Proposed Site Plan – Option1A</td><td>18-07-22 09-11-23</td></tr><tr><td>SSD1102</td><td>DK</td><td>Proposed Site Plan - Detailed</td><td>18-07-22 09-11-23</td></tr><tr><td>SSD1103</td><td>A-07</td><td>Proposed Tree Removal Site Plan</td><td>11-05-22 09-11-23</td></tr><tr><td>SSD1104</td><td>A-E</td><td>Public Domain Works</td><td>11-06-22 09-11-23</td></tr><tr><td>SSD1105</td><td>A-E</td><td>Access and Security Strategy</td><td>11-06-22 09-11-23</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-E</td><td>Roof Plan</td><td>11-05-22 09-11-23</td></tr><tr><td>SSD1204</td><td>A-E</td><td>Ground Floor Services Strategy</td><td>11-05-22 09-11-23</td></tr><tr><td>SSD1205</td><td>A-E</td><td>First Floor Services Strategy</td><td>11-06-22 09-11-23</td></tr><tr><td>SSD1301</td><td>C-03</td><td>Elevations</td><td>06-07-22 09-11-23</td></tr><tr><td>SSD1302</td><td>B-03</td><td>Agriculture / Environmental & Indigenous Centre Elevations</td><td>16-08-22 09-11-23</td></tr><tr><td>SSD1303</td><td>A-03</td><td>Sports Courts Elevations</td><td>11-05-22 09-11-23</td></tr><tr><td>SSD1401</td><td>C-03</td><td>Sections</td><td>06-07-22 09-11-23</td></tr><tr><td>SSD1501</td><td>A-03</td><td>Material Study</td><td>11-06-21 09-11-23</td></tr></table> <table><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></table>	Architectural plans prepared by SHAC				Plan No.	Rev	Name of Plan	Date	SSD1101	F-M	Proposed Site Plan – Option1A	18-07-22 09-11-23	SSD1102	DK	Proposed Site Plan - Detailed	18-07-22 09-11-23	SSD1103	A-07	Proposed Tree Removal Site Plan	11-05-22 09-11-23	SSD1104	A-E	Public Domain Works	11-06-22 09-11-23	SSD1105	A-E	Access and Security Strategy	11-06-22 09-11-23	SSD1201	A	Ground Floor Furniture Layout Plan	11-05-22	SSD1202	A	First Floor Furniture Layout Plan	11-05-22	SSD1203	A-E	Roof Plan	11-05-22 09-11-23	SSD1204	A-E	Ground Floor Services Strategy	11-05-22 09-11-23	SSD1205	A-E	First Floor Services Strategy	11-06-22 09-11-23	SSD1301	C-03	Elevations	06-07-22 09-11-23	SSD1302	B-03	Agriculture / Environmental & Indigenous Centre Elevations	16-08-22 09-11-23	SSD1303	A-03	Sports Courts Elevations	11-05-22 09-11-23	SSD1401	C-03	Sections	06-07-22 09-11-23	SSD1501	A-03	Material Study	11-06-21 09-11-23	Landscape plans prepared by Moir Landscape Architecture				Plan No.	Rev	Name of Plan	Date	<p>Development Consent SSD 21854025 Construction and operation of a new Wee Waa High School, 12/10/22</p> <p>Stamped Plans for Crown Certificate, prepared by Shack and approved by DPHI on 28/2/23</p> <p>Mod-1 SSD 21854025 – • architectural changes; changes to the landscape design and tree planting; changes to pedestrian access; changes to service provision; and changes to car park layout. Approved on 2/05/2024 by DPHI</p> <p>Mod-2 SSD 21854025 - Amendment to Part D conditions to facilitate staged completion and occupation of the school site while final flood mitigation and stormwater management works are completed. Approved on 26/04/2024 by DPHI</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>Crown Certificate (CC3) GDL210329.2 BCA Design Compliance Statement - Main Works excluding Landscaping and External works/façade the subject of Mod SSD application 16/01/24 by Group DLA</p> <p>Crown Certificate (CC4) GDL210329.3 BCA Design Compliance Statement - Main Works excluding Landscaping and External works/façade the subject of Mod SSD application dated 16/01/24 by Group DLA</p> <p>Crown Certificate (CC5) GDL210329.4 BCA Design Compliance Statement - Main Works excluding External works/façade the subject of Mod SSD application dated 08/03/24 by Group DLA</p> <p>Interim BCA Completion Statement (OC1) GDL210329 - Part - Construction of new High School and associated external works. Excludes Oval, Internal walkways to and</p>	<p>Except as otherwise indicated below, development was observed to be carried out generally in accordance with the EIS, RtS, additional information provided in support of the application and the Consent Modifications.</p> <p>The Certifier (Group DLA) has verified that the works to date are consistent with the approved design. Crown Certificates (CC1, CC2, CC3, CC4, CC5 and OC1) issued by Group DLA. The auditee advised that a disability compliance CC still outstanding, but it does not involve physical works but application of a different Australian standards, and it is expected over the next week or so.</p> <p>No new directions from the Department were reported during the audit period.</p> <p>Non-compliance: At the time of the audit, the Project was under both construction and operation. Operation of the school buildings and immediate surrounding commenced on the 24 June 2024 with an Occupation Certificate obtained from the Certifier on the 20 June 2024. Remaining construction activities in the unoccupied parts of the site (i.e. future sports grounds area to the west of the building school area), include completion of landscaping, fencing a short section of the site (next to the temporary driveway at Charles Street), tree planting and construction of short section of the footpath along Charles Street (which cannot be completed until flood mitigation works in the vicinity of Charges Street, subject to a separate Part 5 approval, are completed). Although the scope of remaining construction works is not extensive, simultaneous construction and operation activities were not considered in the SSD environmental assessment documents or covered by a Staging Report. (Note: the auditor notes that there is a clear delineation between the operational side of the School and remaining construction works, and that based on the minor nature/size of remaining works and the review of project documentation and observations made during the audit, no additional impacts of those already predicted in SSD documents are likely).</p> <p>Recommendation: Applicant to notify the Department of Planning, Housing, and Infrastructure of this non-compliance, in accordance with conditions A27 and A28. Applicant to consider whether environmental management plans require amendments (if any) to manage simultaneous construction and operation activities.</p>	Non-compliant
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LP05	H	Outdoor Recreation Space	26/05/2022 21/12/2023																																																																																																																					
LP06	H	Planting Schedule	26/05/2022 21/12/2023																																																																																																																					
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																																																																																																																					
C3.02	1	Bulk Earthworks Cut & Fill Plan	22/06/22																																																																																																																					
C3.10	1	Site Layout Plan	22/06/22																																																																																																																					
C3.11	1	Fill Pad School Buildings Section A-A	22/06/22																																																																																																																					
C3.12	1	Fill Pad Oval Section B-B	22/06/22																																																																																																																					
C3.13	1	Fill Pad Oval CH00.00 to CH182.41	22/06/22																																																																																																																					
C6.01	1	Stormwater Layout Plan – Sheet 1	22/06/22																																																																																																																					
C6.02	1	Stormwater Layout Plan – Sheet 2	22/06/22																																																																																																																					
C6.03	1	Stormwater Layout Plan – Sheet 3	22/06/22																																																																																																																					
C6.04	1	Stormwater Layout Plan – Sheet 4	22/06/22																																																																																																																					
C6.05	1	Stormwater Layout Plan – Sheet 5	22/06/22																																																																																																																					
C6.11	1	Stormwater Channel 2 & 3 Longitudinal Section	22/06/22																																																																																																																					
C6.21	1	Stormwater Channel 2 CH00.00 to CH50.00	22/06/22																																																																																																																					
C6.22	1	Stormwater Channel 3 CH00.00 to CH183.93	22/06/22																																																																																																																					
C6.31	1	Stormwater Pit Schedule	22/06/22																																																																																																																					
C6.22	1	Stormwater Channel 3 CH00.00 to CH183.93	22/06/22																																																																																																																					
C6.31	1	Stormwater Pit Schedule	22/06/22																																																																																																																					
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	<p>Interview with auditees 17/07/2024</p> <p>Modification of Development Consent SSD 21854025 Mod-1, 27/05/2024 approved by Madelline Thomas, Team Leader-Social Infrastructure Assessments</p> <p>Modification of Development Consent SSD 21854025 Mod-2, 26/04/2024 approved by Madelline Thomas, Team Leader-Social Infrastructure Assessments</p> <p>Construction Environment Management Plan (CEMP) Rev H, 22/01/2024 by Built</p> <p>Letter 13/03/2024 DPHI-SINSW re: Acceptance of revised CEMP (under A31)</p> <p>Validation Report 18/09/2023 by JBS&G</p> <p>Letter 03/04/2024 DPHI-SINSW re: Acceptance of Validation Report (under C36)</p> <p>Operational Management Plan (OMP), Issue No. 3 dated 22 March 2024, prepared by TSA Management</p> <p>Letter 19/04/2024 DPHI-SINSW re: Acceptance of Operational Management Plan (under D24)</p> <p>Operational Noise Community Use Assessment, Revision A, 21/12/2023, prepared by William Wang of Day Design Pty Ltd</p> <p>Letter 24/04/2024 DPHI-SINSW re: Acceptance of Operational Management Plan (under D25)</p>	<p>The Department approved SSD 21854025 Mod-1 on 27/05/2024 and Mod-2 on 26/04/2024.</p> <p>CEMP was updated to Rev H dated 22/01/2024 and accepted by the Department on 13/02/2024.</p> <p>The Department accepted Validation Report dated 18/09/2023 by JBS&G's relating to contaminated material disposal and testing results and noted that required details were not submitted to the Planning Secretary before site removal, as per condition C36. No further recommendations were provided.</p> <p>The Department expressed satisfaction with the submitted OMP Issue No. 3, dated 22 March 2024, prepared by TSA Management. The OMP must be updated and resubmitted once community use agreements for school facilities are made, per sections 3.1 and 3.5. Additionally, the OMP (and any revisions) must be followed throughout the entire development's occupation, in accordance with condition E21.</p> <p>The Department approved the Noise Community Use Assessment by William Wang of Day Design Pty Ltd and noted that SINSW must implement recommended noise control measures for the multi-purpose hall and sporting field activities. This includes appointing a community relations officer before use and ensuring their availability during intensive use periods. Further mitigation may be required if justified community noise complaints are received.</p> <p>The Department acknowledged and filed the Interim Audit Advice No 5 for operations of the development prior to completion of landscaping works on 24/04/2024 and reminded SINSW to complete the revised Validation Report so that a Site Audit Report and Section A Site Audit Statement for the relevant part of the site can be prepared by a NSW EPA Accredited Site Auditor as per condition D41 of the consent.</p>	Compliant																																																																																																																				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Interim Audit Advice #5: Wee Waa HS – Opening Prior to Completion of Landscaping Works, 14/06/2024 by WSP Letter 24/04/2024 DPHI-SINSW re: Acceptance of Interim Audit Advice No 5 for operations of the development prior to completion of landscaping works (under D41)	Built indicated that they are waiting for the site auditor's response and acceptance of the information provided by the contamination consultant in response to the auditor's questions. Built also indicated that the mulch and imported materials have been validated, but they are still waiting for the report.	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict with the exception of gas storage tanks where they must be provided in accordance with the configuration shown in Drawing No. SSD1102, Rev K, dated 09.11.23 of the Architectural Plans prepared by Shac.	Site inspection and interview with auditees 17/07/2024	The auditee reported that no inconsistency, ambiguity, or conflict was found between the consent and any document listed in condition A2(c) during the audit period. The gas storage tanks have been constructed and signed off.	Not Triggered
Limits of Consent				
A5	This consent lapses five years after the date of consent unless work is physically commenced	Development Consent SSD 21854025 Construction and operation of a new Wee Waa High School, 12/10/22 Notification of commencement 7/12/2022, SINSW	Construction commenced on 9/12/2022, within the 5-year period following the DPHI's approval of the Project on 12/10/22. Notification of commencement was provided on 7/12/22.	Compliant
A6	This consent does not approve the following. Separate approvals must be obtained for the following works and uses, or any other works or uses, which do not meet exempt development provisions: (a) outdoor lighting of the sports field, track or covered courts; and (b) illumination (internal/external) of any signage.	Site inspection and interview with auditees 17/07/2024	No outdoor lighting of the sports field nor illumination (internal/external) of any signage. School signage will be with no illumination. No change during the audit period.	Not Triggered
Prescribed Conditions				
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Interview with auditees 17/07/2024 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 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 Crown Certificate (CC3) GDL210329.2 BCA Design Compliance Statement - Main Works excluding Landscaping and External works/façade the subject of Mod SSD application 16/01/24 by Group DLA Crown Certificate (CC4) GDL210329.3 BCA Design Compliance Statement - Main Works excluding Landscaping and External works/façade the subject of Mod SSD application dated 16/01/24 by Group DLA Crown Certificate (CC5) GDL210329.4 BCA Design Compliance Statement - Main Works excluding External works/façade the subject of Mod SSD application dated 08/03/24 by Group DLA	This condition refers to Part 6, Division 8A of the EP&A Regulation 2000, which has now been superseded by the EP&A Regulation 2021. The former prescribed conditions of the EP&A Regulation 2000 have been superseded by Part 4, Division 2, Submission 1 of the EP&A Regulation 2021, and with regards to the Project primarily relate to compliance with the BCA. The following Construction Certificates have been granted during the course of the project: <ul style="list-style-type: none">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 DLACrown Certificate CC2 GDL210329.2 - Main Works excluding Landscaping, External works, Carparking and roads, and waste management area 28/02/23 by Group DLACrown Certificate (CC3) GDL210329.2 BCA Design Compliance Statement - Main Works excluding Landscaping, External works, Carparking and roads, and waste management area 16/01/24 by Group DLACrown Certificate (CC4) GDL210329.3 BCA Design Compliance Statement - Main Works excluding Landscaping and External works/façade the subject of Mod SSD application dated 16/01/24 by Group DLA	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Interim BCA Completion Statement (OC1) GDL210329 - Part - Construction of new High School and associated external works. Excludes Oval, Internal walkways to and through oval, and Charles Street connection. Dated 29/05/2024 by Group DLA</p> <p>Final Crown Completion Certificate Checklist – Wee Waa HS Rev A, 05/06/2024 Group DLA</p>	<ul style="list-style-type: none"> Crown Certificate (CC5) GDL210329.4 BCA Design Compliance Statement - Main Works excluding External works/façade the subject of Mod SSD application dated 08/03/24 by Group DLA Interim BCA Completion Statement (OC1) GDL210329 - Part - Construction of new High School and associated external works. Excludes Oval, Internal walkways to and through oval, and Charles Street connection. Dated 29/05/2024 by Group DLA <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>	
Planning Secretary as Moderator				
A8	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 17/07/2024	No disputes reported during this audit period.	Not Triggered
Evidence of Consultation				
A9	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	<p>Interview with auditees 17/07/2024</p> <p>Email 15/03/2024 TfNSW-SINNSW, re: Pavement marking</p> <p>Email 30/04/2024 TfNSW-SINNSW re: Wee Waa High School Zone (school sign posted)</p> <p>Email 8/05/2024 SINNSW-TfNSW, re: Wee Waa High School</p> <p>Email 19/06/2024 from TfNSW to DoE, re: Wee Waa High School zone (with email attachment re: "pavement marking")</p> <p>Email 15/07/2024 TfNSW to DoE re: update on the removal of zone sign</p> <p>Email 23/07/2024 DoE to TfNSW re: DoE response on the update on the removal of zone sign</p>	<p>Consultation with TfNSW regarding school signage was conducted during the audit period. The latest consultation records provided to the auditor are from the DoE, dated 23/07/2024, confirming that the end 50 school zone sign on Charles St near Cowper Street has been removed by the Council. Additionally, the DoE is requesting confirmation from TfNSW regarding the completion of additional works, such as:</p> <ul style="list-style-type: none"> Removal of 7 x 40 School Zone signs that were installed. Removal of 2 x 40 school Zone signs on Mitchell Street and replace with repeaters. Removal of 1 x 40 School Zone sign on Charles Street and replace with repeater. Installation of 1 x 40 School Zone sign on Mitchell Street. 	Compliant
Staging				
A10	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Interview with auditees 17/07/2024	<p>A Modification was drafted to prepare a Staging Report but has been withdrawn by SINNSW during this audit period.</p> <p>This condition still not triggered during this audit period.</p>	Not Triggered
A11	<p>A Staging Report prepared in accordance with condition A10 must:</p> <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</p>	Interview with auditees 17/07/2024	No staging report. Refer to comments on A10.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>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 17/07/2024	No staging report. 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 17/07/2024	No staging report. Refer to comments on A10.	Not Triggered
Staging, Combining and Updating Strategies, Plans or Programs				
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 17/07/2024</p> <p>Construction Environmental Management Plan (CEMP) from Built Revision I (04/07/2024)</p> <p>Construction Soil and Water Management Sub-Plan (CSWMSP), 22/1/24 Rev.10 from Warren Smith</p> <p>Email 11/07/2024 Built to Group DLA re: Submission of updated CEMP Rev L to the Certifier</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 during the audit period the includes:</p> <ul style="list-style-type: none"> - Construction Environmental Management Plan (CEMP) from Built 04/07/24 (Rev. I) - Rev I: the update includes site landscaping and grass field works. - Construction Soil and Water Management Sub-Plan (CSWMSP) from Warren Smith 22/1/24 Rev.10 	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.	<p>Interview with auditees 17/07/2024</p> <p>Construction Environmental Management Plan (CEMP) from Built Revision I (04/07/2024)</p>	Construction Environmental Management Plan (CEMP) from Built Revision I (04/07/2024) was submitted to Submitted to Panning Secretary and DPHI on 11/07/2024	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Email 11/07/2024 Built to Group DLA re: Submission of updated CEMP Rev L to the Certifier	There has been no request to prepare or update documents without consultation. No need to consult for CEMP (rev I) as it just involves site landscaping and grass fieldwork.	
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 17/07/2024 Construction Environmental Management Plan (CEMP) from Built Revision I (04/07/2024) Email 11/07/2024 Built to Group DLA re: Submission of updated CEMP Rev L to the Certifier	Works observed on site demonstrate that the Project is generally being delivered in accordance with the latest revision of the CEMP and sub-plans.	Compliant
Structural Adequacy				
A17	All new buildings and structures must be constructed in accordance with the relevant requirements of the BCA. Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Interview with auditees 17/07/2024 Crown Certificate CC1 GDL210329 dated 5/12/2022 from Group DLA; Amended dated 15/12/2022 Structural Design Certificate Rodney Pratt of Northrop Consulting Engineers 2/11/2022 Ref. No. SY212038-01 Crown Certificate CC2 GDL210329.2 - Main Works excluding Landscaping, External works, Carparking and roads, and waste management area 28/02/23 by Group DLA Crown Certificate (CC3) GDL210329.2 BCA Design Compliance Statement - Main Works excluding Landscaping and External works/façade the subject of Mod SSD application 16/01/24 by Group DLA Structural Inspection Certificate and associated plans issued by Rodney Pratt of Northrop, dated 01/05/2024 Structural Inspection Certificate and associated plans issued by Rodney Pratt of Northrop, dated 01/05/2024 Interim BCA Completion Statement (OC1) GDL210329 - Part - Construction of new High School and associated external works. Excludes Oval, Internal walkways to and through oval, and Charles Street connection. Dated 29/05/2024 by Group DLA	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. Structural Inspection Certificate and associated plans and External Wall System Disclosure Certificate issued to the project were listed in OC1 issued by the Certifier (Group DLA). 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
External Walls and Cladding				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A18	The external walls of all buildings must comply with the relevant requirements of the BCA.	<p>Interview with auditees 17/07/2024</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>Installation Certificate and Workmanship Warranty for fire rated light construction; damp roofing; glazing; balustrades; external walls non combustibility tested, façade, door seals and insulation; and external walls and cladding issued by C&H Group Pty Ltd, dated 10/05/2024</p> <p>External Wall System Disclosure Statement issued by Damian Parker of Built Pty Limited, dated 03/04/2024</p> <p>Installation Certificate for roofing, building F, wall cladding, roof insulation (Does not Include Pressure Seal to Walkways) issued by Torraca Enterprises Pty Ltd</p> <p>External Wall System Disclosure Certificate (Installation) for external wall attachments/systems issued by Steve Kogias of Built Pty Ltd, dated 10/05/2024</p> <p>External Wall System Disclosure Certificate (Installation) for external wall attachments/systems (as per NCC 2019 Amendment 1, C1.13 and C1.13 issued by Steve Kogias of Built Pty Ltd, dated 10/05/2024</p> <p>External Wall System Disclosure Certificate (Installation) for external wall attachments/systems issued by Steve Kogias of Built Pty Ltd, dated 10/05/2024</p> <p>External Wall System Disclosure Certificate (Installation) for external wall attachments/systems (as per NCC 2019 Amendment 1, C1.13 and C1.13 issued by Steve Kogias of Built Pty Ltd, dated 10/05/2024</p> <p>Interim BCA Completion Statement (OC1) GDL210329 - Part - Construction of new High School and associated external works. Excludes Oval, Internal walkways to and through oval, and Charles street connection. Dated 29/05/2024 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>Installation Certificate and Workmanship Warranty, External Wall System Disclosure Statement and Installation Certificate issued to the Projects were listed in OC1 issued by the Certifier (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
External Materials				
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>Interview with auditees 17/07/2024</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>Installation Certificate and Workmanship Warranty and External Wall System Disclosure Certificate (Installation) issued to the Project were listed in OC1 issued by the Certifier (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

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information	<p>Installation Certificate and Workmanship Warranty for fire rated light construction; damp roofing; glazing; balustrades; external walls non combustibility tested, façade, door seals and insulation; and external walls and cladding issued by C&H Group Pty Ltd, dated 10/05/2024</p> <p>Installation Certificate and Workmanship Warranty for glazed partitions, doors, frames and hardware and raised floor; fire doors; and 4 sided door seals issued by Roko Ticinovic of Profectus Building Services Pty Ltd</p> <p>External Wall System Disclosure Certificate (Installation) for external wall attachments/systems (as per NCC 2019 Amendment 1, C1.13 and C1.13 issued by Steve Kogias of Built Pty Ltd, dated 10/05/2024</p> <p>Interim BCA Completion Statement (OC1) GDL210329 - Part - Construction of new High School and associated external works. Excludes Oval, Internal walkways to and through oval, and Charles street connection. Dated 29/05/2024 by Group DLA</p>		
Applicability of Guidelines				
A20	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent	Construction Environmental Management Plan (CEMP) from Built Revision I 04/07/2024 by Built	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 17/07/2024	No additional directions with updated or revised versions of standards or policies have been provided by the Department.	Not Triggered
Monitoring and Environmental Audits				
A22	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	<p>Interview with auditees 17/07/2024</p> <p>Correspondence Built to TSA & SINSW re: Vibration Monitoring during carpark compaction (attached: Vibration Monitoring Graphs at 41 George Street, 2, 16 April 2024 and 1/02024 to 30/04/2024)</p> <p>Noise Monitoring 01/06/2024 – 30/06/2024 (SiteHive) by Built</p> <p>Vibration Report at 41 George Street 01/03/2024 – 30/03/2024 (SiteHive) by Built</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>Vibration monitoring for April 2024 during the carpark compaction was presented. Spikes in the monitoring on April 2, 2024, at Site 41 George St carport resulted from adjusting and tightening the device to ensure it was placed correctly. To reassure the neighbor before asphaltting on April 3rd, a test was conducted with a 15-20t roller at the end of the day. The live data from the iPad, showing readings on the threshold, was reviewed with the neighbor and met their satisfaction.</p> <p>Noise monitoring conducted from 01/06/2024 – 30/06/2024 showed that the readings were within the threshold limit.</p> <p>The Vibration Report conducted at 41 George Street recorded high spikes identified due to incorrect placement of the vibration device after charging. SiteHive was consulted to provide advice to high readings and was confirmed that the placement of the device was the issue.</p>	Compliant
Access to Information				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A23	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(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>http://www.schoolinfrastructure.nsw.gov.au/projects/w/wee-waa-high-school-redevelopment.html#category-reports</p>	<p>A project website has established:</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/w/wee-waa-high-school-redevelopment.html#category-reports</p> <p>i) SSD conditions. EIS and stamped plans were published on the website.</p> <p>ii) As above</p> <p>iii) Stamped plans, CEMP (Rev. H) and sub-plans are available on the project website.</p> <p>iv) Audit Report (IA2) and Response to Findings were posted. Project updates included.</p> <p>v) Noise monitoring results from Jan - Dec 2023 posted.</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 January 2024</p> <p>ix) Audit Report (IA2) and Response to Audit Findings were posted.</p> <p>x) Website includes works notifications and information packs sighted.</p> <p>Observation: Latest version of CEMP Rev I dated 4/07/2024 was not uploaded to the project website.</p> <p>Recommendation: Ensure that the latest version of the CEMP and subplans are uploaded to the project website.</p>	Complaint
Compliance				
A24	<p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	<p>Interview with auditees 17/07/2024</p> <p>Site Induction presentation 30/1/2024 Rev.7</p> <p>Toolbox Talk record 16/7/2024</p> <p>Simplicity Induction Register (sighted)</p>	<p>The requirements of the Project were communicated to the workforce as relevant to their roles through the subcontractor agreements, inductions and training.</p> <p>Site induction was updated 20/11/2023, Rev.6. Including environ and heritage controls, hours of work, parking, spill kits, noise levels and flood evacuations. Site Induction included the SSD requirements in page 6. Lucidity system records all the site inductions.</p> <p>Sighted toolbox talk record 23/1/24 talking about site compound demo, hot weather forecast, site closure over Australia Day LW. Signed by approx. 30 staff</p> <p>Induction undertaken on the Lucidity platform. Induction is a PowerPoint presentation. Lucidity: induction register maintained in platform</p> <p>Induction covers the SSD and relevant requirements</p> <p>Currently a small number of workers (6-7 people for landscaping). Parking in George and Charles (during heavier periods).</p>	Complaint

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Incident Notification, Reporting and Response				
A25	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident	Interview with auditees 17/07/2024	No reportable incidents as defined by the consent were identified by auditees 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
Non-Compliance Notification				
A27	The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major project's portal within seven days after they identify any non-compliance.	<p>Interview with auditees 17/07/2024</p> <p>Non-compliance notification from SINSW to Planning Secretary dated 27 February 2024, regarding Non-Compliance with condition A31</p> <p>Non-compliance notification from SINSW to Planning Secretary dated 12 March 2024, regarding Non-Compliance with condition C36</p> <p>Non-compliance notification from SINSW to Planning Secretary dated 24 June 2024, regarding Non-Compliance with conditions D4, D12 and D21</p>	<p>The Project Team issued a Notification of Non-Compliance in accordance with condition A27 to the Planning Secretary on 27 February 2024 regarding non-compliance with Condition A31 (i.e. not providing a copy of the CEMP rev H within 6 weeks of its review). This noncompliance has been closed.</p> <p>The Project Team issued a Notification of Non-Compliance in accordance with condition A27 to the Planning Secretary on 12 March 2024 regarding non-compliance with Condition C36 (i.e. not providing details to the Planning Secretary about contaminated material disposal locations and testing results). This noncompliance has been closed.</p> <p>The Project Team issued a Notification of Non-Compliance in accordance with condition A27 to the Planning Secretary on 24 June 2024 regarding non-compliances with Conditions D4 (i.e. works C36 (e. not providing works-as-executed drawings signed by a registered surveyor to the Certifier demonstrating that he stormwater drainage and finished ground levels have been constructed as approved prior to the commencement of operation on 17/06/24; this item is still open as on 24 June 24 the contractor was waiting for the surveyor's signoff), Condition D12 (i.e.. 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 was not submitted or accepted by the Certifier prior to commencement of operation on 17/06/2024; this item is still open as on 24 June 24 the contractor was finalizing the certificate with the consultant). Condition D21 (i.e. School Zone signage, speed management signage and associated pavement markings has not received final sign off and been handed over to TfNSW; this item is still open as on 24 June 24 signage and other items had not been completed)</p> <p>No other non-compliance reported. The items still open above are for D conditions.</p> <p>This audit assesses the requirements under Parts A to C. Part D, which pertains to the commencement of operations, is not covered by this audit.</p>	Compliant
A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<p>Non-compliance notification from SINSW to Planning Secretary dated 5 September 2023 regarding Non-Compliance with CoA A30</p> <p>Non-compliance notification from SINSW to Planning Secretary dated 12 September 2023 Non-Compliance with conditions C35 & A27</p>	Notification Letters to DPHI included: SSD and COA number, evidence column, actions for compliance column and status (closed).	Compliant
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 17/07/2024	No reportable incidents were reported during the audit period.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Revision of Strategies, Plans and Programs				
A30	<p>Within three months of:</p> <p>(a) the submission of an incident report under condition A26;</p> <p>(b) the submission of an Independent Audit under condition C40 or C42;</p> <p>(c) the approval of any modification of the conditions of this consent; or</p> <p>(d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>Interview with auditees 17/07/2024</p> <p>Letter from SINSW to Secretary on 23/1/24 notifying of review of CEMP</p> <p>Aconex correspondence dated 23/1/24 from SINSW representative to Certifier providing copies of updated CEMP (Rev H) and CSWMP (Rev 10)</p> <p>Letter from SINSW to Planning Secretary on 29 April 2024 notifying of review of CEMP</p> <p>Construction Environmental Management Plan (CEMP) from Built Revision I (4/07/2024)</p> <p>Email 11/07/2024 Built to Group DLA re: Submission of updated CEMP Rev L to the Certifier</p>	<p>IA3 is dated 28/02/2024, Mod 2 is dated 26/04/2024 and Mod 1 is dated 25/05/2024. SINSW notified the Department on 29 April 2024 of the review of the CEMP. Since then, the CEMP was updated with the latest version dated 4/07/2024.</p> <p>Updated CEMP Rev I dated 4/07/2024 was submitted to the Certifier on 11/07/2024.</p>	Compliant
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>Letter from SINSW to Secretary on 23/1/24 notifying of review of CEMP</p> <p>Aconex correspondence dated 23/1/24 from SINSW representative to Certifier providing copies of updated CEMP (Rev H) and CSWMP (Rev 10)</p> <p>DPHI to DoE dated 12/03/2024, re: Revised Construction CEMP Condition A31</p> <p>Construction Environmental Management Plan (CEMP) from Built Revision I (4/07/2024)</p> <p>Email 11/07/2024 Built to Group DLA re: Submission of updated CEMP Rev L to the Certifier</p>	<p>During IA3, the auditees indicated that some updates / improvements to the following management plans were made during the audit period which were notified to the Secretary and Certifier on 23/1/24:</p> <ul style="list-style-type: none"> - Construction Environmental Management Plan (CEMP) from Built 22/1/24 (Rev. H) - Construction Soil and Water Management Sub-Plan (CSWMSP) from Warren Smith 22/1/24 Rev.10 <p>In correspondence dated 12/03/2024 DPHI acknowledged receipt of the updated CEMP (22/01/24) indicating that no issues were raised by the Department, it was originally developed as per condition B20 and has been updated to amend the Site Plan under Appendix L.</p> <p>Subsequently, SINSW notified the Department on 29 April 2024 of the review of the CEMP. Then the CEMP was updated with the latest version dated 4/07/2024:</p> <ul style="list-style-type: none"> - Construction Environmental Management Plan (CEMP) from Built Revision I (4/07/2024) <p>Updated CEMP was submitted to the Certifier on 11/07/2024.</p>	Compliant
PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Design and Landscaping Amendments				
B1	<p>Prior to commencement of construction, the relevant architectural and landscape plans referenced in Condition A2 must be amended and approved by the Planning Secretary. The amended plans must comply with the following requirements:</p> <p>(a) the George Street northern secondary pedestrian entrance, pathway and bicycle enclosure must be relocated further northwards to retain and protect trees identified in the Arborist Assessment Report as trees 7C and 7D;</p> <p>(b) replace the following nine proposed non-native trees with appropriate native alternative(s):</p> <p>(i) three Todd Chinese Elm trees within the car park;</p>	<p>Revised Site Plan for Wee Waa High School (WWHS) Rev M, 25/10/22 prepared by Shack</p> <p>Architectural Plans Rev E, 09/11/2023 prepared by Shack</p> <p>Revised Plan for WWHS Landscape Design Rev E, 7/11/22 prepared by Moir Landscape Architecture</p> <p>Consolidated Consent SSD-21854025- MOD-2, 27/05/2024 approved by DPHI – (architectural changes; changes to the landscape design and tree planting; changes to pedestrian access; changes to service provision; and changes to car park layout.</p>	<p>Relevant plans referenced in Condition A2 were updated:</p> <ul style="list-style-type: none"> - Revised Site Plan for Wee Waa High School (WWHS) Rev M, 9/11/23 prepared by Shack - Architectural Plans Rev E, 09/11/2023 prepared by Shack - Landscape Plans Rev J 21/12/2023 Moir Landscape Architecture <p>The above plans are available in the DPHI website under WWHS Mod-1 : https://www.planningportal.nsw.gov.au/major-projects/projects/new-wee-waa-hs-mod-1-architectural-and-landscape-changes</p> <p>The amended plans comply with the following:</p> <p>(a) secondary pedestrian entrance was relocated;</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(ii) three Todd Chinese Elm trees adjoining the water tanks (south of Building F);</p> <p>(iii) three Japanese Zelkova trees south of Building B2;</p> <p>(c) in addition to the 16 Eucalyptus microtheca 'Coolabah' native trees identified for planting in the plans listed at Condition A2, plant a minimum of an additional 28 Coolabah trees (minimum total of 44) within the site;</p> <p>(d) provide additional tree planting along the Charles Street and Mitchell Street / Kamilaroi Highway school fence lines and within the north-east and north-west corners of the playing field;</p> <p>(e) include the planting of a minimum of 106 trees throughout the site, comprising a maximum of 11 non-native trees, minimum of 95 native trees (including a minimum of 44 Eucalyptus microtheca 'Coolabah' trees);</p> <p>(f) detail the location, species, maturity and height at maturity of plants to be planted on-site;</p> <p>(g) include species (trees, shrubs and groundcovers) indigenous to the local area;</p> <p>(h) confirm all trees planted on the site will be advanced tree stock with a pot container size of 45 litres or greater; and</p> <p>(i) include the provision of nest boxes suitable to native fauna likely to use the site; and</p> <p>(j) include screen planting along the Mitchell Street / Kamilaroi Highway facing sides of Plant Room 3 and Plant Room 4 with details of species and height at maturity which should be at a minimum height to the constructed heights of the plant rooms.</p>		<p>(b) nine proposed non-native trees replaced;</p> <p>(c) 28 Coolabah trees were added within the site as per landscape drawing;</p> <p>(d) additional tree planting provided along the Charles Street and Mitchell Street / Kamilaroi Highway school;</p> <p>(e) minimum of 106 trees throughout the site was included,</p> <p>(f) location, species, maturity and height at maturity included;</p> <p>(g) indigenous species to the local area included;</p> <p>(h) all trees planted on the site confirmed; and</p> <p>(i) provision of nest boxes suitable to native fauna likely to use the site included.</p> <p>(j) include screen planting along the Mitchell Street / Kamilaroi Highway facing sides of Plant Room 3 and Plant Room 4 with details of species and height at maturity which should be at a minimum height to the constructed heights of the plant rooms</p> <p>SSD-21854025 Mod 1, which sought consent for the following modifications to the approved development consent, was approved by the Department on 27 May 2024:</p> <ul style="list-style-type: none"> - Architectural changes to the buildings; - Changes to the landscape design and tree planting; - Changes to pedestrian access and service provision. 	
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 incorporates the additional tree retention identified in condition B1 under Section 3 and includes appropriate tree protection measures for those trees during construction under Section 5.</p> <p>The AAR was not updated. Built indicated that this was not necessary, as Mod 1 did not affect existing trees.</p>	Compliant
B3	<p>Prior to the commencement of construction of buildings, the Applicant must submit evidence to the Certifier demonstrating that:</p> <p>(a) further consultation has been undertaken through the Connecting with Country consultation processes and with school and user groups and the local Aboriginal community regarding the architectural expression of façades and materials selection; and</p> <p>(b) any amendments resulting from the above consultation have been incorporated into the design of the buildings and spaces and do not result in changes to building heights and setbacks.</p>	<p>Aboriginal Cultural Heritage Management Plan (ACHMP) Version 1, Nov 22 prepared by OzArk Environment & Heritage</p> <p>Connecting with Country (March-August 2022) Rev date 21/10/2022 from TSA</p> <p>Email to Certifier 21/10/2022 and 14/12/2022 re. connecting with Country report demonstrating community consultation</p> <p>Drawings Set 18/07/2022 (Rev. D) and 29/11/2022 (Rev. F)</p> <p>Public Art Plan Rev 6 7/8/2023</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>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<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>Page 10 of the Public Art Plan includes evidence of how part a) of this condition has been addressed in relation to consultation processes, workshops etc.</p> <p>No consultation required (according to Built), noting that the Certifier has issued the OC.</p>	
B4	Prior to the commencement of landscaping works, the Applicant must submit evidence to the Certifier demonstrating that further consultation has been undertaken through the Connecting with Country consultation processes and with school and user groups and the local Aboriginal community regarding the activation of the spine walkway and central courtyard.	<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>Public Art Plan Rev 6 7/8/2023</p>	<p>Amended plans were executed to include the activation of the spine walkway and central courtyard.</p> <p>Page 10 of the Public Art Plan includes evidence of how part a) of this condition has been addressed in relation to consultation processes, workshops etc. Page 11 of the Plan includes native planting layout at the school.</p> <p>Major landscaping works have not yet started.</p> <p>No consultation undertaken.</p> <p>Note: the spine walkway and central courtyard are inside the school</p>	Compliant
B5	Prior to the installation of fencing along the northern boundary of the site where it adjoins 41 George Street, the Applicant is to consult with the owner/s of 41 George Street in relation to appropriate noise mitigation measures to ensure the operation of the school car park and driveway does not result in unacceptable noise impacts to the occupants of 41 George Street in accordance with recommendations of the 'Acoustic Assessment Report New Wee Waa High School 105-107 Mitchell Street, Wee Waa Report No 7284-1.1R Rev C' prepared by Day Design Pty Ltd and dated 21 January 2022 (Acoustic Assessment Report).	<p>Interview with auditees 17/07/2024</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>Correspondence Built to TSA & SINSW re: Vibration Monitoring during carpark compaction (attached: Vibration Monitoring Graphs at 41 George Street, 2, 16 April 2024 and 1/02024 to 30/04/2024)</p> <p>Vibration Report at 41 George Street 01/03/2024 – 30/03/2024 (SiteHive) by Built</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> <p>Acoustic fencing adjoining 41 George Street was installed without issues, except for a concern about potential vibration during the work. Vibration monitoring was conducted in response to this concern, and a report was provided.</p> <p>Vibration monitoring for April 2024 during the carpark compaction was presented. Spikes in the monitoring on April 2, 2024, at Site 41 George St carport resulted from adjusting and tightening the device to ensure it was placed correctly. To reassure the neighbor before asphaltting on April 3rd, a test was conducted with a 15-20t roller at the end of the day. The live data from the iPad, showing readings on the threshold, was reviewed with the neighbor and met their satisfaction.</p> <p>The Vibration Report conducted at 41 George Street recorded high spikes identified due to incorrect placement of the vibration device after charging. SiteHive was consulted to provide advice to high readings and was confirmed that the placement of the device was the issue.</p>	Compliant
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>Note: Notwithstanding conditions B5 and B6, an exceedance of the noise criteria at 41 George Street may be considered acceptable without additional mitigation measure(s) if the owner of 41 George Street and the Applicant agree that no additional mitigation</p>	<p>Interview with auditees 17/07/2024</p> <p>Overall Site Plan - 2/3/2023 Rev. 5 from SHAC</p> <p>Email 10/02/2023 Wee Waa Steel & Pipes to SINSW re: Acoustic Fence and Boundary Realignment 41 George St Consultation</p> <p>Letter 22/03/2024 SINSW-DPHI re: Submission of 41 George Street Fence Design in accordance with Condition B6</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>The builder has directly contacted adjacent noise sensitive receivers and provided them with relevant information that relates to the Project, e.g., fencing along 41 George Street.</p> <p>Submission provided to DPHI on 22/03/2024 and Fence installed in May 2024.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.		Evidence of Consultation confirmed with 41 George St on 10/02/2023 via email, confirming fence plan along northern boundary.	
B7	The Applicant must update relevant architectural and landscape plans referenced in condition A2, as amended by condition B1, to incorporate additional amendments resulting from the consultation and requirements of condition B3, condition B4 and condition B5. The Applicant must provide a copy of the amended architectural and landscape plans to the Planning Secretary within 7 days when requested.	Amended Crown Certificate (CC1) GDL210329.1 BCA Design Compliance Statement – Site Clearing, Bulk Earthworks, Piling, in-ground services and sub structure, 05/12/22 issued by Group DLA Stamped Plans (Overall Site Plan) for Crown Certificate, 22/11/22 prepared by Shack Approved Plans for Wee Waa Landscape Concept Design Package, 26/5/22 prepared by Moir Landscape Architecture Overall Site Plan - 2/3/2023 Rev. 5 from SHAC	Relevant architectural and landscape plans referenced in condition A2 were updated as amended by condition B1 that incorporate additional amendments resulting from the consultation and requirements of condition B3, condition B4 and condition B5. Plans listed in B3 were issued to the Certifier on the 14/12/2022, plans on B4 complete and issued to Certifier. Fencing Plan for B5 was done 2/3/2023 and will be submitted to the DPHI if requested. No additional consultation was undertaken. This was not required as the architectural changes did not impact on any other stakeholders.	Compliant
Notification of Commencement				
B8	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Development Consent SSD 21854025 Construction and operation of a new Wee Waa High School, 12/10/22 Letter from SINSW 7/12/2022 to DPHI with notification of construction commencement Wee Waa HS project website – Project updates June 2024	Letter from SINSW 7/12/2022 to DPHI with notification of commencement was presented. Works commenced on the 9/12/2022, within the timeframe required under this condition. The audit assesses the conditions in Parts A to C and does not include operational requirements and conditions.	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 17/07/2024	Neither construction nor operations to be staged.	Not Triggered
Certified Drawings				
B10	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Approved Plan for Wee Waa High School SSD Civil & Stormwater, March 2022 prepared by Warren Smith Amended Crown Certificate (CC1) GDL210329.1 05/12/22 issued by Group DLA -	Structural drawings were prepared and signed by a suitably qualified practising Structural Engineer prior to construction and submitted to Certifier through the issuance of CC1. Amended Crown Certificate (CC1) GDL210329.1 05/12/22 issued by Group DLA, includes the structural design certificate, and associated structural plans issued by Rodney Pratt of Northrop 2/11/2022. Correspondence with the Certifier was sighted 16/11/2022 with acceptance of condition B10. 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
External Walls and Cladding				
B11	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier, including evidence of the Certifier's	External Wall System Disclosure Statement (Built DfMA Façade Panels) 28/09/2022 from TTW Certifier Correspondence 21/10/2022 re. acceptance of condition B11. Letter SINSW to DPHI dated 14/11/22, re: Submission of Certifiers Acceptance in accordance with condition B11	As reported in IA3, correspondence with the Certifier was sighted 21/10/2022 with acceptance of condition B11. IA3 reported that notification to the former DPHI 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	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	acceptance of such proposed products and systems, to the Planning Secretary within seven days after the Certifier accepts it.	<p>Response letter from DPHI received 25/11/2022.</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>Crown Certificate (CC3) GDL210329.2 BCA Design Compliance Statement - Main Works excluding Landscaping and External works/façade the subject of Mod SSD application 16/01/24 by Group DLA</p> <p>Crown Certificate (CC4) GDL210329.3 BCA Design Compliance Statement - Main Works excluding Landscaping and External works/façade the subject of Mod SSD application dated 16/01/24 by Group DLA</p> <p>Crown Certificate (CC5) GDL210329.4 BCA Design Compliance Statement - Main Works excluding External works/façade the subject of Mod SSD application dated 08/03/24 by Group DLA</p> <p>Installation Certificate and Workmanship Warranty for and external walls and cladding issued by C&H Group Pty Ltd, dated 10/05/2024</p> <p>External Wall System Disclosure Statement issued by Damian Parker of Built Pty Limited, dated 03/04/2024</p> <p>External Wall System Disclosure Certificate (Installation) for external wall attachments/systems issued by Steve Kogias of Built Pty Ltd, dated 10/05/2024</p> <p>External Wall System Disclosure Certificate (Installation) for external wall attachments/systems (as per NCC 2019 Amendment 1, C1.13 and C1.13 issued by Steve Kogias of Built Pty Ltd, dated 10/05/2024</p> <p>Interim BCA Completion Statement (OC1) GDL210329 - Part - Construction of new High School and associated external works. Excludes Oval, Internal walkways to and through oval, and Charles Street connection. Dated 29/05/2024 by Group DLA</p>	<p>Certifier accepts it. Notification to DPHI was made on the 14/11/2022. Response from DPHI was received 25/11/2022.</p> <p>Installation Certificate and Workmanship Warranty for and external walls and cladding and External Wall System Disclosure Statement were issued to the project and listed in Interim BCA Completion Statement (OC1) GDL210329 dated 29/05/2024 issued by the Certifier.</p> <p>The evidence provided above indicates this condition is being satisfied via the building certification process. CCs and OC issued by the site auditor. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	
Pre-Construction Dilapidation Report – Protection of Public Infrastructure				
B12	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(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;</p> <p>(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;</p>	<p>Pre-Construction Dilapidation Report 28/7/2022 from AusDilaps</p> <p>Pre-Construction Condition Survey (SSD Condition B12) Reference No. ADN22266F, 01/09/22 issued by Michael Burford of Australian Dilapidations</p> <p>SINSW and Narrabri Shire Council Meeting minutes for 26/7/2022 and 13/9/2022</p>	<p>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</p> <p>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.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</p> <p>(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary within seven days when requested.</p>		<p>c) Pre-Construction Dilapidation Report was submitted to Certifier through the issuance of CC1.</p> <p>Report dated 28/7/2022 was issued to Council on the 11/8/2022.</p> <p>d) Submission to DPHI was made on 28/9/2022</p> <p>No changes during the audit period.</p>	
Pre-Construction Survey – Adjoining Properties				
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.	<p>Letter for pre-construction condition survey 18/7/2022</p> <p>Letter box 18/7/2022</p>	<p>Evidence of consultation was sighted by letter box 18/7/2022</p> <p>Letter for pre-construction condition survey 18/7/2022 (letter box drop); photos provided on letter box.</p> <p>No changes during audit period.</p>	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.	<p>Pre-Construction Condition Survey (SSD Condition B12) Reference No. ADN22266F, 01/09/22 issued by Michael Burford of Australian Dilapidations</p> <p>Australian Dilapidations 14/9/2022 dilapidation survey closeout letter to Built</p>	<p>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.</p> <p>No changes during audit period</p>	Compliant
B15	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B14, the Applicant must:</p> <p>(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;</p> <p>(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and</p> <p>(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary within seven days when requested.</p>	<p>Pre-Construction Condition Survey (SSD Condition B12) Reference No. ADN22266F, 01/09/22 issued by Michael Burford of Australian Dilapidations</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>Minor vibration works happened in February 2023. Pre-Construction Condition Survey was prepared prior to construction and performed:</p> <p>a) Letter box provided.</p> <p>b) Pre-Construction Survey Report was submitted to Certifier on the 2/11/2022 confirmation from the Certifier received on the 7/11/2022</p> <p>c) DPHI has not requested this.</p> <p>No change during audit period</p>	Compliant
Community Communication Strategy				
B16	<p>No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary within seven days when requested. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</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>Community Communication Strategy (CCS) Version 1 for Wee Waa High School Redevelopment, December 2022</p> <p>Date of construction commencement 9/12/2022</p>	<p>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.</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>DPHI have not requested submission of the CCS.</p> <p>No changes to document, community updates uploaded on the website.</p> <p>No changes during the audit period.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>			
Ecologically Sustainable Development				
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> <p>No changes during audit period.</p>	Compliant
Outdoor Lighting				
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 & 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"> SSDA Condition B18 AS/NZS 1158.3.1-2005 & AS/NZS 1158.3.1-2020 Pedestrian Area (Category P) Lighting, AS4282-2019 Control of Effects of Obtrusive lighting State Significant Development Application (SSDA) 21854025 Appendix FF - Lighting Strategy Report – Marline Building Services NSW Dark Sky Planning Guideline 2016 <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> <p>No external lighting in fields, lighting in school approved by certifier in OC.</p>	Compliant
Environmental Management Plan Requirements				
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 (DPHI April 2020)</p> <p>Note: The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</p> <p>Note: 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 I (4/07/2024)</p> <p>Construction Soil and Water Management Sub-Plan (CSWMSP) from Warren Smith 22/1/24 Rev.10</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 updated copies of the:</p> <ul style="list-style-type: none"> Construction Environmental Management Plan (CEMP), Construction Soil and Water Management Sub-Plan (CSWMSP) 	Compliant
Construction Environmental Management Plan				
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>Construction Environmental Management Plan (CEMP) from Built Revision I (4/07/2024)</p> <p>Email 11/07/2024 Built to Group DLA re: Submission of updated CEMP Rev L to the Certifier</p>	<p>CEMP was prepared prior to construction and submitted to Group DLA, the certifier and provided copy to the DPHI (refer to previous audit reports).</p> <p>CEMP includes relevant information:</p> <p>(a) Details of:</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B16; <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>		<ul style="list-style-type: none"> (i) CEMP Section 2.2; (ii) CEMP Section 2.3; (iii) CEMP Section 9; (iv) CEMP Section 16.3; (v) CEMP Section 17; (b) CEMP Section 13; (c) CEMP Section 12; (d) CEMP Appendix D ; (e) CEMP Appendix E ; (f) CEMP Appendix F; (g) CEMP Appendix G; (h) CEMP Appendix H; and (i) CEMP Appendix I <p>The CEMP was updated to Rev I (dated 4/07/2024) during the audit period.</p>	
B21	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail: <ul style="list-style-type: none"> (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) heavy vehicle routes, access and parking arrangements; (iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; (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 (vi) include the requirements detailed in conditions B30, B31 and B32 	<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> <ul style="list-style-type: none"> (a) TTW - CTPMSP Appendix F; (b) Consultation of CTPMSP Appendix G (c) detail: <ul style="list-style-type: none"> (i) CTPMSP Section 4.8; (ii) CTPMSP Section 5.2, 5.2.2 to 5.2.4; (iii) CTPMSP Section 4.3; (iv) CTPMSP Appendix C; (v) CTPMSP Section 5.2.1 and (vi) CTPMSP Section 5.3, 5.4 and Appendix E <p>CTPMSP was updated on the 27/7/23 - Rev. 4</p> <p>No changes during audit period.</p>	Compliant

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B22	<p>The Construction Noise and Vibration Management Sub-Plan must address noise and vibration from both the approved development under this consent and from the separate works on site determined under Part 5 of the EP&A Act, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(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 (CWMSWP) 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 (CWMSWP) Rev 4, 16/11/22 prepared by Built	<p>CWMSWP was prepared and addressed procedures for the management of waste including the following:</p> <p>(a) CWMSWP Section 4.;</p> <p>(b) CWMSWP Section 2.; and</p> <p>(c) CWMSWP Section 3.3</p> <p>No changes to plan during this audit period.</p>	Compliant
B24	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e., storage of equipment, stabilisation of the Site);</p>	Construction Soil and Water Management Sub-Plan (CSWMSP) from Warren Smith 22/1/24 Rev.10	<p>CSWMSP was prepared and includes the following relevant information:</p> <p>(a) By Warren Smith - CSWMSP - CV included in Schedule 2 Consultation Evidence included in Schedule 3;</p> <p>(b) CSWMSP - Section 4.2 & Drawing C2.;</p> <p>(c) CSWMSP - Section 4.1 & 4.2 & drawings C2.01, C2.02 & C2.03;</p> <p>(d) CSWMSP - Section 4.3;</p> <p>(e) CSWMSP - Drawing C2.01;</p> <p>(f) CSWMSP – note only;</p> <p>(i) CSWMSP Section 4.2 & drawing C2.01 & C2.03;</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>(ii) CSWMSP – Section 3; and</p> <p>(iii) CSWMSP – Section 4.2.1.</p> <p>Plan updated to Rev 10 during audit period</p>	
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 DPHI 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 & 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>(i) the flood emergency responses for the construction phase of the development;</p> <p>(ii) predicted flood levels;</p> <p>(iii) flood warning time and flood notification;</p> <p>(iv) assembly points and evacuation routes;</p> <p>(v) evacuation and refuge protocols; and</p> <p>(vi) awareness training for employees and contractors, and users/visitors.</p>	<p>Construction Flood Emergency Response Sub-Plan (CFERSP) Rev 1.1, Nov 2022 prepared by Lyall & Associates</p>	<p>CFERSP was prepared and addressed the following:</p> <p>(a) Lyall & Associates, Appendix E</p> <p>(b) Section 1.1</p> <p>(c)(i) Chapter 5 and Appendices A and B</p> <p>(c)(ii) Sections 3.1.1 and 3.1.2</p> <p>(c)(iii) Sections 3.1.1, 3.1.3 and 3.1.4</p> <p>(c)(iv) Section 1.5</p> <p>(c)(v) Chapter 5 and Appendix A</p> <p>(c)(vi) Chapter 5 and Appendix B</p> <p>No changes to plan during this audit period.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Flood Management				
B27	<p>Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction:</p> <p>(a) flood warning and notification procedures for construction workers on site; and</p> <p>(b) evacuation and refuge protocols for construction workers.</p>	<p>Construction Flood Emergency Response Sub-Plan (CFERSP) Rev 1.1, Nov 2022 prepared by Built</p> <p>Induction presentation</p> <p>Design Statement confirming Flood Levels (SSD Condition B27), 30/09/22 issued by Elizabeth Brown of SHAC</p>	<p>CFERSP was prepared and includes the following:</p> <p>(a) Chapter 5 and Appendices A and B</p> <p>(b) Chapter 5 and Appendices A and B</p> <p>Induction presentation sighted on page 10 includes flood management process and evacuation processes.</p> <p>No change during audit period.</p>	Compliant
B28	<p>Prior to the commencement of construction, the Certifier must be satisfied that all building floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.</p>	<p>Design Statement confirming Flood Levels (SSD Condition B28), 30/09/2022 issued by Elizabeth Brown of SHAC</p> <p>02/11/2022 Amended Crown Certificate (CC1) GDL210329.1 BCA Design Compliance Statement – Site Clearing, Bulk Earthworks, Piling, in-ground services and sub structure, 05/12/22 issued by Group DLA</p>	<p>Sighted Email from Certifier 21/10/2022 accepting B18.</p> <p>Sighted letter dated 30/9/2022 from SHAC indicating confirmation of design and documentation in accordance with flooding reports and recommendation from Lyall & Associates.</p> <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
B29	<p>Prior to the commencement of construction, the Applicant must submit evidence, including certification from a suitably qualified practising Engineer to the Certifier demonstrating compliance with the following requirements:</p> <p>(a) any structures below the 1% Annual Exceedance Probability plus 500mm of freeboard must be constructed from flood compatible building components;</p> <p>(b) buildings and structures including fencing comply with the recommendations and mitigations measures listed in the 'Wee Waa High School Technical Working Paper: Flooding' (Rev No. 1.2), prepared by Lyall & Associates and dated October 2021 and as amended by the following documents prepared by Lyall & Associates:</p> <p>(i) 'Wee Waa High School – Response to Submissions' dated 23/02/2022</p> <p>(ii) 'Wee Waa High School – Updated RtS Flood Impact Assessment' dated 10/06/2022; and</p> <p>(iii) 'Wee Waa High School – Narrabri Shire Council's Response to Updated RtS Flood Impact Assessment' dated 17/08/2022</p>	<p>Email from Built to the Certifier 16/11/2022 indicating closure of all conditions from B29(b).</p> <p>Email from Lyall consultant to Built on the 11/11/2022</p> <p>Letter dated 30/9/2022 from SHAC</p> <p>CC2 – includes a letter from Scott Button of Lyall & Associates Consulting Water Engineers, 11/11/22</p>	<p>a) Sighted letter dated 30/9/2022 from SHAC indicating confirmation of design and documentation in accordance with flooding reports and recommendation from Lyall & Associates.</p> <p>b) Sighted email from Built to the Certifier 16/11/2022 indicating closure of all conditions from B29(b). Also email from Lyall consultant to Built on the 11/11/2022 confirming details provide the minimum 100 mm clear opening beneath the perimeter fencing.</p> <p>Further confirmation from the flood consultant Lyall was received on the 24/1/2023 indicating design incorporates the requirements of this condition.</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>No change during the audit period.</p>	Compliant
Construction Access arrangements				
B30	<p>Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <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>Construction Environmental Management Plan (CEMP) from Built Revision I (4/07/2024)</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 & 5.6.</p> <p>CTPMSP was submitted to the Certifier (Group DLA) on the 2/12/2022.</p> <p>Access of vehicles also shown in map in updated CEMP.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Construction Parking				
B31	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <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>Interview with auditees 17/07/2024</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>Project Induction WWHS – Main Works, Rev 7, 30/01/2024</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> <p>Currently a small number of workers (6-7 people for landscaping). Parking in George and Charles (during heavier periods).</p> <p>Sighted Project Induction WWHS – Main Works, Rev 7, 30/01/2024 that includes construction parking.</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 DPHI for CWTS 18/11/2022</p> <p>Email from TSA to SINSW 7/2/2023</p> <p>CWTS submitted to DPHI 7/2/2023</p> <p>Letter from DPHI 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 DPHI 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 DPHI on the 18/11/2022. DPHI 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 Mitchell Street. Strategy was updated 13/12/2022 and further amendments were made on the 7/02/2023 to address DPHI comments. Submission to DPHI of the CTWS by SINSW was made on 7/2/2023.</p> <p>In letter from the former DPHI to SINSW on 9/3/23, the Department acknowledge receipt of the CWTS Rev.2 (dated 7/02/2023) and indicated that has been reviewed by the Applicant and no issues have been raised with the Department, details the provision of parking facilities for the construction workers to avoid demand for parking in nearby public and residential streets or public parking facilities; and contains the information required by the conditions of consent.</p> <p>No change during the audit period.</p>	Compliant
Operational Noise – Mechanical Plant, Equipment and School Bell / PA System				
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</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 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
	conditions of this consent, must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development.	Acoustic Consultant Statement from E-Lab Consulting dated 24/2/2023	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. No updates during audit period.	
Aboriginal Heritage				
B34	Prior to the commencement of construction, the Applicant must: (a) consult with Registered Aboriginal Parties to determine specific requirements and management measures to be used on site during construction, including protection of any objects or items in perpetuity; and (b) prepare an Aboriginal Cultural Heritage Management Plan in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by OzArk Environment & Heritage dated October 2021.	Aboriginal Cultural Heritage Management Plan (ACHMP) Version 1, Nov 22 prepared by OzArk Environment & Heritage	ACHMP was prepared prior to construction and includes: a) ACHMP Section 4 Consultation with Aboriginal Community b) ACHMP was prepared. No change during audit period.	Compliant
Biodiversity				
B35	Prior to the commencement of construction, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix E of the Biodiversity Development Assessment Report V8, prepare by Ecological Australia and dated 22 August 2022 must be retired.	Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation 17/11/2022	Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation 17/11/2022 No change during audit period.	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. No change during audit period.	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.	SINSW letter 18/11/2022 to DPHI, re: submission of evidence of retired credits in accordance with Condition B37 Post approval lodgment retirement of biodiversity credits 18/11/2022 DPHI letter dated 18/11/2022, re: submission of evidence of retired credits in accordance with Condition B37	18/11/2022 issued certificate to DPHI Post approval lodgment retirement of biodiversity credits 18/11/2022 The former DPHI, in correspondence dated 18/11/22, acknowledged receipt of the document "SSD21854025 – B37 Biodiversity Section 6.33 Certificate" with evidence of retired credits in accordance with Condition B37	Compliant
Public Domain Works				
B38	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the technical requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	Letter NSW Transport (TfNSW) to SINSW Advice on Assessment SSD21854025, 02/06/22 Letter Narrabri Shire Council Advice on Response to Submissions, 02/07/22 Section 138 Approval Letter for George Street civil works 25/5/2023 from Narrabri Council Section 138 application - for pavement work, including kerb and guttering on Charles Street, 16/6/23 DPHI letter of 14/9/23 approving extension of time request under C35	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. 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. 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.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Email submitted to Certifier 23/10/2024, including the following s138 Approvals:</p> <p>Narrabri Shire Council Letter to Built Pty Ltd dated 14/12/2022, re: Roads Act – Section 138 Approval Letter</p> <p>Narrabri Shire Council Letter to Built Pty Ltd dated 25/05/2023, re: Roads Act – Section 138 Approval Letter</p> <p>Narrabri Shire Council Letter to Built Pty Ltd dated 19/10/2023, re: Roads Act – Section 138 consent of Works and Structures</p> <p>Narrabri Shire Council Letter to Built Pty Ltd dated 10/03/2024, re: Roads Act – Section 138 Approval Letter</p> <p>Narrabri Shire Council Letter to Built Pty Ltd dated 12/04/2024, re: Roads Act – Section 138 Approval Letter</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> <p>See also response to B40 below</p> <p>Footpath and public domain works are yet to commence</p> <p>Council, in correspondence dated 14/12/22, approved under Section 138 of the Roads Act works within the local road reserve for the following: tree removal along the boundary line of George Street, tree removal on Council land beyond the levee at Boundary St, services potholing adjacent to site boundary on George St, Mitchell St, Charles St and junction of Charles St and Boundary St.</p> <p>Council, in correspondence dated 25/05/23, approved under Section 138 of the Roads Act works within the local road reserve in George Street Civil works</p> <p>Council, in correspondence dated 19/10/23, approved under Section 138 of the Roads Act works within the local road reserve in Mitchell Street</p> <p>Council, in correspondence dated 10/03/24, approved under Section 138 of the Roads Act works within the local road reserve in Narrabri Shire for the Bulk Earthworks component of REF Stage C</p> <p>Council, in correspondence dated 12/04/24, approved under Section 138 of the Roads Act works within the local road reserve in Narrabri Shire for the completion of REF Stage B Works Civil and Stormwater Charles Street Wee Waa</p> <p>Evidence of submission of submission to Certifier is captured in the email on 23/01/2024. S138 approvals obtained by Council as required</p>	
Operational Waste Storage and Processing				
B39	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <p>(a) is constructed using solid non-combustible materials;</p> <p>(b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;</p> <p>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</p> <p>(d) is naturally ventilated or an air handling exhaust system must be in place;</p> <p>(e) allows for the cardboard to be recycled and separated from landfill waste; and</p> <p>(f) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>	<p>Interview with auditee 17/07/2024</p> <p>Crown Certificate (CC3) GDL210329.2 BCA Design Compliance Statement - Main Works excluding Landscaping and External works/façade the subject of Mod SSD application</p>	<p>Waste management design is included as part of CC3.</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>No changes during the audit period.</p>	Compliant
Roadwork and Pedestrian Access Improvements				
B40	<p>Prior to the commencement of construction for external roadworks and pedestrian infrastructure, the Applicant must prepare design plans for the</p>	<p>Interview with auditee 17/07/2024</p>	<p>(a) The WAD has been executed and WAD design approval received from TfNSW on 30 October 2023. Construction works are programmed to</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>following road and pedestrian infrastructure improvements, in consultation with the relevant roads authority (Council or Transport for NSW, as relevant):</p> <p>(a) the provision of a pedestrian crossing across Mitchell Street / Kamilaroi Highway, on the western side of the Mitchell Street / Kamilaroi Highway and George Street intersection. The crossing shall comprise kerb extension (with no pedestrian refuge) designed in accordance with TfNSW Technical Direction, Australian Standard – Manual for Uniform Traffic Control Devices and Austroads Design Guide Part 4;</p> <p>(b) the provision of the pick-up/drop-off and bus bay facilities on George Street;</p> <p>(c) the provision of kerb and guttering and a footpath along George Street in the location identified in drawing SSD1104 (Rev A), prepared by Shac and dated 11.05.22;</p> <p>(d) the provision of a footpath along Mitchel Street / Kamilaroi Highway in the location identified in drawing SSD1104 (Rev A), prepared by Shac and dated 11.05.22;</p> <p>(e) the provision a footpath along the south-western side of Charles Street between the western corner of the site and the south-western pedestrian gate/bridge; and</p> <p>(f) the provision of an asphalt surface material along the road shoulder on the south-western side of Charles Street between the western corner of the site and the south-western pedestrian gate/bridge.</p> <p>Note: Approval must be obtained for any roadworks under section 138 of the Roads Act 1993. All costs associated with the proposed road upgrade works must be borne by the Applicant.</p>	<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>DPHI letter of 14/9/23 approving extension of time request under C35</p> <p>Email 15/07/2024 TfNSW to DoE re: update on the removal of zone sign</p> <p>Email 23/07/2024 DoE to TfNSW re: DoE response on the update on the removal of zone sign</p> <p>Correspondence 23/01/2024 TSA- to Built re: Requesting for copies of all S138 applications</p> <p>Correspondence 23/01/2024 Built to TSA re: submission copies of all S138 applications</p>	<p>commence early February 2024. The Project Team submitted a letter to the Planning Secretary two weeks prior to construction commencement of these works to comply with condition C35 on 18 January 24, refer to SSD-21854025-PA-22.</p> <p>(b) Construction works commenced 27th July 2023 and are expected to be completed by late February 2024, weather permitting.</p> <p>(c) Construction works commenced 27th July 2023 and are expected to be completed by late February 2024, weather permitting.</p> <p>(d) Construction works are programmed to commence early February 2024. The Project Team submitted a letter to the Planning Secretary two weeks prior to construction commencement of these works to comply with condition C35 on 18 January 24, refer to SSD-21854025-PA-22.</p> <p>(e) S138 lodged for Charles Street footpath works on 29 May 2023. Additional information was provided on 23 July 2023. S138 is currently sitting with council for determination.</p> <p>(f) This scope of work is included in the revised Charles Street S138, updated with additional information provided to council on 23 July 2023 and is with council for determination.</p> <p>In accordance with the DPHI extension of time approval letter issued under C35 on 14/9/23 the Project needs to notify the Secretary 2 weeks prior to starting these works</p> <p>Consultation with TfNSW regarding school signage was conducted during the audit period. The latest consultation records provided to the auditor are from the DoE, dated 23/07/2024, confirming that the end 50 school zone sign on Charles St near Cowper Street has been removed by the Council. Additionally, the DoE is requesting confirmation from TfNSW regarding the completion of additional works, such as:</p> <ul style="list-style-type: none"> - Removal of 7 x 40 School Zone signs that were installed. - Removal of 2 x 40 school Zone signs on Mitchell Street and replace with repeaters. - Removal of 1 x 40 School Zone sign on Charles Street and replace with repeater. - Installation of 1 x 40 School Zone sign on Mitchell Street. <p>Correspondences were sighted dated 23/01/2024 relating to S138 approval letter for the following:</p> <ul style="list-style-type: none"> - Section S138 Approval Letter for 105-107 Mitchell Street - Section S138 Approval Letter for Charles Street - Section S138 Approval Letter for Mitchell Street - Section S138 Approval Letter for George Street - Section S138 Approval Letter for Built P/L - WWHs – Planning Portal S138 <p>During the site interview, Built indicates that all external works have been completed, except for the pedestrian footpath on Charles Street (from the pedestrian bridge to the pump), which is expected to be finished in approximately 2-3 weeks.</p>	

Works Authorisation Deed

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B41	Prior to the commencement of construction of any works within the Mitchell Street / Kamilaroi Highway road reserve (HW 29), a formal agreement in the form of a Works Authorisation Deed (WAD) is required between the developer 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.	Interview with auditee 17/07/2024 WAD Intro meeting minutes 19/7/2023 Minor WAD between TfNSW and SINSW executed 30/10/23	The WAD has been executed and WAD design approval received from TfNSW on 30 October 2023. Construction works are programmed to commence early February 2024.	Compliant
Operational Access, Car Parking and Service Vehicle Arrangements				
B42	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: (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; (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; (c) driveway and on-site manoeuvring area(s) to allow for all vehicles to enter and leave the site in a forward direction; (d) access levels and grades to comply with access levels and grades required by Council under the Roads Act 1993; and (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.	Interview with auditee 17/07/2024 Crown Certificate (CC3) GDL210329.2 BCA Design Compliance Statement - Main Works excluding Landscaping and External works/façade the subject of Mod SSD application 16/01/24 by Group DLA	Operational parking and access facilities are included as part of CC3.	Compliant
Site Contamination				
B43	Prior to the commencement of construction, the Applicant must engage an NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	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. No change during audit period.	Compliant
Earthworks				
B44	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: (a) detail the true cut to fill balance. (b) identify the volume of material to be removed from the site and where this material is to be placed/spread.	Earthworks Management Plan (EMP) for Wee Waa High School Rev 5, 17/11/22 prepared by Warren Smith Submission to the Certifier on the 18/11/2022 Crown Certificate CC1 GDL210329.1 - 15/12/22 by Group DLA	CEMP was prepared by a suitably qualified practising Engineer (Warren Smith Consulting Engineers), and include calculations and plans that: a) CEMP Section 4, drawing C3.01 & C30.2 Schedule 2 (CVs) Schedule 3 Consultation b) EMP drawing C3.01 & C30.2 c) EMP Section 5, drawing C3.01 & C30.2 d) EMP Section 5	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<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>e) EMP Section 6, Condition B24 Soil and Water Management Plan</p> <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> <p>No updates during the audit period.</p>	
Water and Sewer				
B45	Prior to the commencement of construction of potable water and sewer infrastructure, the Applicant must submit a copy of Council's endorsement of the final potable water and sewer program to the Certifier.	<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 & 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
PART C DURING CONSTRUCTION				
Site Notice				
C1	<p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</p> <p>(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;</p> <p>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and</p> <p>(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</p>	Site Inspection 17/07/2024	<p>The site notice was sighted during the site inspection. It meets the specification and content requirements of this condition. Refer to photo in Appendix E.</p> <p>Approved hours of work, name of builder (Built), certifier (Group DLA), structural engineer (Northrop) Project Manager (Rebecca Deegan), Site Manager (Neil George, address, 24-hr contact were included.</p>	Compliant
Operation of Plant and Equipment				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>Interviews with auditees 17/7/24</p> <p>Lucidity system – online records for Tractor 24/07/2024</p> <p>Service Record 19/03/24, Tractor</p>	<p>The plant verification records sighted included:</p> <ul style="list-style-type: none"> - Daily checklist for Forklift completed 2/8/23. - Operator – Telescopic handler operations Card issue 23/1/23 - Plant Register in Lucidity current today. Plant Inspections and risk assessments are part of the Lucidity system. 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			- Plant registration completed for a mobile crane 17/1/24 including operators competencies etc.	
Construction Hours				
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Interview with auditees 17/07/2024 Induction presentation construction hours included Site Notice CEMP documents Complaints register July 2024	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. No OOHW applications have been made during the audited period. No complaints were received relating to this requirement.	Compliant
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 17/07/2024 Induction presentation construction hours included Complaints register July 2024	Some work has been conducted during these hours due to heat, but only when less than 5dBA above background. No complaints were received relating to this requirement.	Compliant
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 17/07/2024 Complaints register July 2024	C5(b) Site fencing repaired and reinstated after weather events. C5(b) Trash pumps operational during severe weather events in conjunction with Council to prevent flooding. Nearest neighbors advised by text message in August / September 2023 by text message when pumps are activated No complaints have been made regarding works outside the approved hours	Compliant
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 17/07/2024	No notification of construction activities was required during the audit period.	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 17/07/2024	No rock breaking, rock hammering, sheet piling works during this audit period.	Not Triggered
Implementation of Management Plans				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Interview with auditees and site inspection 17/07/2024 Site Induction presentation 20/11/2023 Rev.6 Monitoring of noise is ongoing, consistent with the CEMP and CNVMSP, noise reports for Sep, Oct, Nov and Dec 2023 on project website.	Evidence observed during the IA indicated that the CEMP and sub-plans were being implemented on site and generally comply, as follows: Sighted site environmental inspection records on the 23/11/23, 3/1/24 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.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Environmental inspections (recorded in Lucidity) on: 23/11/23, 3/1/24.</p> <p>Photos of site environmental controls in Appendix E</p> <p>Vibration Monitoring Graphs at 41 George Street, 1 March to 31 March 2024</p> <p>Vibration report graphs at 41 George Street, 01/04/2024 – 31/04/2024</p> <p>Noise Report Mitchell Street 01/05/2024 – 30/05/2024</p> <p>Built General inspection on 30/05/2024 safe work area</p> <p>Correspondence Built to TSA & SINSW re: Vibration Monitoring during carpark compaction (attached: Vibration Monitoring Graphs at 41 George Street, 2, 16 April 2024 and 1/02/2024 to 30/04/2024)</p> <p>Noise Monitoring 01/06/2024 – 30/06/2024 (SiteHive) by Built</p> <p>Vibration Report at 41 George Street 01/03/2024 – 30/03/2024 (SiteHive) by Built</p> <p>General inspection record for WWHS 30/05/2024 prepared by Built</p>	<p>Prior to finalising 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 (31/01/2023) was sighted. It was noted that the drawing date has not been revised.</p> <p>A 'site wide address' is issued through Aconex if any issues are raised. Built PM issued such an address regarding ERSED controls needing to be maintained on 23/11/23</p> <p>Vibration Monitoring Graphs at 41 George Street, 01/04/2024 – 31/04/2024 showed most reading below the criteria of 5mm/s, with some spikes explained in the graphs to the incorrect placement of the vibration device while charging.</p> <p>Vibration Monitoring Graphs at 41 George Street, 1 March to 31 March 2024 showed most reading below the criteria of 5mm/s, with some spikes explained in the graphs to the incorrect placement of the vibration device while charging</p> <p>Noise Monitoring Graphs at Mitchel Street, 01/05/2024 – 30/05/2024 showed all reading below the criteria of 75dBA noise limit.</p> <p>Site inspections by activity, documented and kept in Lucidity. Water cart on site reportedly on site during the works, not required now. Stockpiles reportedly sprayed with water and polymer application. Ballast reportedly in access driveways. Inspection conducted on 30/05/2024.</p> <p>In response to previous Observation during IA3: The General Inspection report was provided to the auditor during IA4 and included environmental items such as sediment controls, concrete washouts, noise monitoring controls, dust monitoring, signage, spill kit, rumble grid etc.</p> <p>Observation: the temporary vehicular access to the site at Charles Street was observed with no controls to manage the risk of mud/sediment from the site being moved off site by trucks (refer to Photo 6 in Appendix E) (noting that no Project works were underway at the time of the audit inspection). The auditee advised that the access will be closed soon and fenced off.</p> <p>Recommendation: If the construction vehicular access at Charles Street is to be used for the remaining construction works, install controls (e.g. rumble grid, rock, etc.) to minimize the risk of mud being moved off site by construction vehicles.</p> <p>Observation: some containers with chemicals were observed unbounded during the site inspection (refer to Photo 19 in Appendix E).</p> <p>Recommendation: ensure that containers with chemicals are stored in bunded areas</p>	
Construction Traffic				
C9	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	<p>Construction Traffic and Pedestrian Management Sub-plan (CTPMSP) 27/7/23 (Rev. 4) from TTW</p> <p>Site inspection 17/07/2024</p> <p>No complaints regarding parking or access issues in complaints register dated January 2024</p>	<p>Parking and laydown areas are confined to the project footprint. This is described in the CTPMSP. Deliveries to be staggered to ensure sufficient space for parking wholly within site.</p> <p>There were no issues observed with vehicles outside of the site during the inspection and there have been no complaints in relation to this requirement.</p> <p>All the deliveries and trucks are driving and entering through the George Street gate. No work is currently occurring outside the site boundaries.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<p>No work zones required during the whole project. Area within the site designated for heavy vehicle parking, in the paddock.</p> <p>Car parking for employees in designated areas in George and Charles (in CEMP), otherwise could park inside if notified to project.</p>	
Hoarding Requirements				
C10	<p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</p> <p>(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.</p>	<p>Site inspection 17/07/2024</p> <p>Refer to site photos</p>	<p>Site fencing (with shade cloth) in place, no graffiti or advertising observed other than Department of Education logo.</p> <p>Temp fencing with shade cloth, to timber hoarding required. No advertising or graffiti on shade cloth sighted.</p>	Compliant
No Obstruction of Public Way				
C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	<p>Site inspection 17/07/2024</p> <p>Complaints register current to July 2024</p>	<p>No obstruction of any materials, vehicles, refuse, skips or the like on the public way was observed during the site inspection.</p> <p>No complaints regarding this specific requirement were received.</p> <p>Observation: Temporary storage of fencing was observed in the council's public domain on Mitchell Street.</p> <p>Recommendation: Ensure the fencing is promptly removed from the council's public domain on Mitchell Street.</p>	Compliant
Construction Noise Limits				
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	<p>Construction Noise & Vibration Management Sub-Plan,</p> <p>Site Hive system</p> <p>Noise monitoring results Sep, Oct, Nov, Dec 2023 available on project website</p> <p>Sighted agreement between neighbour and Contractor regarding mitigation measures to be applied to reduce noise and vibration impacts included commitment to ongoing consultation with the neighbour dated April 2023.</p> <p>Noise Monitoring 01/06/2024 – 30/06/2024 (SiteHive) by Built</p> <p>Noise Report Mitchell Street 01/05/2024 – 30/05/2024</p> <p>Complaints Register current to July 2024</p>	<p>Continuous noise monitoring is being undertaken using Site Hive system. Respite periods occur at least twice a day (mid-morning and during lunchtime).</p> <p>Noise monitoring has been conducted and results generated monthly, device is located at Mitchell St. Sighted results from Site Hive system noise monitoring posted in the project website with results from September to December 2023.</p> <p>Noise monitoring results indicate frequent exceedances of the NML (49dBA) for the project. These are recorded as being due to external sources and events including extreme weather. Based on the information gathered during the audit, including interviews with auditees, it appears that the project team is implementing, for the most part, all feasible and reasonable noise mitigation measures. In particular, communication protocols with the nearest affected sensitive receiver (consultation and contact has occurred between a neighbor and contractor as per Agreement of April 2023) appears to be working well and have resulted in no noise specific complaints being received during audit period.</p> <p>Noise Monitoring Graphs at Mitchel Street, 01/05/2024 – 30/05/2024 showed all reading below the criteria of 75dBA noise limit.</p>	Compliant
C13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C3.	<p>Project induction, CEMP, CNVMSP</p> <p>Complaints register current to July 2024</p>	Hours are specified in CEMP, CNVMSP, site induction, site notice and have been communicated to the workforce.	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'	<p>Site inspection and Interview with auditees 17/07/2024</p> <p>Lucidity Site Inspection (general inspection) 17/05/2024 by Built</p>	Telehandler on site at time of inspection had a normal tonal audible alarm functioning when reversing.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Plant registration 24/07/224 by Built Complaints Register current to July 2024	Plant registration dated 24/07/2024 indicated that audible movement alarm used was a 'Quacker' type. In response to previous Observation during IA3: Plant Registration report provided to the auditor during IA4 and included consideration of audible movement alarm of Quacker type.	
Vibration Criteria				
C15	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of 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 Monitoring Graphs at 41 George Street, 1 March to 31 March 2024 Vibration report graphs at 41 George Street, 01/04/2024 – 31/04/2024 Noise Report Mitchell Street 01/05/2024 – 30/05/2024 Built General inspection on 30/05/2024 safe work area Correspondence Built to TSA & SINSW re: Vibration Monitoring during carpark compaction (attached: Vibration Monitoring Graphs at 41 George Street, 2, 16 April 2024 and 1/02/2024 to 30/04/2024) Vibration Report at 41 George Street 01/03/2024 – 30/03/2024 (SiteHive) by Built	Vibration monitoring for April 2024 during the carpark compaction was presented. Spikes in the monitoring on April 2, 2024, at Site 41 George St carport resulted from adjusting and tightening the device to ensure it was placed correctly. To reassure the neighbor before asphaltting on April 3rd, a test was conducted with a 15-20t roller at the end of the day. The live data from the iPad, showing readings on the threshold, was reviewed with the neighbor and met their satisfaction. The Vibration Report conducted at 41 George Street recorded high spikes identified due to incorrect placement of the vibration device after charging. SiteHive was consulted to provide advice to high readings and was confirmed that the placement of the device was the issue.	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 17/07/2024 Vibration Monitoring Graphs at 41 George Street, 2, 16 April 2024 and 1/02/2024 to 30/04/2024) Vibration Report at 41 George Street 01/03/2024 – 30/03/2024 (SiteHive) by Built	Vibration monitoring for April 2024 during the carpark compaction was presented. Spikes in the monitoring on April 2, 2024, at Site 41 George St carport resulted from adjusting and tightening the device to ensure it was placed correctly. To reassure the neighbor before asphaltting on April 3rd, a test was conducted with a 15-20t roller at the end of the day. The live data from the iPad, showing readings on the threshold, was reviewed with the neighbor and met their satisfaction. The Vibration Report conducted at 41 George Street recorded high spikes identified due to incorrect placement of the vibration device after charging. SiteHive was consulted to provide advice to high readings and was confirmed that the placement of the device was the issue.	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.	Site inspection 17/07/2024 Vibration Monitoring Graphs at 41 George Street, 2, 16 April 2024 and 1/02/2024 to 30/04/2024) Vibration Report at 41 George Street 01/03/2024 – 30/03/2024 (SiteHive) by Built	Compaction during the car park works occurred within the require limit.	Not triggered
Tree Protection				
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	Arboricultural Impact Assessment, Tree Management Strategies Amended arborist assessment report 14/10/2022 SHAC Tree Removal Plan Rev.1 date 25/10/2022	Tree protection installed on trees to be retained within work zone. No external works to site have yet occurred that impact on street trees. No tree protection is currently in place, as it is not required at this stage. However, if landscaping works involve equipment, tree protection will be necessary.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>amended by condition B2), provided the recommendations are consistent with condition C18 (c) and do not result in removal of any trees that are not approved for removal under this development consent;</p> <p>(c) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater;</p> <p>(d) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; and</p> <p>(e) all street trees immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council</p>	<p>Email from Arborist to Built Site Engineer 24/7/2023 re. tree and fence line clashes</p> <p>Site inspection 17/07/2024.</p> <p>Photos for tree protection (Appendix E)</p>	<p>Observation: Trees within the construction area were observed unprotected during the audit site inspection (refer to Photo 10 in Appendix E) (noting that no Project works were underway at the time of the audit inspection and only landscaping works are outstanding in areas where trees are located).</p> <p>Recommendation: If the completion of construction requires plant / equipment, protect existing trees in accordance with Condition C18</p>	
Air Quality				
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site inspection 17/07/2024</p> <p>Stockpile photos Appendix E</p>	<p>Stockpiles were sealed with AQUATARP and no issues have been raised.</p> <p>Recent rain prior to the inspection had wetted the site well and there was no dust generating works occurring during the audit inspection.</p> <p>The Road was clean of any dust, no track dirt onto the public road network from the project site.</p> <p>The auditees advised a road sweeper is available to be used 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 17/07/2024</p> <p>January 2024 Complaints Register</p>	<p>Stockpiles were sealed with AQUATARP and no issues have been raised.</p> <p>Recent rain prior to the inspection had wetted the site well and there was no dust generating works occurring during the audit inspection.</p> <p>The Road is clean of any dust, no track dirt onto the public road network from the project site.</p> <p>The auditees advised a road sweeper is available to be used when required.</p> <p>No complaints regarding dust during audit period</p>	Compliant
Disposal of Seepage and Stormwater				
C21	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Section 138 approval to pump stormwater and temporary vehicle access 18/8/2022 from Narrabri Shire Council	<p>The channel is hydroseeded and there is a trash pump at the corner and then stormwater is pumped into the stormwater council system.</p> <p>No change during audit period. Built has an approval from Council to pump water from the sediment basin.</p>	Compliant
Emergency Management				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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>Interview with auditees 17/7/24</p> <p>Site Induction</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 29/9/2023 in relation to worker trapped on EWP</p> <p>Toolbox Meeting Record 16/07/2024 Built re: Landscaping works</p> <p>Attendance register 16/07/2024 by Built</p>	<p>Emergency evacuation procedures discussed in site induction (Rev.4). Workers were 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>Auditee presented a Toolbox Meeting Record and attendance record dated 16/07/2024, which includes a site awareness meeting for workers undertaking landscaping work.</p> <p>No drills during the audit period</p>	Compliant
Stormwater Management System				
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 & 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>Toolbox Talk Built.Safe 16/07/204 Landscaping Works in Footy Oval Area</p> <p>Correspondence 19/07/2027 Group DLA to Built re: SSD 21854025 Condition C23 - Stormwater Management</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> <p>The auditee presented correspondence from the Certifier dated 19/07/2024, indicating satisfaction with the requirement under condition C23.</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
Aboriginal Cultural Heritage				
C24	<p>Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by OzArk Environment & Heritage dated October 2021 and the Aboriginal Cultural Heritage Management Plan required by condition B34, including:</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>Interview with auditees 30/1/24</p> <p>Aboriginal Cultural Heritage Assessment Report</p> <p>Site Induction presentation 20/11/2023 Rev.6</p> <p>CEMP (Rev. H) from Built</p>	<p>The induction and CEMP contain the relevant information. There have been no unexpected finds.</p> <p>Page 13 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>RFI 1</p> <p>Interview with auditees 30/1/24</p> <p>Site Induction presentation 20/11/2023 Rev.6</p>	<p>No known Aboriginal objects within the site.</p> <p>The induction includes the relevant information, page 6.</p>	Not Triggered

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	<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>			
Unexpected Finds Protocol – Historic Heritage				
C26	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>(b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</p> <p>(c) works may only recommence with the written approval of the Planning Secretary.</p>	<p>Site Induction presentation 20/11/2023 Rev.6</p> <p>RFI 1</p> <p>Interview Auditee 17/07/2024</p>	<p>No unexpected finds have been recorded by the auditees to date.</p> <p>The induction includes the relevant information, page 6.</p>	Not Triggered
Imported				
C27	<p>The Applicant must:</p> <p>(a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Certifier upon request.</p>	<p>Interview with auditees 17/07/2024</p> <p>Material Import Register up to 25/1/2024</p> <p>VENM Assessment from JBS&G 28/4/2023</p> <p>WSP Interim Audit Advice #5: Wee Waa High School – Opening Prior to Completion of Landscaping Works 14/05/2024</p> <p>Charles Street Stormwater Drain Alignment Soil Validation Report ENM Rev 2, 04/09/2023 prepared by WTC Group P/L</p>	<p>VENM/ENM: Flood mitigation material excavated during channel works was classified as VENM and ENM and used to raise the level of the school site. This occurs also during this audit period, validated in last audit</p> <p>ENM and mulch imported to the site during the audit period. Built also indicated that the mulch and imported materials have been validated, but they are still waiting for the report. ENM obtained from flood work (stage B).</p> <p>The Auditor has reviewed the material import register/s and material classification records prepared by others and presented Eby the auditee/client. The Auditor has not conducted any testing, analysis or visual inspection of the material to independently verify its classification, nor does the Auditor guarantee that the imported material is that same volume, classification or type as that described in the sighted material classification records.</p> <p>In response to previous Observation during IA3: The Material Import Register was provided to the auditor during IA4 for the audit period and included details such as date, supplier/subcontractor, product, quantity, and final destination.</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 17/07/2024</p> <p>VENM Assessment from JBS&G 28/4/2023</p> <p>WSP Interim Audit Advice #5: Wee Waa High School – Opening Prior to Completion of Landscaping Works 14/05/2024</p>	<p>Imported VENM from flood works, sighted classification report from JBS&G dated 28/4/4023.</p> <p>The Auditor has reviewed the material import register/s and material classification records prepared by others and presented by the auditee/client. The Auditor has not conducted any testing, analysis or visual inspection of the material to independently verify its classification, nor does the Auditor guarantee that the imported material is that same volume, classification or type as that described in the sighted material classification records</p>	Compliant
Waste Storage and Processing				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C29	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.	CEMP dated 27/7/2023 (Rev. F) from Built Site Inspection 17/07/2024 Waste bins photos – Appendix E Namoi Wastecorp Waste Register November 2023 Waste Register Namoi Wastecorp for January – July 2024	Wastes bins available onsite (refer to Photos in Appendix E). Waste materials will be segregated by waste transporter (Namo waste corporation). No waste from the site was observed in adjoining public areas or private properties. Skip bins (for general construction waste), no spoil exported during the audit period. Skip bins sighted on site and no waste observed off site.	Compliant
C30	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Interviews with auditee and site inspection 17/07/2024 Namoi Wastecorp Waste Register November 2023 Waste Register Namoi Wastecorp for January – July 2024 Namoi Wastecorp Skip Bins Collection from Jan to Feb 2024	Namoi Wastecorp Waste Register November 2023 indicates waste is classified into recoverable and general waste and disposed of to Namoi Landfill which holds EPL 12193 The skip bins collection register from January to February 2024 indicated that the waste was generally classified as general waste. No spoil from the site exported off site during the audit period, just general construction waste.	Compliant
C31	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.	Interviews with auditee and site inspection 17/07/2024 Photos – Appendix E	Concrete waste is generally directed to a lined pit although some concrete waste was observed dumped to site outside of this designated area. In response to previous audit finding during IA3: The skip bins containing lighter waste has been covered with netting, photo evidence provided. No concreting works reported during the audit period.	Not triggered
C32	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.	RFI 1 and interview with auditees 30/1/24 Waste Register Namoi WasteCorp for November 2023 Waste Register Namoi Wastecorp for January – July 2024	Namoi Wastecorp Waste Register November 2023 indicates waste is classified into recoverable and general waste and disposed of to Namoi Landfill which holds EPL 12193. The Auditor has reviewed the material export register/s and material classification records prepared by others and presented by the auditee/client. The Auditor has not conducted any testing, analysis or visual inspection of the material to independently verify its classification, nor does the Auditor guarantee that the exported material is that same volume, classification or type as that described in the sighted material classification records No waste recycled during the audit period, just general solid waste. Local companies do not separate bins for general waste. Namoi Wastecorp Waste Register January – July 2024 indicates waste is classified into recoverable and general waste and disposed of to Namoi Landfill which holds EPL 12193.	Compliant
C33	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. 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.	Interviews with auditee and site inspection 17/07/2024	No hazardous materials removed during the audit period.	Not Triggered
Outdoor Lighting During Construction				
C34	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Interviews with auditee and site inspection 17/07/2024 Correspondence 27/05/2024 Group DLA to Built re: requesting confirmation of the as installed external lighting has been installed in accordance with the condition requirement	No outdoor construction lighting is required for the project. The auditee presented correspondence dated 27/05/2024 regarding the submission of the updated electrical installation certificate as requested by the Certifier.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Correspondence 27/05/2024 Built to Group DLA re: submission of updated electrical installation		
Roadwork and Pedestrian Infrastructure Upgrade				
C35	Within six months of the commencement of construction or other timeframe agreed in writing by the Planning Secretary, the Applicant must provide written evidence to the satisfaction of the Planning Secretary demonstrating that an agreement has been made with Council and TfNSW for construction and payment of the roadworks and pedestrian infrastructure upgrades detailed in condition B40.	<p>Interviews with auditee and site inspection 17/07/2024</p> <p>SINSW Letter to DPHI 9/6/23 re. Request for extension of time for C35</p> <p>DPHI Email 15/6/23 re. RFI for C35</p> <p>SINSW Letter to DPHI 16/8/23 re. Response to RFI in accordance with C35</p> <p>DPHI 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 & Stormwater in Charles Street</p> <p>Post Approval Form re. C35 Timing of Road Infrastructure: 09/06/2023 and 16/08/2023</p> <p>DPHI letter of 14/9/23 approving extension of time to obtain the required TfNSW and Council agreements, and submit written evidence to the Planning Secretary, two weeks prior to the commencement of each of the road works detailed in condition B40 rather than the 6 months as per condition C35</p> <p>Email 15/07/2024 TfNSW to DoE re: update on the removal of zone sign</p> <p>Email 23/07/2024 DoE to TfNSW re: DoE response on the update on the removal of zone sign</p> <p>Correspondence 23/01/2024 TSA- to Built re: Requesting for copies of all S138 applications</p> <p>Correspondence 23/01/2024 Built to TSA re: submission copies of all S138 applications</p> <p>Group DLA to Built 27/05/2024 confirmation lighting installed in accordance with SSD condition C35.</p>	<p>See entry for B40 for details of where each element of this work is up to noting that no physical works have yet commenced.</p> <p>In accordance with the DPHI extension of time the Project will notify the Secretary 2 weeks prior to starting this work.</p> <p>Consultation with TfNSW regarding school signage was conducted during the audit period. The latest consultation records provided to the auditor are from the DoE, dated 23/07/2024, confirming that the end 50 school zone sign on Charles St near Cowper Street has been removed by the Council. Additionally, the DoE is requesting confirmation from TfNSW regarding the completion of additional works, such as:</p> <ul style="list-style-type: none"> - Removal of 7 x 40 School Zone signs that were installed. - Removal of 2 x 40 school Zone signs on Mitchell Street and replace with repeaters. - Removal of 1 x 40 School Zone sign on Charles Street and replace with repeater. - Installation of 1 x 40 School Zone sign on Mitchell Street. <p>Correspondences were sighted dated 23/01/2024 relating to S138 approval letter for the following:</p> <ul style="list-style-type: none"> - Section S138 Approval Letter for 105-107 Mitchell Street - Section S138 Approval Letter for Charles Street - Section S138 Approval Letter for Mitchell Street - Section S138 Approval Letter for George Street - Section S138 Approval Letter for Built P/L - WWHS – Planning Portal S138 <p>The Certifier provided confirmation on 27/05/2024 that the lighting was installed in accordance with SSD Condition C35.</p>	Compliant
Site Contamination				
C36	Prior to the commencement of earthworks, the Applicant must update the 'Remedial Action Plan Version V2 Final' prepared by EMM and dated 8 November 2021 to include an unexpected contamination procedure ensuring that unexpected, contaminated material is appropriately managed. Where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	<p>Remedial Action Plan Rev.3 - 4/11/2022 from JBS&G</p> <p>Addendum Remediation Action Plan from JBS&G dated 20/06/2023</p> <p>Unexpected finds (contaminated fill) sent out 26/7/23 waste dockets sighted to Narrabri Waste Facility</p> <p>Validation Report, JBS&G dated 18 September 2023</p>	<p>Remedial Action Plan (RAP) 4/11/2022 Rev.3, updated to include the unexpected finds. JBS&G consultant confirmed the location of the material, but no disposal yet. Remediation works were completed in accordance with the addendum RAP and the AMP (JBS&G 2022).</p> <p>Sighted Addendum Remediation Action Plan from JBS&G dated 20/06/2023.</p> <p>A non-compliance was raised in IA3 regarding the Planning Secretary not being notified of the disposal location and results of testing prior to removal of the contaminated material from site. This non-compliance has been closed as shown in Table 4 of the audit report.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>SINSW letter to DPHI dated 12/03/2024, re: Notification of Disposal of Contaminated Materials Offsite in accordance with Condition C36</p> <p>DPHI letter to DoE, 3/04/2024, re: Site Contamination Condition C36</p>	<p>In SINSW letter to DPHI dated 12/03/2024, the applicant retrospectively notified the Department of the disposal of contaminated materials off site in accordance with Condition C36, including disposal location and results of testing. The submission included the RAP (EMM 2022) and the Validation Report (JBS&G 2023).</p> <p>In response to previous non-compliance during IA3: DPHI, in letter to DoE dated 3/04/2024 acknowledged receipt of the Validation Report, JBS&G dated 18 September 2023, indicating that no issues were raised by the Department, includes Waste classification documentation and Material tracking, contains the information required by Condition C36 including an addendum RAP and has been submitted to the Department because of a finding in IA3. DPHI acknowledged the non-compliance in IA3 about contaminated material disposal location and testing results not submitted to the Planning Secretary prior to its removal from the site, but notwithstanding that filed the Validation Report which details the contaminated materials disposal location and testing results.</p> <p>The project team noted that no contaminated material was removed from site in this audit period.</p>	
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.	<p>Remedial Action Plan Rev.3 - 4/11/2022 from JBS&G</p> <p>Addendum Remediation Action Plan from JBS&G dated 20/06/2023</p> <p>WSP consultant letter 6/2/2023 NSW EPA Site Auditor Services IAA # 1</p> <p>WSP consultant letter 8/5/2023 NSW EPA Site Auditor Services IAA # 2</p> <p>Interim Audit Advice #5: Wee Waa HS – Opening Prior to Completion of Landscaping Works, 14/06/2024 by WSP</p> <p>Letter 24/04/2024 DPHI-SINSW re: Acceptance of Interim Audit Advice No 5 for operations of the development prior to completion of landscaping works (under D41)</p>	<p>Remediation works happened at the end of July 2023 (27/7/23 and 28/7/23).</p> <p>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.</p> <p>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.</p> <p>Contaminated material disposed of on 26/7/23 to Narrabri Waste Facility in accordance with RAP</p> <p>The Department acknowledged and filed the Interim Audit Advice No 5 for operations of the development prior to completion of landscaping works on 24/04/2024 and reminded SINSW to complete the revised Validation Report so that a Site Audit Report and Section A Site Audit Statement for the relevant part of the site can be prepared by a NSW EPA Accredited Site Auditor as per condition D41 of the consent.</p> <p>Built indicated that they are waiting for the site auditor's response and acceptance of the information provided by the contamination consultant in response to the auditor's questions. Built also indicated that the mulch and imported materials have been validated, but they are still waiting for the report.</p> <p>The project team noted that no contaminated material was removed from site in this audit period.</p>	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).	<p>Remedial Action Plan Rev.3 - 4/11/2022</p> <p>Addendum Remediation Action Plan from JBS&G dated 20/06/2023</p> <p>WSP consultant letter 6/2/2023 NSW EPA Site Auditor Services IAA # 1</p> <p>WSP consultant letter 8/5/2023 NSW EPA Site Auditor Services IAA # 2</p>	<p>Remediation was carried out in accordance with the RAP, which sets the methodology for reducing contamination risk profiles. The following evidence was presented:</p> <ul style="list-style-type: none"> 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 	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>WSP letter dated 4/04/2024, Interim Audit Advice 3: review of EMM (Nov 22) RAP and JBS&G (June 2023) Addendum RAP</p> <p>WSP letter dated 29/04/2024, Interim Audit Advice 4: review of JBS&G (2023c) Validation Report dated 18 September 2023</p> <p>WSP letter dated 14/06/2024, Interim Audit Advice 5: Opening prior to completion of Landscaping Works</p> <p>Letter 24/04/2024 DPHI-SINSW re: Acceptance of Interim Audit Advice No 5 for operations of the development prior to completion of landscaping works (under D41)</p>	<p>(2023) Data Gap Investigation for Wee Waa High School (Rev. B) dated 11/4/2023.</p> <p>The Department acknowledged and filed the Interim Audit Advice No 5 for operations of the development prior to completion of landscaping works on 24/04/2024 and reminded SINSW to complete the revised Validation Report so that a Site Audit Report and Section A Site Audit Statement for the relevant part of the site can be prepared by a NSW EPA Accredited Site Auditor as per condition D41 of the consent.</p> <p>The project team noted that no contaminated material was removed from site in this audit period.</p>	
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	<p>Remediation was carried out in accordance with the RAP. No changes or other pre-existing contamination.</p> <p>The project team noted that no contaminated material was removed from site in this audit period.</p>	Not Triggered
Independent Environmental Audit				
C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This audit report	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 DPHI 13/07/2023	The Department approved WolfPeak audit team on 13/07/2023.	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 17/07/2024	There have been no changes to the timing of the audits.	Not Triggered
C43	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <p>(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;</p> <p>(b) submit the response to the Planning Secretary; and</p> <p>(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.</p>	<p>Independent Audit Report No.3 (IA3) dated 28/2/2024 prepared by WolfPeak</p> <p>Response to Audit Findings 28/03/2024 from SINSW</p> <p>Project website:</p>	IA3 Report and response to report submitted within the required timeframes and both made publicly available on the Project website.	Compliant
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.	<p>Independent Audit Report No.3 (IA3) dated 28/2/2024 prepared by WolfPeak</p> <p>Response to Audit Findings 28/03/2024 from SINSW</p>	IA2 Report and response to report submitted within the required timeframes and both made publicly available on Project website.	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.		Project still in construction phase.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Operational Readiness Work				
C46	<p>Operational readiness work must not commence on site until the following details have been submitted to the Certifier:</p> <p>(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);</p> <p>(b) the maximum number of staff to be involved in operational readiness work on site at any one time;</p> <p>(c) arrangements to ensure the safety of school staff on the site, including how:</p> <p>(i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction;</p> <p>(ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and</p> <p>(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.</p>	<p>Interview with auditees 17/07/2024</p> <p>Final Crown Completion Certificate Checklist – Wee Waa HS 05/06/2024 issued by Group DLA</p>	<p>Project started on 9/12/2022, still in construction phase.</p> <p>This audit assesses the administrative, pre-construction, and construction phases of the project. Operational condition requirements are not included.</p>	Not Triggered
C47	<p>Operational readiness work must only be undertaken in accordance with the details submitted under condition C46 and the following requirements:</p> <p>(a) no more than 15 staff are involved in operational readiness work;</p> <p>(b) no more than 5 vehicles must access the school related to the operational readiness work;</p> <p>(c) no students or parents are permitted; and</p> <p>(d) the Applicant has implemented appropriate arrangements to ensure the safety of school staff.</p>	<p>Interview with auditees 17/07/2024</p> <p>Final Crown Completion Certificate Checklist – Wee Waa HS 05/06/2024 issued by Group DLA</p>	<p>Project started on 9/12/2022, still in construction phase.</p> <p>This audit assesses the administrative, pre-construction, and construction phases of the project. Operational condition requirements are not included.</p>	Not Triggered
PART D PRIOR TO COMMENCEMENT OF OPERATION (to be covered in operational audit in late 2024)				
Notification of Occupation				
D1	<p>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.</p>		<p>This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.</p>	Not Triggered
External Walls and Cladding				
D2	<p>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.</p>		<p>This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.</p>	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Works as Executed Plans				
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered\ surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Implementation of separate Part 5 works				
D5	<p>Within 15 weeks of the commencement of operation, the Applicant must provide documented evidence to the Planning Secretary confirming that the works determined separately under Part 5 of the EP&A Act (as described in the EIS and amended by the RtS and SRIS) 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) the pedestrian bridges connecting the school to Mitchell Street (two bridges) and Charles Street (one bridge) over the Part 5 flood mitigation channels.</p>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Public Art Plan				
D6	<p>Prior to installation of artwork(s), the Applicant must submit to the Certifier a detailed Public Art Plan. The plan must include (but not limited to):</p> <p>(a) evidence of consultation with Council, the local Aboriginal and school community;</p> <p>(b) consideration of the draft Public Art Strategy contained within the 'Concept Design Report Rev T', prepared by SHAC and dated May 2022;</p> <p>(c) evidence of Connecting to Country being embedded in the public art process;</p> <p>(d) evidence of artist's engagement with the Designing with Country framework;</p> <p>(e) evidence of involvement of local Indigenous artists; and</p> <p>(f) proposed methods of integration of the public art concepts developed by the selected artists into the school site / buildings / spaces.</p>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Outdoor Lighting				
D7	<p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably\ qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development:</p> <p>(a) complies with the requirements of condition B18;</p> <p>(b) achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers;</p>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(c) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(d) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network; and</p> <p>(e) complies with the design requirements of the nine good lighting design principles of the NSW Dark Sky Planning Guideline 2016.</p>			
Warm Water Systems and Cooling Systems				
D8	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Mechanical Ventilation				
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>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Fire Safety Certification				
D10	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Structural Inspection Certificate				
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>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Compliance with Food Code				
D12	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Post-construction Dilapidation Report – Protection of Public Infrastructure				
D13	<p>Within 15 weeks of 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>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Protection of Public Infrastructure				
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>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</p>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
D15	<p>Within 15 weeks of 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>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Post-Construction Survey – Adjoining Properties				
D16	<p>Where a pre-construction survey has been undertaken in accordance with condition B13, within 15 weeks of 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>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(d) be provided to the Planning Secretary within 7 days when requested.			
D17	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Roadworks and Pedestrian Infrastructure Upgrades				
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>Notes:</p> <ul style="list-style-type: none"> • Approval must be obtained for roadworks under section 138 of the Roads Act 1993. • All costs associated with the proposed road upgrade works must be borne by the Applicant. • In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent. 		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Operational Car Parking and Pedestrian Access Arrangements				
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>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Bicycle Parking and End-of-Trip Facilities				
D20	<p>Prior to the commencement of operation, evidence of compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <p>(a) the provision of a minimum 12 staff and visitor/student bicycle parking spaces, subject to the amendments required under condition B1; NSW Government 30 Wee Waa High School Department of Planning and Environment (SSD-21854025)</p> <p>(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</p> <p>(c) the provision of end-of-trip facilities for staff; and</p> <p>(d) appropriate pedestrian and cyclist advisory signs are to be provided.</p>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
School Zones				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
D21	<p>Prior to the commencement of operation, all required School Zone signage, speed management signage and associated pavement markings must be installed, inspected by TfNSW and handed over to TfNSW.</p> <p>Note: Any required approvals for altering public road speed limits, design and signage are required to be obtained from the relevant consent authority.</p>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
D22	The Applicant must maintain records of all dates in relation to installing, altering and removing traffic control devices related to speed.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
School Transport Plan				
D23	<p>Prior to the commencement of operation, a School Transport Plan, must be submitted to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) be prepared by a suitably qualified consultant in consultation with Council and TfNSW;</p> <p>(b) include arrangements to promote the use of active and sustainable transport modes, including:</p> <ul style="list-style-type: none"> (i) objectives and modes share targets (i.e., Site and land use specific, measurable and achievable and timeframes for implementation); (ii) specific tools and actions to help achieve the objectives and mode share targets; (iii) details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; <p>(c) include operational transport access management arrangements, including:</p> <ul style="list-style-type: none"> (i) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (ii) the location of all car parking spaces on the school campus and their allocation (i.e., staff, visitor, accessible, emergency, etc.); (iii) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; (iv) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; (v) delivery and services vehicle and bus access and management arrangements; (vi) management of approved access arrangements; (vii) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; 		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(viii) car parking arrangements and management associated with the proposed use of school facilities by community members; and</p> <p>(d) detailed schedule for the proposed bus operation to ensure the bus bays on George Street are not overloaded and remain sufficient for the purposes of the operation;</p> <p>(e) confirm that the two secondary pedestrian entrance gates on Mitchell Street / Kamilaroi Highway are closed and locked during the morning and afternoon student arrival and departure times or alternative measures to manage student pedestrian safety on Mitchell Street / Kamilaroi Highway agreed to by TfNSW;</p> <p>(f) access arrangements and management associated with the proposed use of school buildings and sporting facilities by community members;</p> <p>(g) measures to promote and support the implementation of the plan, including financial and</p> <p>human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the plan; and</p> <p>(h) a monitoring and review program.</p>			
Operational Management Plan				
D24	<p>Prior to the commencement of the operation, an Operational Management Plan (OMP) must be submitted to the satisfaction of the Planning Secretary. The plan must consider the draft Operational Management Plan titled 'NSW Department of Education Wee Waa High School Operational Management Plan' prepared by Ontoit and dated 29 October 2021 and update the document as follows:</p> <p>(a) amend the document to ensure the 'Proposed Development', 'School Population', 'Hours of Use' and 'Car Parking' sections are consistent with the approved development (as amended by the RtS and SRtS);</p> <p>(b) incorporate updated Wee Waa High School 'Emergency Egress', 'Complaints Management', 'Incident Register' procedures;</p> <p>(c) include details of the school facilities (buildings and spaces) that will be made available to community users, including the times, frequencies, capacities, booking arrangements, nature of the community use and management;</p> <p>(d) include details of the expected total number of weekend users and the anticipated activities;</p> <p>(e) include details of the use of the site on school days and before and after school activities;</p> <p>(f) include details of the operation and management of all lighting within the site and any necessary mitigation measures to prevent adverse impact on neighbouring residential amenity; and</p> <p>(g) attachment a copy of the final School Travel Plan and Flood Emergency Management Plan (conditions D23 and D39).</p>		<p>This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.</p>	Not Triggered
Operational Noise – Community Use Assessment				

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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>	DPHI letter of 23/1/24 in relation to ONCUA	This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Operational Noise – General				
D26	The noise generated by the operation of the school and the community uses within the site must not exceed the noise limits in the Acoustic Assessment Report as updated by the conditions of this consent.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
D27	Prior to the operation of the development, the Applicant must submit evidence to the Certifier demonstrating that the mechanical plant, equipment and school bell and PA system mitigation measures required under condition B33 have been installed and are operational.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	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.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Utilities and Services				
D29	Prior to commencement of operation, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier.	Certificate issued by NSC on 5/9/23	This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Stormwater Operation and Maintenance Plan				
D30	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan is to be submitted to the Certifier. The Stormwater Operation and Maintenance Plan must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <p>(a) maintenance schedule of all stormwater quality treatment devices;</p> <p>(b) record and reporting details;</p> <p>(c) relevant contact information; and</p>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(d) Work Health and Safety requirements.			
Signage				
D31	Prior to the commencement of operation, the five non-illuminated business identification signs must be installed in accordance with the approved plans at condition A2.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	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 DPHI 2017).		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
D33	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	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.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Operational Waste Management Plan				
D35	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</p> <p>(c) detail the materials to be reused or recycled, either on or off site;</p> <p>(d) confirm that all cardboard waste will be separated from landfill waste and recycled; and</p> <p>(e) include the Management and Mitigation Measures included in the Applicant's Mitigation Measures Table at Appendix L in the RtS.</p>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Biodiversity Management Plan				
D36	<p>Prior to commencement of operation, a Biodiversity Management Plan must be prepared and submitted to the Planning Secretary for approval. The Biodiversity Management Plan must be prepared in accordance with the following requirements:</p> <p>(a) prepared by a suitably qualified and experienced ecologist or bushland regeneration expert;</p> <p>(b) prepared in consultation with EHG;</p> <p>(c) comply with the relevant recommendations of the Biodiversity Development Assessment Report V8, prepared by Ecological Australia and dated 22 August 2022;</p>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>(d) include targeted management actions for maintaining the nominated future vegetation integrity score for all partial impact zones assessed in the Biodiversity Development Assessment Report V8, prepared by Ecological Australia and dated 22 August 2022; and</p> <p>(e) include a program to monitor and report on the effectiveness of the above measures which includes tailored, quantitative performance measures and targets, completion criteria, monitoring and trigger points for corrective action which adhere to the SMART principles (specific, measurable, achievable, realistic, timely).</p>			
Landscaping				
D37	Prior to the commencement of operation or other timeframe agreed by the Planning Secretary, landscaping of the site must be completed in accordance with landscape plans) approved under condition B1.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
D38	<p>Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must:</p> <p>(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping;</p> <p>(b) be consistent with the Applicant's Mitigation Measures Table at Appendix L in the RtS (with the exception of the impacted trees listed under the 'Tree Removal' measure, which have been superseded by the requirements of Conditions B1); and</p> <p>(c) specify that if any of the trees planted die within 5 years of commencement of operation, that the dead trees will be replaced with the same species and size as specified in the approved landscape plans.</p>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Operational Flood Emergency Management Plan				
D39	<p>Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <p>(a) has been prepared by a suitably qualified and experienced person(s);</p> <p>(b) has been prepared in consultation with NSW State Emergency Service (SES) noting the limitations described in the NSW Floodplain Development Manual Appendix N, section N7;</p> <p>(c) incorporates and complies with all advice provided by NSW SES at D39(b);</p> <p>(d) addresses the provisions of the Floodplain Risk Management Guidelines (EHG);</p> <p>(e) incorporates the following:</p> <p>(i) the flood emergency management protocols for operational phase of the development;</p> <p>(ii) predicted flood levels within the site and within the adjoining road system and other public land expected to be used by students and visitors;</p> <p>(iii) details strategies such as early or pre-emptive school closure, and other management requirements where relevant and where consistent with NSW SES advice;</p>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> (iv) provides clear emergency management triggers and responses; (v) details of flood warning time and flood notification; (vi) details assembly points and routes where required; (vii) identifies clear roles and responsibilities for emergency flood management within the school; (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; (ix) provide clear messaging and communication protocols; (x) includes clear requirements that the Plan be regularly reviewed; and (xi) include details of awareness training for employees, contractors, visitors, students and caregivers and induction of new staff members. 			
D39A	<p>Notwithstanding the requirements of Condition D39, an Interim Flood Emergency Management Plan must be submitted to the Certifier, and must be implemented, for the duration of the school operation that occurs prior to the completion of the flood mitigation works, as identified in Condition D5. The interim Flood Emergency Response Management Plan is to:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with the NSW State Emergency Service noting the limitations described in the NSW Floodplain Development Manual Appendix, section N7; (c) Set out actions which would need to be undertaken by staff in the instance of both long duration riverine and short-duration local catchment type flood events; (d) Include in the event of inundation, the George Street entry of the school and Building E Indigenous Learning Centre is closed off for access, and alternate entry on Mitchell Street is used; (e) Regularly exercised, reviewed and updated to ensure workers are aware of the procedure and that it remains current and relevant and ensure consistency with contemporary emergency management arrangements relevant to the area; (f) Consider the emergency management needs and implications for the wider school community in the lead up and during flooding; and (g) Include details of the temporary and permanent fencing around overland flow area that have the potential to hold stagnant water. 		<p>This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.</p>	Not Triggered
D40	<p>A copy of the Operational Flood Emergency Management Plan (required by condition D39) or the Interim Operational Flood Emergency Management Plan (required by condition D39A) must be provided to the Planning Secretary within 7 days when requested.</p>		<p>This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.</p>	Not Triggered
D40A	<p>The Interim Flood Emergency Management Plan in Condition D39A must be implemented until the flood mitigation works identified in Condition D5 have been completed and are operational. Following the completion and operation of the flood mitigation works identified in Condition D5, the Operational Flood Emergency Management Plan in Condition D39, must be implemented for the lifetime of the development.</p>		<p>This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.</p>	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
Site Contamination				
D41	Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement to the Planning Secretary and Certifier accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Noise Mitigation Measures – 41 George Street				
D42	Prior to the commencement of operation, or other timeframe agreed by the Planning Secretary, the noise mitigation measures required by condition B5 and B6 including the installation of fencing must be completed to the satisfaction of an appropriately qualified acoustic consultant.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
PART E POST OCCUPATION (to be covered in operational audit in late 2024)				
Public Art				
E1	Within six months of the completion of construction or other timeframe agreed to by the Planning Secretary, the public artwork(s) must be installed and completed in accordance with the approved Public Art Plan (condition D6).		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Out of Hours Event Management Plan				
E2	<p>Prior to the commencement of the first out of hours events (School Use) run by the school that involve 100 or more people, the Applicant is to prepare an Out of Hours Event Management Plan (School Use) in consultation with Council and submit it to the Council and Planning Secretary for information. The plan must include the following:</p> <ul style="list-style-type: none"> (a) the number of attendees, time and duration; (b) arrival and departure times and modes of transport; (c) where relevant, a schedule of all annual events; (d) measures to encourage non-vehicular travel to the school and promote and support the use of alternate travel modes (i.e., public transport); (e) details of the use of the school facilities identified for community use, where applicable, restricting use before 8am and after 10pm, as well as ensuring that attendees of events have left school site before 10pm; (f) measures to minimise localised traffic and parking impacts; and (g) include measures to minimise noise impacts on any sensitive residential receivers, including the preparation of acoustic management plan to ensure compliance with Noise Policy for Industry (2017). 		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	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.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
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>		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	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.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Operational Noise Limits				
E6	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Acoustic Assessment Report as updated by the conditions of this consent.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
School Use Operational Noise – Monitoring				
E7	Within six months of the commencement of the use of the development, the Applicant must undertake an operational noise monitoring program of noise associated with school use and submit a report of the outcome of the monitoring to the Planning Secretary for approval. The monitoring program must comprise short term operational noise monitoring in accordance with the Noise Policy for Industry (2017) carried out by an appropriately qualified acoustic consultant.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	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.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	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		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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			
Community Use Operational Noise – Monitoring				
E10	Where directed by the Planning Secretary, the Applicant must undertake an operational noise monitoring program of noise associated with the community use and submit a report of the outcome of the monitoring to the Planning Secretary for approval within 4 months of the direction being given by the Planning Secretary. The monitoring program must comprise short term operational noise monitoring in accordance with the Noise Policy for Industry (2017) carried out by an appropriately qualified acoustic consultant.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	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.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	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.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Operation of Plant and Equipment				
E13	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Warm Water Systems and Cooling Systems				
E14	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Unobstructed Driveways and Parking Areas				
E15	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			
Ecologically Sustainable Development				
E16	Unless otherwise agreed by the Planning Secretary, within 12 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B17, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Outdoor Lighting				
E17	Notwithstanding condition D7, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Community Communication Strategy				
E18	The Community Communication Strategy, as submitted to the Certifier, must be implemented for a minimum of 12 months following the completion of construction.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Environmental Management Plan				
E19	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D41 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Maintenance Access				
E20	Fenced and secure areas containing services, utilities and/or Council assets must be made accessible to the relevant service and utility provider and Council, with arrangements to facilitate access.		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered
Implementation of Various Operational Management Plans				
E21	The following operational management plans (and any updates to those plans), must be implemented and adhered to at all times by the Applicant following the first occupation and for the duration of the occupation of the development: (a) School Travel Plan (condition D23). In addition, the School Travel Plan must be updated annually unless otherwise agreed by the Planning Secretary having regard to evidence as to why an annual review and update is no longer required; (b) Operational Management Plan (condition D24);		This audit assesses Part A (administrative), Part B (pre-construction), and Part C (during construction) conditions. Prior and operational conditions, specifically Part D and Part E, are not included.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	(c) Stormwater Operational Management Plan (condition D30); (d) Operational Waste Management Plan (condition D35); (e) Biodiversity Management Plan (condition D36); (f) Operational Landscape Management Plan (condition D38); and (g) Operational Flood Emergency Management Plan (condition D39).			
APPENDIX 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
Written Incident Notification Requirements				
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects' portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A25 or, having given such notification, subsequently forms the view that an incident has not occurred.			Not Triggered
2	Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident.			Not Triggered
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.			Not Triggered
4	The Incident Report must include: (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident.			Not Triggered

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS

Department of Planning and Environment

Patrick Mills
Planning Support Officer
NSW Department of Education

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

Yours sincerely



James Epstein
A/ Team Leader

Department of Planning and Environment

As nominee of the Planning Secretary

APPENDIX C – CONSULTATION RECORDS

From: [Ricardo Prieto-Curiel](#)
Sent: Wednesday, 26 June 2024 9:30 AM
To: [DPE PSVC Compliance Mailbox](#)
Cc: [Elise Harrison](#); [Joyce Acierda](#)
Subject: Wee Waa High School - SSD 21854025 - Independent Audit No. 4

Dear Compliance Team,

I am one of the Department of Planning, Housing and Infrastructure (the Department) approved independent auditors on the Wee Waa High School SSD-21854025 (the Project).

I am currently preparing to undertake the fourth audit (construction phase) of the Project. The audit is required to be conducted in accordance with SSD-21854025 conditions C40, and the Department's 2020 *Independent Audit Post Approval Requirements* (or IAPAR).

The on-site component of the audit is planned to take place on the **17 July 2024**. 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.

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.

I look forward to hearing from you.

Kind regards,


Ricardo Prieto-Curiel
Principal Environmental and Planning Specialist



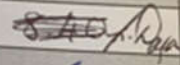
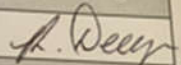
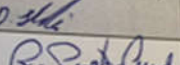
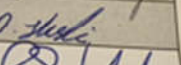
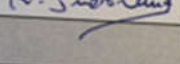
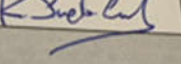
E: rprietocuriel@wolfpeak.com.au
M: 0488 220 642 P: 1800 979 716

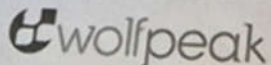
Gadigal Country
Suite 2, Level 10, 82 Elizabeth Street

APPENDIX D – ATTENDANCE SHEET






INDEPENDENT AUDIT MEETING ATTENDANCE RECORD




PROJECT (NAME AND APPROVAL NUMBER)		Wee Waa High School Redevelopment – SSD 21854025			
LOCATION:		105 – 107 Mitchell Street, Wee Waa			
DATE/TIME (Opening Meeting):		17 July 2024		DATE/TIME (Closing Meeting):	
Lead Auditor:		Ricardo Prieto-Curiel		17 July 2024	
NAME		POSITION / TITLE		ORGANISATION	
				SIGNATURE	
				Opening Meeting	Closing Meeting
Rebecca Deegan	Project Manager	Built P/L			
Daniel Ilievski	Project Manager	TSA Riley			
Ricardo Prieto-Curiel	Lead Auditor	WolfPeak			
Online Attendees					
Paul Nelson	Design Manager	Built		online	online
Elise Harrison	Project Manager	TSA		online	online



APPENDIX E – SITE PHOTOS

No.	Comment	Photograph
1	Site notice at main pedestrian entrance	
2	Constructed school buildings (view from Mitchell Street)	
3	Constructed pedestrian footpath to school (Mitchell Street)	





No.	Comment	Photograph
4	Constructed pedestrian footpath to school (Charles Street)	
5	Flood warning sign	
6	Temporary vehicular access to site at Charles Street	

No.	Comment	Photograph
7	Overland flood management area outside school	
8	Site hive monitor	
9	Completed landscaping within operational school	

No.	Comment	Photograph
10	Fencing separating operational area from construction area	
11	Completed kerb and footpath works at Mitchell Street (connecting public and high school)	
12	Completed kerb at George Street	

No.	Comment	Photograph
13	Parking signage Mitchell Street	
14	Completed driveway to school at George Street	
15	Acoustic fence between operational school and residential areas at George Street	

No.	Comment	Photograph
16	Constructed carpark	
17	Constructed fire water tank	
18	General waste bin area	

No.	Comment	Photograph
19	Unbounded chemical containers	
20	Construction site for sports oval	
21	Sediment basin pump	
22	Sediment basin maintained in site.	

APPENDIX F – AUDITOR DECLARATION


Project Name:	New Wee Waa High School
Consent Number:	SSD 21854025
Description of Project:	Construction and operation of a new high school at Wee Waa with a capacity of 200 students.
Project Address:	105-107 Mitchell Street, Wee Waa
Proponent:	NSW Department of Education
Title of Audit	Independent Audit No. 4 (Construction)
Date:	20 August 2024

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

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

Notes:

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

Name of Auditor:	Ricardo Prieto-Curiel
Signature:	
Qualification:	Lead Environmental Auditor (Exemplar Global – Cert. No. 15160) Registered Environmental Assessment Practitioner (REAP) (46189) Bachelor of Biological Science – Autonomous University of Madrid Spain 1986 Masters in Environmental Technology – UTS Sydney 1997
Company:	WolfPeak Group Pty Ltd