

# INDEPENDENT AUDIT NO. 4 – AUDIT REPORT

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YOUNG HIGH SCHOOL LIBRARY – SSD 9671

APRIL 2024

## Authorisation

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<b>Date:</b>	03/05/24	<b>Date:</b>	03/05/24

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1.0	02/05/24	For issue to client
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**Report Name:** Young High School Library – SSD 9671 – Independent Audit No. 4 – Audit Report  
**Project No.:** 989

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# CONTENTS

<b>Executive Summary .....</b>	<b>1</b>
<b>1. Introduction .....</b>	<b>2</b>
1.1 Project overview .....	2
1.2 Approval requirements for Independent Audit .....	4
1.3 The audit team .....	4
1.4 The audit objectives .....	5
1.5 Audit scope .....	5
<b>2. Audit methodology .....</b>	<b>7</b>
2.1 Audit process .....	7
2.2 Audit process detail .....	7
2.2.1 Audit initiation and scope development .....	7
2.2.2 Preparing audit activities .....	7
2.2.3 Consultation .....	7
2.2.4 Meetings .....	7
2.2.5 Interviews .....	7
2.2.6 Site inspection .....	8
2.2.7 Document review .....	8
2.2.8 Generating audit findings .....	8
2.2.9 Compliance evaluation .....	8
2.2.10 Evaluation of post approval documentation .....	9
<b>3. Audit Findings .....</b>	<b>10</b>
3.1 Approvals and documents audited, and evidence sighted .....	10
3.2 Summary of compliance .....	10
3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents .....	14
3.4 Summary of notices from agencies .....	14
3.5 Other matters considered relevant by the Department or Auditor .....	14
3.6 Complaints .....	14
3.7 Incidents .....	15
3.8 Environmental performance and actual versus predicted impacts .....	15
<b>4. Conclusions .....</b>	<b>16</b>
<b>5. Limitations .....</b>	<b>17</b>

<b>Appendix A – SSD 9671 Conditions of Consent .....</b>	<b>19</b>
<b>Appendix B – Planning Secretary Agreement of Independent Auditors .....</b>	<b>56</b>
<b>Appendix C – Consultation Records .....</b>	<b>58</b>
<b>Appendix D – Site Inspection Photographs .....</b>	<b>60</b>
<b>Appendix E – Declarations .....</b>	<b>65</b>

## EXECUTIVE SUMMARY

School Infrastructure NSW (SINSW) is responsible for the delivery of the Young High School Library and Joint Community Facility (the Project), funded under a partnership between Hilltops Council and the NSW Department of Education. The new Community Facility is located on Young High School grounds and integrated with Carrington Park. Works were completed in June 2023 and the Young High School and Hilltops Council moved into their new facilities from Monday 26 June 2023.

This Audit Report presents the findings from the fourth Independent Audit, the first for full operations, covering the period of 26 June 2023 to 31 March 2024 (the audit period). The Independent Audit was undertaken in accordance with the State Significant Development 9671 condition C36 and the Department's *Independent Audit Guideline Post Approval requirements* (IAPAR).

The overall outcome of the Audit was positive. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

The findings are summarised as follows:

- With respect to the status of previously open audit findings, all were considered by the Auditor to be closed.
- With respect to findings from this fourth Independent Audit:
  - There were 135 conditions assessed
  - A total of 58 conditions were considered by the Auditor to be compliant
  - No new non-compliances were identified
  - A total of 77 conditions were considered by the Auditor to be not triggered.

The operational phase documents required under the Consent appear to be fit for purpose and implemented for the activities undertaken in the audit, except for the Green Travel Plan. In the Auditor's view, the measures set out in Tables 6 – 10 of the Green Travel Plan do not adequately acknowledge the regional context (e.g.: the lack of public transport, the low density of the local area) and joint usage responsibilities between Council and the School. The measures are (in some cases) unclear as to what is required, and impose a material burden on School staff that may not have the time/resources available to implement the measures in full. It is the Auditor's view that the Green Travel Plan undergo a comprehensive review in consideration of the actual nature and level of resources of the school and library operations, and the local regional context.

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 high level of organisation, cooperation and assistance during the Independent Audit.

# 1. INTRODUCTION

## 1.1 Project overview

School Infrastructure NSW (SINSW) is responsible for the delivery of the Young High School Library and Joint Community Facility (the Project), funded under a partnership between Hilltops Council and the NSW Department of Education. The new Community Facility is located on Young High School grounds and integrated with Carrington Park. During school hours, some spaces within the new library facility will be reserved for sole school use, and some spaces will be reserved for sole community use. After school hours, most of the spaces will be available for community use.

Consent for the Project, State Significant Development (SSD) 9671, was granted by the Minister for Planning and Public Spaces on 21 May 2020. The SSD 9671 consent includes:

- site preparation works
- alteration and additions to existing school library to create a staff hub and student amenities
- construction of a part two-storey and part three new library building extension to the existing Carrington Park carpark
- construction of the Currawong Walk and pathway connections to Carrington Park
- landscaping works, including planting various shrubs, ground covers and concrete pattern finishes
- construction of new pedestrian crossings in the surrounding road network; and
- installation of services, stormwater system and signage.

The site location and Project layout are presented in figures 1 and 2.

The consent has been modified on three occasions:

- Modification 1: On 23 December 2020 SSD 9671 was amended to allow for the Heritage Interpretation Plan and design refinements to the library façade to be delivered at later stages in the design and construction process.
- Modification 2: On 10 September 2021 SSD 9671 was amended to update the requirements around recommencement of works following an unexpected heritage find.
- Modification 3: On 24 December 2021 SSD 9671 was amended to capture design changes to landscaping.

CWPM was appointed by SINSW as the Project Managers on the Project, replacing GHD. Joss Group was the Principal Construction Contractor. This is the fourth Independent Audit for the project, the first for the operational phase. Works were completed in June 2023 and the Young High School and Hilltops Council moved into their new facilities from Monday 26 June 2023.

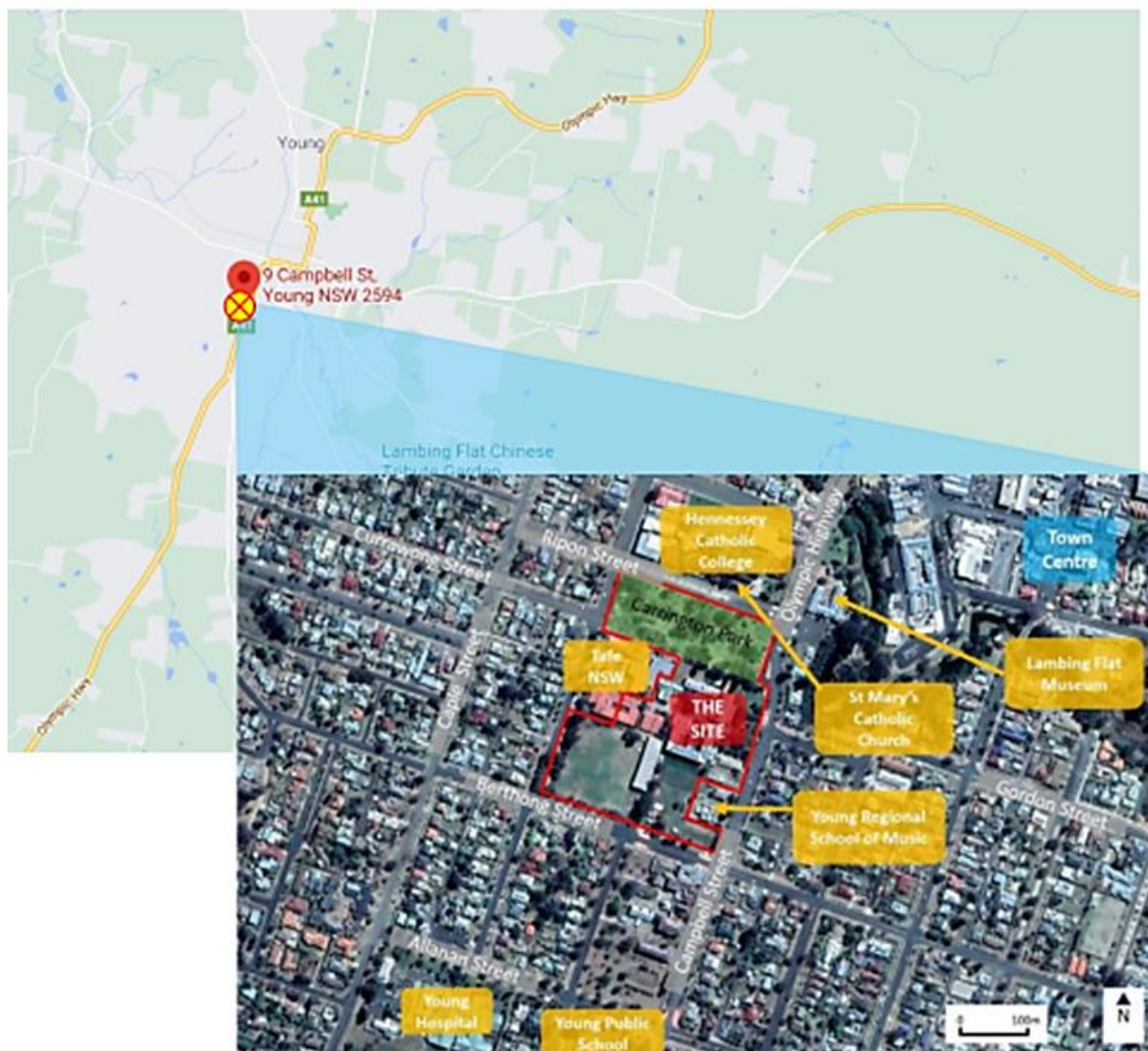


Figure 1: Site location (Young High School Library and Join-use Community Facility Assessment Report, Department, 2020)



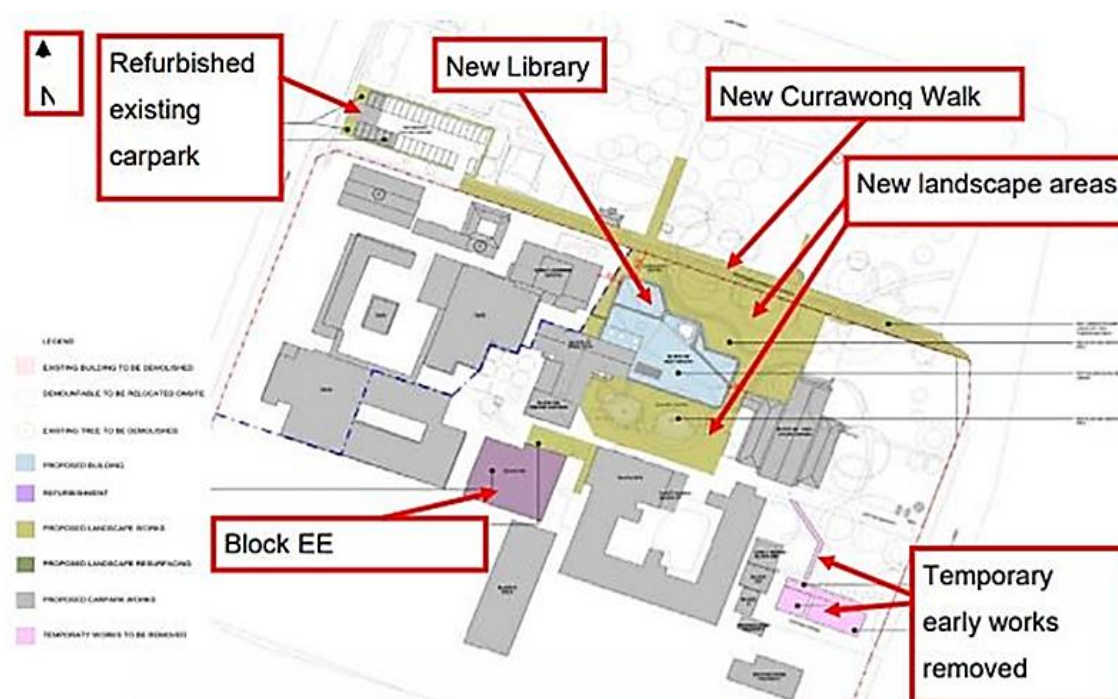


Figure 2: Proposed site layout (Young High School Library and Joint Community Facility EIS, 2019)

## 1.2 Approval requirements for Independent Audit

SSD 9671 Conditions of Consent (CoCs) C32 – C39 of Schedule 2 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department of Planning, Industry and Environment (the Department) 2018 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR).

## 1.3 The audit team

In accordance with Schedule 2, CoC C32 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 auditors who performed the auditing works are shown on Table 1.

Table 1: Audit team

Name	Company	Participation	Certification
Derek Low	WolfPeak	Lead Auditor	Master of Environmental Engineering Management Exemplar Global Certified Lead Environmental Auditor - Certificate No 114283
Steve Fermio	WolfPeak	Auditor	Bachelor of Science (Honours) Graduate Diploma in Land Rehabilitation Exemplar Global Certified Principal Environmental Auditor - Certificate No 110498



Approval of the audit team was provided by the Department on 23 April 2021. The confirmation letter is presented in Appendix B and auditor's independence declaration was attached in Appendix E.

## 1.4 The audit objectives

The objective of this Independent Audit is to satisfy SSD 9671 Schedule 2, CoC C36. CoC C36 states:

*Independent Audits of the development must be carried out in accordance with:*

- a) the Independent Audit Program submitted to the Planning Secretary and the Certifier under condition C33 of this consent; and*
- b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).*

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

This Independent Audit seeks to fulfill the requirements of CoC C36, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

## 1.5 Audit scope

This is the fourth audit on the Project, covering the period of operations, covering 26 June 2023 to 31 March 2024 (the audit period). The scope of the Independent Audit comprises:

- 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 particularly 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 (if there is one for the Project), on the environmental performance of the project during the audit period.
- 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, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

## 2. AUDIT METHODOLOGY

### 2.1 Audit process

The Independent 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 and scope development

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 7 March 2024 WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit, in accordance with Section 3.2 of the IAPAR. The Department made no response to the consultation. The consultation records are presented in Appendix C.

#### 2.2.4 Meetings

Opening and closing meetings were held on 27 March 2024 with the Auditor and Project personnel.

During the opening meeting, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed.

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

#### 2.2.5 Interviews

The Auditor conducted interviews with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. The names of personnel interviewed during the audit are provided in Table 2.

Table 2: Personnel interviewed during the audit

Name	Role	Organisation
Carl Alderson	Project Director	CWPM
Anna Barker	School Principal	Department of Education

## 2.2.6 Site inspection

The on-site audit activities included an inspection of the entire site and work activities to verify implementation of the mitigation measures.

The site inspection was conducted on 27 March 2024 and detailed observations were discussed in Section 3 and Appendix A. Photos taken during the inspections are presented in Appendix D. Note that school was in session and the library was open during the inspection and therefore photos have been limited in this Report.

## 2.2.7 Document review

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

## 2.2.8 Generating audit findings

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 inspection of relevant locations, activities and processes.

## 2.2.9 Compliance evaluation

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

Table 3: Compliance status descriptors

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.

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

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

## 2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and all other environmental licenses and approvals applicable to the Project (if any) and their content is adequate.
- have been implemented in accordance with the CoCs and all other environmental licenses and approvals applicable to the Project (if any).

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

- there are any non-compliances resulting from the implementation of the document; or
- whether there are any opportunities for improvement.

### 3. AUDIT FINDINGS

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

The documents audited comprised all the conditions from Schedule 2 of SSD 9671 applicable to the works being undertaken.

The primary documents reviewed during this audit are as follow:

- *Environmental Impact Statement, Young High School Library and Joint-Use Community Facility*, Ethos Urban, 1 November 2019 (the EIS)
- *Response to Submissions, Young High School Library and Joint-Use Community Facility (SSD-9671)*, Ethos Urban, 28 February 2020, (the RtS).
- Development Consent SSD 9671, 21 May 2020 (the Consent).
- Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671 Version 7 (Rev 5), Ethos Urban, 20 April 2023
- BCA Completion Certificate Block NN 18/0334.01/04, Steve Watson and Partners Pty Ltd, 19 June 2023
- Crown Completion Certificate Carpark, Steve Watson and Partners, 17 August 2023
- Green Travel Plan, Frank Turquoise Group, 25 May 2023
- Stormwater Quality Management Plan, Joss Group, 10 May 2023
- Operational Landscape Management Plan L-SP-02 Rev B, Joss Group, 02 March 2023
- Hilltop Young High School Library Operating Guideline Rev 1, SINSW, 13 June 2023
- Construction Compliance Report No. 3 Rev 2, Joss Group, 14 February 2023
- Pre-Occupation Compliance Report Rev 2, Joss Group, 09 May 2023
- Compliant register current to 31 March 2024.

#### 3.2 Summary of compliance

This section, including Tables 4 and 5, presents the non-compliances and observations from the Independent Audit, along with the recommended actions in response to each of the findings. The status of open actions from the previous audits are also presented. Detailed findings against each requirement are presented in Appendix A.

The findings are summarised as follows:

- With respect to the status of previously open audit findings, all were considered by the Auditor to be closed.
- With respect to findings from this fourth Independent Audit:
  - There were 135 conditions assessed



- A total of 58 conditions were considered by the Auditor to be compliant
- No non-compliances were identified
- A total of 77 conditions were considered by the Auditor to be not triggered.

Table 4: Status of findings that were open at the time of completion of the third audit

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA3_1	A22	Non-compliance	<p>Requirement: <i>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</i></p> <p><i>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</i></p> <p><i>(i) the documents referred to in condition A2 of this consent;</i></p> <p><i>(ii) all current statutory approvals for the development;</i></p> <p><i>(iii) all approved strategies, plans and programs required under the conditions of this consent;</i></p> <p><i>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</i></p> <p><i>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</i></p> <p><i>(vi) a summary of the current stage and progress of the development;</i></p> <p><i>(vii) contact details to enquire about the development or to make a complaint;</i></p> <p><i>(viii) a complaints register, updated monthly;</i></p> <p><i>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</i></p> <p><i>(x) any other matter required by the Planning Secretary; and</i></p> <p><i>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</i></p> <p><b>Non-compliance: Construction Compliance Report No 2 had not been published. The response to the second Independent Audit had not been published.</b></p>	<p>Construction Compliance Report No. 2 had been published prior to the preparation of this Report.</p> <p>Whilst the second Independent Audit Report is published, the auditee's response to the second Independent Audit Report is not labelled correctly. This should be updated.</p>	<p>SINSW</p> <p>28/02/23</p>	<p><b>CLOSED</b></p> <p>The Construction Compliance Report No. 2 has been published on SINSW website.</p> <p>The second Independent Environmental Audit Report was published on SINSW website.</p> <p><a href="https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-reports</a></p>
IA3_6	B30	Non-compliance	<p>Requirement: <i>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.</i></p> <p><b>Non-compliance: The Construction Compliance Report No 2 was not published on the Project website and there does not appear to be any notification regarding its publication.</b></p>	<p>Construction Compliance Report No. 2 had been published prior to the preparation of this Report.</p> <p>Notification of publication has not yet occurred and should be completed as per B30.</p>	<p>SINSW</p> <p>28/02/23</p>	<p><b>CLOSED</b></p> <p>This non-conformance had been reported through the reporting of the non-compliance with CoC B30 in accordance with CoCs A26/A27 on 27/01/23.</p>

Table 5: Findings from the fourth Independent Audit

Item	Ref.	Type	Requirement	Finding	Proposed or completed action	By whom and by when	Status
Nothing to report							

### 3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents

A review was conducted on the operational plans and strategies to determine their adequacy. These include:

- Green Travel Plan, Frank Turquoise Group, 25 May 2023
- Stormwater Quality Management Plan, Joss Group, 10 May 2023
- Operational Landscape Management Plan L-SP-02 Rev B, Joss Group, 02 March 2023
- Hilltop Young High School Library Operating Guideline Rev 1, SINSW, 13 June 2023

The operational phase documents required under the Consent appear to be fit for purpose and implemented for the activities undertaken in the audit, except for the Green Travel Plan. In the Auditor's view, the measures set out in Tables 6 – 10 of the Green Travel Plan do not adequately acknowledge the regional context (e.g.: the lack of public transport, the low density of the local area) and joint usage responsibilities between Council and the School. The measures are (in some cases) unclear as to what is required, and impose a material burden on School staff that may not have the time/resources available to implement the measures in full. It is the Auditor's view that the Green Travel Plan undergo a comprehensive review in consideration of the actual nature and level of resources of the school and library operations, and the local regional context.

### 3.4 Summary of notices from agencies

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

### 3.5 Other matters considered relevant by the Department or Auditor

Other than the matters raised in Section 3, the Auditor has no additional matters considered relevant to raise.

The Department provided no further request during this audit.

### 3.6 Complaints

The Project has been maintaining a Complaints register. The register was published monthly on the Project website. No complaints have been received for the audit period.

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

[https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/y/young-library-upgrade/2024/mar/Young\\_High\\_School\\_complaints\\_register\\_March\\_2024.pdf](https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/y/young-library-upgrade/2024/mar/Young_High_School_complaints_register_March_2024.pdf)

### 3.7 Incidents

No incidents as defined by the Consent were recorded by during the audit period.

### 3.8 Environmental performance and actual versus predicted impacts

Predicted impacts associated with the Project are described in:

- *Section 5 of the Environmental Impact Statement, Young High School Library and Joint-Use Community Facility*, Ethos Urban, 1 November 2019 (the EIS)
- *Response to Submissions, Young High School Library and Joint-Use Community Facility (SSD-9671)*, Ethos Urban, 28 February 2020, (the RtS).

Together, and for the purposes of this section, the aforementioned documents are referred to here as the EIS.

The audit considered the actual impacts arising from the carrying out of the Project during the audit period (i.e.: operations) and whether they are consistent with the relevant impacts predicted in the EIS.

The Certifier has verified that the development was constructed as per the approved design, via issue of Crown Completion Certificates. There have been no incidents recorded by the auditees during the operational phase. No complaints have been received. No non-compliances were identified. As such the Auditor is of the view that the actual impacts from the Project's operations are consistent with those stated in the EIS.

## 4. CONCLUSIONS

This Audit Report presents the findings from the fourth Independent Audit, the first for full operations, covering the period of 26 June 2023 to 31 March 2024 (the audit period).

The overall outcome of the Audit was positive. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

With respect to findings from this fourth Independent Audit:

- There were 135 conditions assessed
- A total of 58 conditions were considered by the Auditor to be compliant
- No new non-compliances were identified
- A total of 77 conditions were considered by the Auditor to be not triggered.

In the Auditor's view, the measures set out in Tables 6 – 10 of the Green Travel Plan do not adequately acknowledge the regional context (e.g.: the lack of public transport, the low density of the local area) and joint usage responsibilities between Council and the School. The measures are (in some cases) unclear as to what is required, and impose a material burden on School staff that may not have the time/resources available to implement the measures in full. It is the Auditor's view that the Green Travel Plan undergo a comprehensive review in consideration of the actual nature and level of resources of the school and library operations, and the local regional context.

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 high level of organisation, cooperation and assistance during the Independent Audit.



## 5. LIMITATIONS

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

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

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

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## **APPENDIX A – SSD 9671 CONDITIONS OF CONSENT**

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report																																																																																																										
SCHEDULE 2																																																																																																															
PART A ADMINISTRATIVE CONDITIONS																																																																																																															
Obligation to Minimise Harm to the Environment																																																																																																															
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this table.  Site inspection and interview with auditees 27/03/2024	During the site inspection on 27/03/2024, interviews with project personnel and review of project records undertaken as part of IA4, reasonable and feasible measures to prevent any material harm to the environment were observed for the audit period. Now that the Project is in operations, environmental impact is negligible.	C	Ongoing	All	Applies to all stages																																																																																																								
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 and Response to Submissions;</p> <p>(d) in accordance with the approved plans in the table below:</p> <table><tr><th colspan="4">Architectural Drawings prepared by Hayball</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>2277 SSDA01.21</td><td>29</td><td>Existing and Demolition Site Plan</td><td>22/01/2020</td></tr><tr><td>2277 SSDA01.22</td><td>26</td><td>Proposed Site Plan</td><td>29/10/2019</td></tr><tr><td>2277 SSDA02.01</td><td>1</td><td>Block NN – Lower Ground Plan</td><td>11/10/2019</td></tr><tr><td>2277 SSDA02.02</td><td>1</td><td>Block NN – Upper Ground Plan</td><td>11/10/2019</td></tr><tr><td>2277 SSDA02.03</td><td>1</td><td>Block NN – Level 1 Plan</td><td>11/10/2019</td></tr><tr><td>2277 SSDA02.04</td><td>1</td><td>Block NN – Roof Plan</td><td>11/10/2019</td></tr><tr><td>2277 SSDA06.01</td><td>1</td><td>Block NN – Elevations 01</td><td>11/10/2019</td></tr><tr><td>2277 SSDA06.02</td><td>1</td><td>Block NN – Elevations 02</td><td>11/10/2019</td></tr><tr><td>2277 SSDA06.11</td><td>1</td><td>Block NN – Section</td><td>11/10/2019</td></tr><tr><td>2277 SSDA09.01</td><td>1</td><td>Block NN – Façade Details</td><td>11/10/2019</td></tr><tr><td>2277 SSDA09.21</td><td>2</td><td>Block NN – Signage Types 1</td><td>22/01/2020</td></tr><tr><td>2277 SSDA09.22</td><td>1</td><td>Block NN – Signage Types 2</td><td>11/10/2019</td></tr><tr><td>2277 SSDA09.23</td><td>1</td><td>Block NN – Signage Types 3</td><td>11/10/2019</td></tr><tr><td>2277 SSDA11.01</td><td>1</td><td>Block NN – Site Operation</td><td>11/10/2019</td></tr><tr><td>2277 SSDA11.02</td><td>1</td><td>Block NN – Building Operation</td><td>11/10/2019</td></tr><tr><td>2277 SSDA12.01</td><td>1</td><td>Block NN – External Renders</td><td>11/10/2019</td></tr><tr><td>2277 SSDA72.01</td><td>26</td><td>Block EE – Ground Floor Plan – Existing &amp; Demolition</td><td>11/10/2019</td></tr><tr><td>2277 SSDA72.02</td><td>26</td><td>Block EE – Ground Floor - Proposed</td><td>11/10/2019</td></tr><tr><td>2277 SSDA76.01</td><td>26</td><td>Block EE – Elevations – Existing &amp; Demolition</td><td>11/10/2019</td></tr><tr><td>2277 SSDA76.01</td><td>26</td><td>Block EE – Elevations – Proposed</td><td>11/10/2019</td></tr><tr><th colspan="4">Landscape Plans prepared by 360 Degrees</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>L-03</td><td>G</td><td>Legend and Schedules</td><td>30/10/2019</td></tr><tr><td>L-091</td><td>E</td><td>Legend &amp; Schedules</td><td>06/09/2021</td></tr></table>	Architectural Drawings prepared by Hayball				Dwg No.	Rev	Name of Plan	Date	2277 SSDA01.21	29	Existing and Demolition Site Plan	22/01/2020	2277 SSDA01.22	26	Proposed Site Plan	29/10/2019	2277 SSDA02.01	1	Block NN – Lower Ground Plan	11/10/2019	2277 SSDA02.02	1	Block NN – Upper Ground Plan	11/10/2019	2277 SSDA02.03	1	Block NN – Level 1 Plan	11/10/2019	2277 SSDA02.04	1	Block NN – Roof Plan	11/10/2019	2277 SSDA06.01	1	Block NN – Elevations 01	11/10/2019	2277 SSDA06.02	1	Block NN – Elevations 02	11/10/2019	2277 SSDA06.11	1	Block NN – Section	11/10/2019	2277 SSDA09.01	1	Block NN – Façade Details	11/10/2019	2277 SSDA09.21	2	Block NN – Signage Types 1	22/01/2020	2277 SSDA09.22	1	Block NN – Signage Types 2	11/10/2019	2277 SSDA09.23	1	Block NN – Signage Types 3	11/10/2019	2277 SSDA11.01	1	Block NN – Site Operation	11/10/2019	2277 SSDA11.02	1	Block NN – Building Operation	11/10/2019	2277 SSDA12.01	1	Block NN – External Renders	11/10/2019	2277 SSDA72.01	26	Block EE – Ground Floor Plan – Existing & Demolition	11/10/2019	2277 SSDA72.02	26	Block EE – Ground Floor - Proposed	11/10/2019	2277 SSDA76.01	26	Block EE – Elevations – Existing & Demolition	11/10/2019	2277 SSDA76.01	26	Block EE – Elevations – Proposed	11/10/2019	Landscape Plans prepared by 360 Degrees				Dwg No.	Rev	Name of Plan	Date	L-03	G	Legend and Schedules	30/10/2019	L-091	E	Legend & Schedules	06/09/2021	Site inspection and interview with auditees 27/03/2024  Consolidated Consent SSD 9671  SSD 9671 – Mod 1 re: Amendment of conditions to allow for the Heritage Interpretation Plan and design refinements to the library façade to be delivered at later stages in the design and construction process. Approved on 23/12/2020 by DPHI  SSD 9671 – Mod 2 re: Amendment of condition C25, approved on 10/0/2021 by DPHI  SSD 9671 – Mod 3 re: Landscaping Design Changes, approved on December 2021 by DPHI  Environmental Impact Statement Young High School Library and Joint-Use Community Facility, Ethos Urban, 01/11/19 (the EIS)  Response To Submissions Young High School Library and Joint-Use Community Facility (SSD-9671), Ethos Urban, 28/02/20 (the RtS)  Crown Certificate 1, 18/034.01/02 (Block EE and staff hub) (CC1) issued by Steve Watson and Partners Pty Ltd  Crown Certificate 2, 18/034.01/04 (Main Library, Block NN and landscaping EE and staff hub) (CC2, Stage 2) issued by Steve Watson and Partners Pty Ltd  BCA Completion Certificate Block NN 18/0334.01/04 19/06/23 issued by Steve Watson and Partners Pty Ltd	No non-compliances were identified.  No directions were issued by the Planning Secretary.  As evidenced through issue of the Construction Certificates, stamped plans, compliance with this consent and implementation of the management plans, it appears that the Project is being constructed in general accordance with the EIS and RtS.	C	Ongoing	All	Applies to all stages
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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	<p>Interview with auditees 27/03/2024</p> <p>Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671 Version 7, 20/04/2023 by Ethos Urban</p> <p>Letter 12/05/2023 DPHI-SINSW re: Approval of Staging Report Version 7</p>	Updated Staging Report Version 7 was approved by the Department on 12/05/2023. No comments were received from the Department regarding the Staging Report.	C	Ongoing	All	Applies to all stages																																																																															
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) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Interview with auditees 27/03/2024	Noted. This audit assesses compliance with the consent and any directions from the Department. No material conflicts with the documents in A2 identified.	C	Ongoing	All	Applies to all stages																																																																															
Limits of Consent																																																																																						
A5	This consent lapses five years after the date of consent unless work is physically commenced. Prescribed Conditions	<p>This consent, dated 21/05/20</p> <p>DPIE post approval portal lodgement 23/04/21</p> <p>Letter SINSW to DPIE 23/04/21</p>	<p>Consent was granted on 21/05/20.</p> <p>The notified date of commencement of construction was 05/05/21. Construction commenced on that day.</p>	C	Ongoing	All	Applies to all stages																																																																															
Prescribed Conditions																																																																																						
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>Part 6, Division 8A of the EPAA</p> <p>Site inspection 27/03/2024</p> <p>Interview with auditees 27/03/2024</p> <p>Crown Certificate 1, 18/034.01/02 (Block EE and staff hub) (CC1) issued by Steve Watson and Partners Pty Ltd</p> <p>Crown Certificate 2, 18/034.01/04 (Main Library, Block NN and landscaping EE and staff hub) (CC2,</p>	<p>Part 6, Division 8A of the EPAA relates to prescribed conditions for:</p> <ul style="list-style-type: none"><li>- compliance with the BCA (Crown Certificates received)</li><li>- erection of signs</li><li>- residential building work (not relevant)</li><li>- entertainment venues (not relevant)</li><li>- signage for max number of persons in venues (not relevant)</li><li>- shoring and adjoining properties (no properties are adjoining to the Project).</li></ul>	C	Ongoing	All	Applies to all stages																																																																															

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		Stage 2) issued by Steve Watson and Partners Pty Ltd  BCA Completion Certificate 18/0334.01/04 19/06/23 issued by Steve Watson and Partners Pty Ltd	The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.				
<b>Planning Secretary as Moderator</b>							
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 27/03/2024	No disputes identified by the Project.	NT	Ongoing	All	Applies to all stages
<b>Evidence of Consultation</b>							
A8	Where conditions of this consent require consultation with an identified party, the Applicant must:  (a) consult with the relevant party prior to submitting the subject document for information or approval; and  (b) provide details of the consultation undertaken including:  (i) the outcome of that consultation, matters resolved and unresolved; and  (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Evidence sighted in relation to CoC, C24, D9, D22, E1, E10.  Email 27/11/23 FrankTurquoise-SINSW re: Road Safety Pedestrian Education Campaign  Letter SINSW to Traffic Advisory Committee, 20/01/23 (response to Road Safety Audit)  Email Council-SINSW 3/03/23 re: Extract of Meeting Minutes – Traffic Advisory Committee  Email 16/02/23 Hilltops Council-EBTraffic re: Council response to YHS Green Travel Plan  Email 14/03/23 TfNSW-Joss Group re: TfNSW response to YHS Green Travel Plan	Evidence indicates that consultation was either not triggered, or completed in accordance with the relevant condition.  Consultation was conducted with both the Council and TfNSW regarding the Road Safety Pedestrian Education Campaign.  Consultation with the Council and the Traffic Advisory Committee was conducted regarding roadworks access for the project.  Consultation was conducted with the Council and TfNSW regarding the YHS Green Travel Plan.	C	Ongoing	All	Applies to all stages
<b>Staging</b>							
A9	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).	Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671 Version 7, 20/04/2023 by Ethos Urban  Email 21/04/2023 CWPM-SINSW re: submission of amended Staging Report (Rev 5) and cover letter.  Letter 28/04/2023 SINS-DPHI re: Submission of Updated Staging Plan in accordance with Condition A9  Correspondence 28/04/2023 DPHI-SINSW re: Post Approval Document Received A9 - Amended Staging Report	The Staging Report was updated to Version 7 on 21/04/2023 and submitted to the Department on 28/04/2023. The primary update made to the Staging Report was a change in the completion dates of each stage.  Staging Report was approved by the Department on 12/05/2023. No comments were received from the Department regarding the Staging Report.  Works observed on site appear to align with the staging set out.  This audit assesses compliance with regards to the approved staging.	C	One month prior to commencement	All	Applies to all stages



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
		Letter 12/05/2023 DPHI-SINSW re: Approval of Staging Report Version 7					
A10	<p>A Staging Report prepared in accordance with condition A9 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 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; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	<p>Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671 Version 7 (Rev 5), 20/04/2023 by Ethos Urban</p> <p>Email 21/04/2023 CWPM-SINSW re: submission of amended Staging Report (Rev 5) and cover letter.</p> <p>Letter 28/04/2023 SINS-DPHI re: Submission of Updated Staging Plan in accordance with Condition A9</p> <p>Correspondence 28/04/2023 DPHI-SINSW re: Post Approval Document Received A9 - Amended Staging Report</p>	<p>The Staging Report was updated to Version 7 on 21/04/2023 and submitted to the Department on 28/04/2023. The primary update made to the Staging Report was a change in the completion dates of each stage.</p> <p>Staging Report was approved by the Department on 12/05/2023. No comments were received from the Department regarding the Staging Report.</p> <p>Works observed on site appear to align with the staging set out.</p> <p>This audit assesses compliance with regards to the approved staging.</p>	C	One month prior to commencement	All	Applies to all stages
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<p>Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671 Version 7 (Rev 5), 20/04/2023 by Ethos Urban</p> <p>Email 21/04/2023 CWPM-SINSW re: submission of amended Staging Report (Rev 5) and cover letter.</p> <p>Letter 28/04/2023 SINS-DPHI re: Submission of Updated Staging Plan in accordance with Condition A9</p> <p>Correspondence 28/04/2023 DPHI-SINSW re: Post Approval Document Received A9 - Amended Staging Report</p> <p>Letter 12/05/2023 DPHI-SINSW re: Approval of Staging Report Version 7</p>	<p>The Staging Report was updated to Revision 5 on 21/04/2023 and submitted to the Department on 28/04/2023. The primary update made to the Staging Report was a change in the completion dates of each stage.</p> <p>Staging Report was approved by the Department on 12/05/2023. No comments were received from the Department regarding the Staging Report.</p> <p>This audit assesses compliance with regards to the approved staging. The Project appears to have been constructed as per the Staging Report</p>	C	One month prior to commencement	All	Applies to all stages
A12	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.	<p>Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671 Version 7 (Rev 5), 20/04/2023 by Ethos Urban</p> <p>Email 21/04/2023 CWPM-SINSW re: submission of amended Staging Report (Rev 5) and cover letter.</p> <p>Letter 28/04/2023 SINS-DPHI re: Submission of Updated Staging Plan in accordance with Condition A9</p> <p>Correspondence 28/04/2023 DPHI-SINSW re: Post Approval Document Received A9 - Amended Staging Report</p>	<p>The Staging Report was updated to Revision 5 on 21/04/2023 and submitted to the Department on 28/04/2023. The primary update made to the Staging Report was a change in the completion dates of each stage.</p> <p>Staging Report was approved by the Department on 12/05/2023. No comments were received from the Department regarding the Staging Report.</p> <p>This audit assesses compliance with regards to the approved staging. The Project appears to have been constructed as per the Staging Report.</p>	C	One month prior to commencement	All	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
		Letter 12/05/2023 DPHI-SINSW re: Approval of Staging Report Version 7					
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>							
A13	<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>Staging Report Young High School Library and Joint-Use Community Facility – SSD 9671 Version 7 (Rev 5), 20/04/2023 by Ethos Urban</p> <p>Letter 12/05/2023 DPHI-SINSW re: Approval of Staging Report Version 7</p>	Whilst the works and the conditions have been staged for construction (including the timing of delivery of some strategies, plans and programs), the plans, strategies and programs themselves are not staged.	NT	Ongoing	All	Applies to all stages
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	As above	As above	NT	Ongoing	All	Applies to all stages
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.	As above	As above	NT	Ongoing	All	Applies to all stages
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.	As above	As above	NT	Ongoing	All	Applies to all stages
<b>Structural Adequacy</b>							
A17	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Note: Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</p>	<p>Email Certifier to Joss, 08/04/21</p> <p>Structural Certification Block EE, Northrop 26/03/21</p> <p>Crown Certificate 1, 18/034.01/02 (Block EE and staff hub) (CC1, Stage 1) issued by Steve Watson and Partners Pty Ltd</p> <p>Structural Installation Certificate Blocks EE, PP, QQ, Northrop, 21/12/21</p> <p>Crown Certificate 2, 18/034.01/04 (Main Library, Block NN and landscaping EE and staff hub) (CC2, Stage 2) issued by Steve Watson and Partners Pty Ltd</p>	<p>Structural drawings were prepared by the structural engineer and submitted to the Certifier. Satisfaction was evidenced through granting of CC1, CC2 and Completion Certificate.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	C	Ongoing	All	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
		Certificate of structural sufficiency (general), 10/05/23 issued by Northrop  BCA Completion Certificate 18/0334.01/04 19/06/23 issued by Steve Watson and Partners Pty Ltd					
<b>External Walls and Cladding</b>							
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Crown Certificate 1, 18/034.01/02 (Block EE and staff hub) (CC1)  Crown Certificate 1, 18/034.01/04 (Main Library, Block NN and landscaping EE and staff hub) (CC2, Stage 2)  External wall system disclosure statement, 24/04/23 issued by Johansen Constructions  BCA Completion Certificate 18/0334.01/04 19/06/23 issued by Steve Watson and Partners Pty Ltd	External wall system disclosure statement dated 24/04/23 was issued by Johansen Constructions listed in BCA Completion Certificate.  The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C	Ongoing	All	Applies to all stages
<b>Applicability of Guidelines</b>							
A19	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.	Green Travel Plan, Frank Turquoise Group, 25/05/23  Stormwater Quality Management Plan, 10/05/23 by Joss Group  Operational Landscape Management Plan L-SP-02 Rev B, 02/03/23 by Joss	The management plans appear to reference the current guidelines, standards and protocols relevant to the topics that each document addresses during operation phase.	C	Ongoing	All	Applies to all stages
A20	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 27/03/2024	The Project states that there have been no directions from the Secretary.	NT	Ongoing	All	Applies to all stages
<b>Monitoring and Environmental Audits</b>							
A21	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.  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.	Part 9, Div 9.4 of the EPAA  Evidence referred to elsewhere in this Audit Table.  Independent Audit No. 1, WolfPeak, 14/07/21  Independent Audit No. 2, WolfPeak, 11/02/22  Independent Audit No. 3, WolfPeak, 23/01/23	The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc.) and with records retained.  Attended noise was conducted and the evidence indicates that this was done in accordance with AS1055 and the ICNG.  The third Independent Audit was completed in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements. The Department did not raise any issues with the report.	C	Ongoing	All	Applies to all stages
<b>Access to Information</b>							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
A22	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>(i) the documents referred to in condition A2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(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;</li> <li>(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;</li> <li>(vi) a summary of the current stage and progress of the development;</li> <li>(vii) contact details to enquire about the development or to make a complaint;</li> <li>(viii) a complaints register, updated monthly;</li> <li>(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;</li> <li>(x) any other matter required by the Planning Secretary; and</li> </ul> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>Interview with auditees 27/03/24</p> <p><a href="https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-reports</a></p> <p><a href="https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-project-updates">https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-project-updates</a></p>	<p>The project website is active, and contains:</p> <ul style="list-style-type: none"> <li>(a) (i) Documents referred to in condition A2</li> <li>(ii) Statutory approvals – Development Consent, Modification 1-3</li> <li>(iii) Stamped plans and CEMP and sub-plans sighted on the website</li> <li>(vi) Project updates</li> <li>(vii) Get involved</li> <li>(viii) Complaints Register March 2024</li> <li>(ix) Independent Audit Reports 1-3 and responses for audit 1 - 3</li> </ul> <p>There are no public reporting arrangements within the consent or the CEMP and sub-plans. Therefore items (a)(iv), (v), and (x) are not presented.</p> <p>(b) The information on the website is up to date.</p>	C	48 hrs prior to construction and ongoing	All	Applies to all stages
<b>Compliance</b>							
A23	<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>Hilltops Young Library Operational Guidelines, 13/06/23</p> <p>Minutes of Meeting dated 14/11/23 attended by representatives from SINSW, CWPM, FTG and YHS</p>	<p>The Hilltops Young Library Operational Guidelines sets out the operating parameters for the joint use of the Library including cleaning, operations. This has been communicated to both Council and School staff.</p> <p>The minutes of the meeting dated 14/11/23 was sighted, which was attended by representatives from SINSW, CWPM, FTG, and YHS. They discussed the school travel plan requirements. The minutes noted the traffic safety plan as outlined in the information provided by the Council.</p>	C	Ongoing	All	Applies to all stages
<b>Incident Notification, Reporting and Response</b>							
A24	<p>The Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.</p>	Interview with auditees 27/03/24	The auditees have not identified any incidents as defined by the consent during the audit period.	NT	Ongoing	All	Applies to all stages
A25	<p>Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.</p>	Interview with auditees 27/03/24	The auditees have not identified any incidents as defined by the consent during the audit period.	NT	Ongoing	All	Applies to all stages
<b>Non-Compliance Notification</b>							



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
A26	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	<p>Interview with auditees 27/03/24</p> <p>Construction Compliance Report No. 3 Rev 2, Joss, 14/02/23</p> <p>Letter 2/03/23 SINSW-DPHI re: Submission of Construction Compliance Report No. 3</p> <p>Email 2/03/223 DHPI-SINSW re: Post Approval document received - Construction Compliance Report No. 3</p> <p>Letter 3/03/23 SINSW-DHPI re: Non-Compliance Notification in accordance with condition B29</p> <p>Email 3/03/23 DPHI-SINSW re: Post approval document received – non-compliance notification</p>	<p>No non-compliances were identified / reported during the current audit period.</p> <p>In the previous audit period, a non-compliance was identified relating to Compliance Report No. 3 that was due for submission on 2/11/22. The Report was completed on 14/02/23 and submitted to the Department on 2/03/23. Notification of non-compliance was submitted to the Department on 03/03/23.</p>	C	Ongoing	All	Applies to all stages
A27	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<p>Interview with auditees 27/03/24</p> <p>Construction Compliance Report No. 3 Rev 2, Joss, 14/02/23</p> <p>Letter 2/03/23 SINSW-DPHI re: Submission of Construction Compliance Report No. 3</p> <p>Email 2/03/223 DHPI-SINSW re: Post Approval document received - Construction Compliance Report No. 3</p> <p>Letter 3/03/23 SINSW-DHPI re: Non-Compliance Notification in accordance with condition B29</p> <p>Email 3/03/23 DPHI-SINSW re: Post approval document received – non-compliance notification</p>	<p>No non-compliances were identified / reported during the current audit period.</p> <p>In the previous audit period, a non-compliance was identified relating to Compliance Report No. 3 that was due for submission on 2/11/22. The Report was completed on 14/02/23 and submitted to the Department on 2/03/23. Notification of non-compliance was submitted to the Department on 03/03/23.</p>	C	Ongoing	All	Applies to all stages
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 27/03/24	The auditees have not identified any non-compliances during the audit period.	NT	Ongoing	All	Applies to all stages
<b>Revision of Strategies, Plans and Programs</b>							
A29	<p>Within three months of:</p> <p>(a) the submission of a compliance report under condition B27;</p> <p>(b) the submission of an incident report under condition A25;</p> <p>(c) the submission of an Independent Audit under condition C33;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) 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 27/03/2024</p> <p>Construction Compliance Report No. 3 Rev 2, Joss, 14/02/23</p> <p>Letter 2/03/23 SINSW-DPHI re: Submission of Construction Compliance Report No. 3</p> <p>Email 2/03/223 DHPI-SINSW re: Post Approval document received - Construction Compliance Report No. 3</p>	<p>a) Compliance Report No. 3 and the Pre-Occupation Compliance Report covered by this audit were prepared and submitted to the Department as required under B27.</p> <p>b) There were no reportable incidents during this audit period.</p> <p>c) Independent Audit No. 3 (IA3) dated 23/01/2023 was prepared and submitted to the Department.</p> <p>d) No modification during this audit period.</p>	C	Ongoing	All	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
		<p>Pre-Occupation Compliance Report Rev 2, Joss, 09/05/23</p> <p>Letter 10/05/23 DINSW-DPHI re: Submission of Pre-Occupation Compliance Report</p> <p>Email 10/05/23 DPHI-SINSW re: Post Approval document received - Pre-Occupation Compliance Report</p> <p>Independent Audit No. 3, WolfPeak, 23/01/23</p> <p>Letter 07/02/23 SINSW-DPHI re: Submission of Independent Audit No. 3 and response.</p> <p>Letter 27/01/23 SINSW-DPHI re: Notification of non-compliance in accordance with CoC A22, A26, <b>A29</b>, B29 &amp; B30</p> <p>Letter SINSW to DPHI, 03/03/23 (notification of review following the submission of the Third Independent Audit and third Construction Compliance Report).</p>	<p>e) No direction of the Planning Secretary under condition A2.</p> <p>A review was completed and notified following the submission of the Third Independent Audit and third Construction Compliance Report.</p>				
A30	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p>	Interview with auditees 27/03/24	Refer A29. No updates have been made.	NT	Ongoing	All	Applies to all stages
<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>							
<b>Notification of Commencement</b>							
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	<p>DPIE post approval portal lodgement 23/04/21</p> <p>Letter SINSW to DPIE 23/04/21</p>	The notified date of commencement of construction was 05/05/21. Construction commenced on that day.	C	All	1, 2, 3	Applies to all stages
B2	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.	<p>Email SINSW to GHD, 16/12/21</p> <p>Letter SINSW to DPIE 16/12/21</p> <p>Letter SINSW to DPE, 23/08/22 (notice of Stage 3)</p> <p>Interview with auditees 27/03/2024</p>	Stages 2 and 3 construction was notified more than 48 hours prior to their commencement.	C	48 hrs prior to commencement of each stage	All	Applies to all stages
<b>Certified Drawings</b>							



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
B3	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.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to commencement of each stage	1, 2, 3	Structural drawings will be submitted separately for each stage, prior to commencement of that stage, if applicable
<b>External Walls and Cladding</b>							
B4	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 to the Planning Secretary within seven days after the Certifier accepts it.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to commencement of stage 2	2	External walls and cladding are only proposed within Stage 2 works. Therefore, Stage 1 can commence prior to satisfaction of this condition. No external walls and cladding proposed in either Stage 1 or Stage 3.
<b>Protection of Public Infrastructure</b>							
B5	Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> <li>(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</li> <li>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</li> <li>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to commencement of construction	1	Must be completed prior to any construction commencing and will cover all stages of construction
<b>Pre-Construction Dilapidation Report</b>							
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, the Heritage Council and the Certifying Authority. The report must provide an accurate record of the existing condition of adjoining private properties, heritage items and Council assets that are likely to be impacted by the proposed works.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Condition satisfied - letter approved by Certifying Authority 22 February 2021		
<b>Unexpected Contamination Procedure</b>							
B7	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B13	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to commence	2	Must be completed prior to any

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
	and 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.				ment of stage 2		earthworks commencing. No earthworks proposed in Stage 1. Will cover Stage 3 works also.
<b>Community Communication Strategy</b>							
B8	<p>No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, 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> <ul style="list-style-type: none"> <li>(a) identify people to be consulted during the design and construction phases;</li> <li>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>(d) set out procedures and mechanisms: <ul style="list-style-type: none"> <li>(i) through which the community can discuss or provide feedback to the Applicant;</li> <li>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</li> </ul> </li> <li>(e) include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	<p>This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.</p> <p>Refer E5 with respect to implementation during operations.</p>	NT	Condition satisfied. Strategy issued to DPIE on 23/12/20		
<b>Ecologically Sustainable Development</b>							
B9	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <ul style="list-style-type: none"> <li>(a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</li> <li>(b) seeking approval from the Planning Secretary for an alternative certification process.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Condition satisfied 20 February 2021		
<b>Outdoor Lighting</b>							
B10	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that 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.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to stage 2	2	Will be completed prior to Stage 2 and will apply to Stage

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
							3 also. No outdoor lighting is proposed in Stage 1. All outdoor lighting falls under Stage 2 and Stage 3 works.
<b>Demolition</b>							
B11	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to construction of Stage 2	2	Condition B11 relates to demolition of entire buildings/structures Since no complete demolition is proposed in Stage 1, condition B11 is not required to be satisfied prior to Stage 1. No demolition of structures is proposed in Stage 3 either.
<b>Environmental Management Plan Requirements</b>							
B12	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: <ul style="list-style-type: none"> <li>(a) detailed baseline data;</li> <li>(b) details of: <ul style="list-style-type: none"> <li>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>(ii) any relevant limits or performance measures and criteria; and</li> <li>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</li> </ul> </li> <li>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</li> <li>(d) a program to monitor and report on the: <ul style="list-style-type: none"> <li>(i) impacts and environmental performance of the development;</li> <li>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</li> </ul> </li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to construction	All	Must be completed prior to any construction commencing and will cover all stages of construction.

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
	<p>(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <ul style="list-style-type: none"> <li>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</li> <li>(ii) complaint;</li> <li>(iii) failure to comply with statutory requirements; and</li> </ul> <p>(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>						
<b>Construction Environmental Management Plan</b>							
B13	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifying Authority and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a) details of:</p> <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) stormwater control and discharge;</li> <li>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>(vi) groundwater management plan including measures to prevent groundwater contamination;</li> <li>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>(viii) community consultation and complaints handling;</li> </ul> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B14);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B15);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B16);</p> <p>(e) Aboriginal Cultural Heritage Management Sub-Plan (see condition B17);</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction phase (i.e. through stage 1 and stage 2 and Stage 3)

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	(h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.						
B14	<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"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) be prepared in consultation with Council and TfNSW;</li> <li>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and</li> <li>(d) detail heavy vehicle routes, access and parking arrangements.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction phase (i.e. through stage 1 and stage 2 and Stage 3)
B15	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced noise expert;</li> <li>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>(d) include strategies that have been developed with the community for managing high noise generating works;</li> <li>(e) describe the community consultation undertaken to develop the strategies in condition B15(d);</li> <li>(f) include a complaints management system that would be implemented for the duration of the construction; and</li> <li>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B12(d).</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction phase (i.e. through stage 1 and stage 2 and Stage 3)
B16	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</li> <li>(b) 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 in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction phase (i.e. through stage 1 and stage 2 and Stage 3)

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B17	<p>The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced expert in consultation with the 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;</li> <li>(b) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development;</li> <li>(c) provide a methodology for the salvage excavation program for the Hilltops Aboriginal Artefact site;</li> <li>(d) describe how additional areas will be assessed if works are to occur in areas identified as requiring further investigation;</li> <li>(e) outline the long-term management for Aboriginal objects retrieved as part of archaeological investigations; and</li> <li>(f) describe the measures to protect the Reconciliation Tree in perpetuity;</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to construction	All	Must be completed prior to any construction commencing. Will be submitted prior to Stage 1 and will remain in place for the entire construction phase (i.e. through stage 1 and stage 2 and Stage 3)
B18	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> <li>(a) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>(b) minimise conflicts with other road users;</li> <li>(c) minimise road traffic noise; and</li> <li>(d) ensure truck drivers use specified routes.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Condition Satisfied and to be enforced during construction.		
<b>Soil and Water</b>							
B19	<p>Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.</p>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to construction	All	Must be completed prior to any construction commencing
B20	<p>Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the Certifying Authority. The system must:</p> <ul style="list-style-type: none"> <li>(a) be designed by a suitably qualified and experienced person(s);</li> <li>(b) be designed in consultation with and to the satisfaction of Council;</li> <li>(c) be generally in accordance with the conceptual design in the EIS;</li> <li>(d) be in accordance with applicable Australian Standards;</li> <li>(e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;</li> <li>(f) divert existing clean surface water around operational areas of the site; and</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to commencement of Stage 2 works. All Stage 1 comprises only internal refurbishment works to Block EE and does not contain any works regarding the stormwater system. All stormwater	Prior to commencement of Stage 2 works. All Stage 1 comprises only internal refurbishment works to Block EE and does not contain any works regarding the stormwater	Prior to commencement of Stage 2 works. All Stage 1 comprises only internal refurbishment works to Block EE and does not contain any works regarding the stormwater system. All stormwater works are



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	(g) include details of all on-site retention/detention and water quality treatment systems are to be individually signposted in accordance with Council's Stormwater and Water Efficiency for Development Technical Manual.				works are contained within Stage 2.	system. All stormwater works are contained within Stage 2.	contained within Stage 2.
<b>Construction Parking</b>							
B21	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Condition satisfied 9 March 2021 - will cover all stages of works		
<b>Archaeological Salvage – Historic Archaeology</b>							
B22	Prior to the commencement of construction, historical archaeological investigations must be undertaken by a suitably qualified and experienced historical archaeologist in accordance with: <ul style="list-style-type: none"> <li>(a) Heritage Council's Excavation Director Criteria for the excavation of State significant historical archaeological sites; and</li> <li>(b) the Excavation Methodology in section 8 of the Historical Archaeological Assessment &amp; Research Design Report, prepared by GML at Appendix J of the EIS.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to commence ment of Stage 2 works	2	Stage 1 comprises only internal refurbishment works to Block EE. All ground disturbing works are contained within Stage 2. Will cover the relevant areas for Stage 3 also.
B23	During the excavation works required by condition B22 should archaeological deposits and substantially intact evidence be found, notification under section 146 of the Heritage Act 1977 is required and a design review process must be undertaken with the Heritage Council to achieve the best outcomes for managing State significant archaeology at the site.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to commence ment of Stage 2 works	2	Stage 1 comprises only internal refurbishment works to Block EE. All ground disturbing works are contained within Stage 2. Will cover the relevant areas for Stage 3 also.
<b>Landscaping</b>							
B24	Prior to the commencement of landscape works, the Applicant must prepare a revised Landscape Plan to detail and manage the revegetation and landscaping works on-site, and provide a copy to the Planning Secretary. The plan must: <ul style="list-style-type: none"> <li>(a) be prepared in consultation with the Heritage Council;</li> <li>(b) ensure that there is an appropriate relationship between the courthouse forecourt and landscape design considering both the Aboriginal and European heritage of the site;</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to commence ment of Stage 3	3	All landscaping works relating to the courthouse forecourt and landscape design as per Condition B24 b) and Condition B24

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
	<p>(c) ensure appropriate consideration of the moderate to high archaeological potential of the area to the north and east of the Courthouse is achieved;</p> <p>(d) detail the number, location, species, maturity and height at maturity of plants to be planted on-site; and</p> <p>(e) include species (trees, shrubs and groundcovers) indigenous to the local area.</p>						<p>c) are contained within Stage 3.</p> <p>The minor concreting works within the school quadrangle within Stage 1 are not related to the courthouse forecourt and landscape design</p>
<b>Operational Car Parking and Service Vehicle Layout</b>							
B25	<p>Prior to the commencement of construction, plans demonstrating compliance with the following requirements must be submitted to the Certifying Authority:</p> <p>(a) a minimum of 32 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6 to be provided in the Carrington Park carpark;</p> <p>(b) the swept path of the longest construction or 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; and</p> <p>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.</p>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to commencement of Stage 3	3	All works relating to the car park are contained within Stage 3.
<b>Public Domain Works</b>							
B26	<p>Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.</p>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to commencement of footpath or public domain works.	3	Stage 1 comprises only internal refurbishment works to Block EE. All footpath and Public Domain Works are contained within Stage 3
<b>Compliance Reporting</b>							
B27	<p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifying Authority.</p>	<p>Compliance Reporting and Monitoring Program, 13/04/21, Joss</p> <p>Email DPIE to SINSW, 27/04/21</p>	A Compliance Monitoring and Reporting Program was prepared and submitted prior to construction. The Department confirmed its adequacy.	C	At least 2 weeks prior to commencement of construction	1	Must be satisfied prior to any works commencing on site and will cover all stages



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B28	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	<p>Pre-Construction Compliance Report Rev 2, Joss, 30/04/21</p> <p>Construction Compliance Report No. 1 Rev 1, Joss, 9/11/21</p> <p>Construction Compliance Report No. 2, Joss, 04/05/22</p> <p>Construction Compliance Report No. 3 Rev 2, Joss, 14/02/23</p> <p>Letter 2/03/23 SINSW-DPHI re: Submission of Construction Compliance Report No. 3</p> <p>Email 2/03/223 DHPI-SINSW re: Post Approval document received - Construction Compliance Report No. 3</p> <p>Pre-Occupation Compliance Report Rev 2, Joss, 09/05/23</p> <p>Letter 10/05/23 DINSW-DPHI re: Submission of Pre-Occupation Compliance Report</p> <p>Email 10/05/23 DPHI-SINSW re: Post Approval document received - Pre-Occupation Compliance Report</p>	<p>Compliance reporting was conducted in accordance with the Compliance Reporting Post Approval Requirements.</p> <p>Construction Compliance Report No. 3 and Pre-Occupation Compliance Report, which cover the audit period, were prepared in accordance with the PAR.</p>	C	Ongoing	All	Applies to all stages
B29	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Program.	<p>Construction Compliance Report No. 3 Rev 2, Joss, 14/02/23</p> <p>Letter 2/03/23 SINSW-DPHI re: Submission of Construction Compliance Report No. 3</p> <p>Email 2/03/223 DHPI-SINSW re: Post Approval document received - Construction Compliance Report No. 3</p> <p>Pre-Occupation Compliance Report Rev 2, Joss, 09/05/23</p> <p>Letter 10/05/23 DINSW-DPHI re: Submission of Pre-Occupation Compliance Report</p> <p>Email 10/05/23 DPHI-SINSW re: Post Approval document received - Pre-Occupation Compliance Report</p>	The pre-operational compliance report was prepared and submitted prior to the commencement of operations.	C	Ongoing	All	Applies to all stages
B30	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.	<a href="https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-reports</a>	All Compliance reports were sighted at the Project website.	C	Ongoing	All	Applies to all stages
B31	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning	Interview with auditees 27/03/2024	No direction from the Department relating to this requirement.	NT	Operational	1, 4	Applies to operation

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
	Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.						
<b>Heritage Interpretation Strategy</b>							
B32	<p>Prior to the commencement of construction (excluding demolition and earthworks), the Applicant must submit a Heritage Interpretation Strategy to acknowledge the heritage of the site to the satisfaction of the Planning Secretary. The Strategy must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage Council and Council;</li> <li>(b) incorporate relevant history and significance of the site including the Lambing Flat AntiChinese Riots, recognition of key buildings and landscape features; and</li> <li>(c) establish the key elements relevant to guiding the detailed Heritage Interpretation Plan, consistent with the NSW history syllabus.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to commencement of construction for stage 2	2	Stage 1 works comprise internal refurbishment and occupation of Block EE and do not relate to any interpretative elements. All interpretative elements relate to the detailed design of Block NN and the landscape design. Therefore the HIS is not required to be finalised until commencement of Stage 2 since all interpretative elements relate to Stage 2/3/4 elements.
<b>Heritage Interpretation Plan</b>							
B33	<p><del>Prior to the commencement of construction (excluding demolition and earthworks), the Applicant must submit a Heritage Interpretation Plan to the satisfaction of the Planning Secretary. The plan must:</del></p> <ul style="list-style-type: none"> <li><del>(a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage Council and Council;</del></li> <li><del>(b) be prepared in accordance with the relevant Heritage Council of NSW Guidelines;</del></li> <li><del>(c) outline key results from the historical and Aboriginal archaeological investigations;</del></li> <li><del>(d) include provision for naming elements within the development that acknowledges the site's heritage; and</del></li> <li><del>(e) incorporates interpretive information into the site.(MOD-1)</del></li> </ul>						
<b>Design Refinement</b>							

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B34	Prior to the commencement of construction of the façade elements of the new Library, the design of the façade of the new Library building must be refined to reduce the visual impact of the historic Court House through a review of materials selections and colours in consultation with the Heritage Council. The final design plans for the development must incorporate any comments received from the Heritage Council and be submitted to the Planning Secretary for information. (MOD-1)	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Prior to the commencement of construction of façade elements of the new library (Block NN)	2	Construction of Block NN is contained in Stage 2.
<b>PART C DURING CONSTRUCTION</b>							
<b>Site Notice</b>							
C1	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the 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; and</p> <p>(e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	1, 2, 3	Applies to all construction stages (1, 2, 3). Sign installed already. No construction works are proposed in Stage 4.
<b>Operation of Plant and Equipment</b>							
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
<b>Demolition</b>							
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B11.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
<b>Construction Hours</b>							
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages

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C5	Construction activities may be undertaken outside of the hours in condition 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.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
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.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
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.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
<b>Implementation of Management Plans</b>							
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the submitted CEMP (including Sub-Plans).	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
<b>Construction Traffic</b>							
C9	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
<b>Hoarding Requirements</b>							
C10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
<b>No Obstruction of Public Way</b>							
C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
<b>Construction Noise Limits</b>							
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
	management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.						
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 C4.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
C14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
<b>Vibration Criteria</b>							
C15	Vibration caused by construction at any residence or structure outside the site must be limited to:  (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and  (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
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.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
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 B15 of this consent.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
<b>Tree Protection</b>							
C18	For the duration of the construction works:  (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;  (b) all street trees immediately adjacent to the approved disturbance area / property boundary/ies 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;  (c) all trees on the site that are not approved for removal must be suitably protected during construction;  (d) the Reconciliation Tree must be protected in accordance with the ACHMSP.  (e) 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.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
<b>Air Quality</b>							
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
C20	During construction, the Applicant must ensure that: <ul style="list-style-type: none"> <li>(a) exposed surfaces and stockpiles are suppressed by regular watering;</li> <li>(b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>(c) trucks associated with the development do not track dirt onto the public road network;</li> <li>(d) public roads used by these trucks are kept clean; and</li> <li>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
<b>Erosion and Sediment Control</b>							
C21	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
<b>Imported Soil</b>							
C23	The Applicant must: <ul style="list-style-type: none"> <li>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</li> <li>(b) keep accurate records of the volume and type of fill to be used; and</li> <li>(c) make these records available to the Certifier upon request.</li> </ul>	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
<b>Disposal of Seepage and Stormwater</b>							
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal 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.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>							
C24	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
<b>Unexpected Finds Protocol – Historic Heritage</b>							
C25	If any unexpected archaeological relics (including but not limited to prisoner transfer tunnels or similar / associated features) are uncovered during the work, then all works must cease immediately in that area and the Heritage Council contacted. 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. Works may only recommence with the written approval of the Heritage Council (or delegate) and with the written approval of the Planning Secretary.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
<b>Waste Storage and Processing</b>							
C26	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.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
C27	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
C28	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.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
C29	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.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
C30	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.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
<b>Outdoor Lighting</b>							
C31	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.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	This audit assesses compliance during operations. Refer to Independent Audit 1-3 for assessment of construction.	NT	Ongoing	All	Applies to all stages
<b>Independent Environmental Audit</b>							
C32	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Letter DPIE to SINSW, 24/09/21	WolfPeak were approved by the Department prior to preparing the audit program or the audit.  No change during this audit period.	C	Prior to preparation of independent audit program or commencement of independent audit.	All	Applies to all stages
C33	Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018), as amended by condition C34, must be submitted to the Planning Secretary and the Certifier.	Young High School Library – SSD 9671, Independent Audit Program, WolfPeak, 26/04/21  Email GHD to Certifier, 28/04/21	The audit program was prepared and submitted to the relevant parties prior to construction.  No change during this audit period.	C	Prior to commencement of construction	1	Must be completed prior to works commencing.

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
		DPIE post approval portal lodgement 28/04/21					
C34	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is:  (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and  (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	Young High School Library – SSD 9671, Independent Audit Program, WolfPeak, 26/04/21	The frequencies stated are included in the program and are being implemented.  No change during this audit period.	C	Ongoing	All	Applies to all stages
C35	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least four weeks notice to the applicant of the date upon which the audit must be commenced.	Interview with auditees 27/03/24	There have been no changes to the timing of the audit during this period.	NT	Ongoing	All	Applies to all stages
C36	Independent Audits of the development must be carried out in accordance with:  (a) the Independent Audit Program submitted to the Planning Secretary and the Certifier under condition C33 of this consent; and  (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Independent Audit No. 3, WolfPeak, 23/01/23  Letter 07/02/23 SINSW-DPHI re: Submission of Independent Audit No. 3 and response.	The Audit has been conducted in accordance with the IAPAR and the audit program.	C	Ongoing	All	Applies to all stages
C37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:  (a) review and respond to each Independent Audit Report prepared under condition C36 of this consent;  (b) submit the response to the Planning Secretary and the Certifier; and  (c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifier in writing at least seven days before this is done.	Independent Audit No. 3, WolfPeak, 23/01/23  Letter 07/02/23 SINSW-DPHI re: Submission of Independent Audit No. 3 and response.  <a href="https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/young-library-upgrade/2023/feb/C34_Independent_environmental_audit_no.3_-_SINSW_response.pdf">https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/young-library-upgrade/2023/feb/C34_Independent_environmental_audit_no.3_-_SINSW_response.pdf</a>	SINSW reviewed the third Independent Audit and submitted the Report along with its response to the Department. Notification of publication was made at the same time.  The response to the third Independent Audit is available on the website.	C	Ongoing	All	Applies to all stages
C38	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Department within 21 days of the date referenced in the Independent Audit Program, unless otherwise agreed by the Planning Secretary.	Young High School Library – SSD 9671, Independent Audit Program, WolfPeak, 26/04/21  Independent Audit No. 3, WolfPeak, 23/01/23  Letter 07/02/23 SINSW-DPHI re: Submission of Independent Audit No. 3 and response.	Submission was made 21 days from the timing specified in the Audit Program.	C	Ongoing	All	Applies to all stages
C39	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance	Interview with auditees 27/03/2024	No direction from the Department relating to this requirement.	NT	Ongoing	All	Applies to all stages
<b>PART D PRIOR TO COMMENCEMENT OF OPERATION</b>							
<b>Notification of Occupation</b>							



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<p>Letter 28/04/23 SINSW-DPHI re: Notification of Occupation - Stage 4 which includes occupation of construction Stages 2 and 3 (new library building Block NN, landscaping, car park and removal of temporary facilities) – 31/05/23</p> <p>Email 28/04/23 DPHI-SINSW re: Post approval document received - Notification of Occupation</p> <p>Letter 03/05/23 DPHI-SINSW re: Stage 4 Commencement Notification</p> <p>Letter 26/05/23 SINSW-DPHI re: Amendment to Notification of Occupation – amendment date 13/06/23</p> <p>Email 26/05/23 DHPI-SINSW re: Post approval document received - Amendment to Notification of Occupation</p> <p>Letter 9/06/23 SINSW-DPHI re: Amendment to Notification of Occupation – amendment date 19/06/23</p> <p>Email 9/06/23 DPHI-SINSW re: Post approval document received - Amendment to Notification of Occupation</p>	The notification of occupation for Stage 4, which includes the occupation of construction Stages 2 and 3 (new library building Block NN, landscaping, car park, and removal of temporary facilities), was made within the required timeframe set under this condition.	C	Prior to occupation of Stage 1 and Stage 4	1, 4	Occupation is only proposed in Stage 1 and Stage 4. Stages 2 and 3 only contain construction
<b>External Walls and Cladding</b>							
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	<p>Letter 12/05/23 SINSW-DPHI re: External Walls and Cladding (D2, D3)</p> <p>Email 12/05/23 Certifier-SINSW re: Certifier acknowledged the receipt and acceptance / approval requirement External Walls and Cladding (with corresponding required certification)</p> <p>Email 15/05/23 DPHI portal-SINSW re: Post approval document received – External Walls and Cladding (D2, D3)</p> <p>External wall system disclosure statement, 24/04/23 issued by Johansen Constructions</p> <p>BCA Completion Certificate 18/0334.01/04 19/06/23 issued by Steve Watson and Partners Pty Ltd</p>	<p>External wall system disclosure statement dated 24/04/23 was issued by Johansen Constructions listed in BCA Completion Certificate.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	C	Prior to stage 4	4	No external walls or cladding proposed in Stage 1. No operation proposed in Stages 2 and 3. Stage 4 relates to operation of the elements with external walls and cladding.
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.	Letter 12/05/23 SINSW-DPHI re: External Walls and Cladding (D2, D3)	The Certifier approved documentation relating to external walls and cladding on 12/05/2023 and submitted to the Department on 15/05/2023, within	C	Prior to stage 4	4	No external walls or cladding

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
		Email 12/05/23 Certifier-SINSW re: Certifier acknowledged the receipt and acceptance / approval requirement External Walls and Cladding (with corresponding required certification)  Email 15/05/23 DPHI portal-SINSW re: Post approval document received – External Walls and Cladding (D2, D3)	the required timeframe specified under this condition.  The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.				proposed in Stage 1. No operation proposed in Stages 2 and 3. Stage 4 relates to operation of the elements with external walls and cladding.
<b>Post-construction Dilapidation Report</b>							
D4	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:  a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;  b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:  i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and  ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.  c) to be forwarded to Council.	Dilapidation Report 10/11/20 by Joss with updated photos taken on 23/05/23  Letter 9/05/23 Council-Joss Group re: Council Comments on Post-Construction Dilapidation Report  Email 2/06/23 Joss-Council re: Submission of Post-Construction Dilapidation Report to Council  Letter 7/06/23 Joss Construction - Certifier re: Post-Construction Dilapidation Report  Letter 4/06/23 Joss-Certifier re: Qualification of Mark Bush from Joss Construction to perform and prepare post-construction dilapidation report	Dilapidation Report dated 10/11/2020 was updated with post-construction photos taken on 23/05/23 illustrating the outcome of the completed project.  A letter from Joss construction dated 4/06/23 was sighted noting the qualification of the person who prepared the dilapidation report.  The Report was submitted to Certifier on 7/06/23 and to the Council on 2/06/23.  Council in its letter dated 9/05/23, provided feedback on the Post-Construction Dilapidation Report, focusing on related assets. They emphasized the reconstruction of the vehicle access entry from Caple Street to the Library/TAFE carpark and expressed concerns about potential vehicle scraping due to constructed levels, particularly around the footpath area. The Council requested measurements along the access centerline and a long section drawing with the current design car envelope at a minimum 1:20 scale to assess the scrape scenario.  The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C	Prior to stage 4	4	Required prior to Stage 4. The postconstruction dilapidation report needs to be carried out after ALL works are complete, otherwise there would be opportunity for further damage to occur during further construction activities. Therefore the dilapidation report will be completed after occupation of Stage 4 and will cover works in all stages (1, 2, 3).
<b>Protection of Public Infrastructure</b>							
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:  (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and  (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.  Note: This condition does not apply to any damage to roads caused as a result of general road usage.	Interview with auditees 27/03/24	No damage caused by the project requires repair.	NT	Ongoing	All	Applies to all stages

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
<b>Utilities and Services</b>							
D6	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 Certifying Authority	<p>Plumbing and Drainage Certificate of Compliance, 24/05/23 issued by Hilltops Council</p> <p>BCA Completion Certificate 18/0334.01/04 19/06/23 issued by Steve Watson and Partners Pty Ltd</p>	<p>Plumbing and Drainage Certificate of Compliance dated 24/05/23 was issued by Hilltops Council to the project and listed in BCA Completion Certificate issued by the Certifier.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	C	Prior to stage 4	4	No new water connections proposed in Stage 1. Stage 2 and 3 do not include occupation/operation. Required for Stage 4 which relates to occupation of the new library and other components.
<b>Roadworks and Access</b>							
D7	Prior to the commencement of operation, the Applicant must prepare a final list of mitigation measures to address the existing road safety issues identified in the Road Safety Audit in the EIS to be reviewed by the Local Traffic Advisory Committee. In preparing the final list of mitigation measures, the Applicant is to give specific consideration to construction of pedestrian crossing in Ripon Street to the satisfaction of Council and TfNSW(RMS).	<p>Hilltop Council Meeting Minutes, 22/03/23 (outcome from Traffic Advisory Committee and acceptance by Council)</p> <p>Email CWPM to Council, 20/01/23 (submission follow up to road safety audit to Council)</p> <p>Response to Road Safety Audit, RD Group, 20/01/23</p> <p>Letter SINSW to Traffic Advisory Committee, 20/01/23 (response to Road Safety Audit)</p> <p>Email Council-SINSW 3/03/23 re: Extract of Meeting Minutes – Traffic Advisory Committee</p> <p>Ordinary Meeting Agenda 22/03/23 by Hilltops Council</p>	<p>The response to the Road Safety Audit concluded that education and enforcement activities would achieve similar outcomes as the pedestrian crossing on Rippon Street in addressing the risks identified in the Road Safety Audit.</p> <p>In its email dated 3/03/23, the Council shared an extract from the minutes of the Traffic Advisory Committee meeting, wherein it approved the endorsement of recommendations put forth by RD Gossip - Consultant Engineers and School Infrastructure NSW. These recommendations pertain to the review of the Road Safety Audit report. The direction forward suggests proceeding with educational and enforcement treatments rather than engineering treatments, as advised by SINSW or other suitably qualified professionals in this field.</p>	C	Prior to stage 4	4	The road safety measures relate primarily the Block NN. Block NN will be occupied in Stage 4. Therefore not relevant for Stages 1-3
<b>Works as Executed Plans</b>							
D8	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 Certifying Authority.	<p>Letter 26/05/23 Rivland Surveyors-Joss re: Young High School Library Joss Constructions - Surveyor's Advice</p> <p>BCA2019 Amendment 1 Clause F1.1 and AS/NZS 3500.3-2018 and Council requirements, 17/04/23 by Cooke &amp; Dowsett Albury</p> <p>BCA Completion Certificate 18/0334.01/04 19/06/23 issued by Steve Watson and Partners Pty Ltd</p>	<p>Letter dated 26/05/23 from Rivland Surveyors noted that they completed works as executed surveys for the Project that include:</p> <ul style="list-style-type: none"> <li>Stormwater – Drawing AB01 – Date of survey 02-05-2023 – issued 09-05-2023</li> <li>Building – Drawing AB02 – Date of survey 02-05-2023 – issued 26-05-2023</li> </ul> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier</p>	C	Prior to stage 4	4	Required prior to Stage 4. Stage 1 works are internal and do not include any stormwater works. No occupation is proposed in Stage 2 and 3. Therefore only relevant to Stage 4.

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
			or other authority / expert to verify compliance under this condition.				
<b>Green Travel Plan</b>							
D9	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW(RMS) based on the draft Green Travel Plan in the EIS;</li> <li>(b) include the formation of a working party to facilitate transport outcomes and advocate for a public transport service to connect the town centre and other services to the library;</li> <li>(c) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</li> <li>(d) include specific tools and actions to help achieve the objectives and mode share targets;</li> <li>(e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and</li> <li>(f) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</li> </ul>	<p>Green Travel Plan, Frank Turquoise Group, 25/05/23</p> <p>Green Travel Plan Consultation Report, SINSW (no date)</p> <p>Letter DPHI to SINSW, 05/06/23 (DPHI approval of Green travel plan).</p>	The Green Travel Plan was prepared and approved prior to operations. The document addresses the requirements from this condition.	C	Prior to stage 4	4	Stage 1 does not relate to the new library building. The GTP relates primarily to the new library building which includes EOT, as well as access for school students/teachers and the public. Stage 2 and 3 do not include operation. Therefore, the GTP is relevant to Stage 4 (when the library will be occupied).
<b>Car Parking Arrangements</b>							
D10	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Planning Secretary that demonstrates that construction works associated with the proposed expansion of Carrington Park carpark as proposed under condition B25 have been completed and that the expanded car parking facility is operational.	<p>Letter 16/06/23 DPHI-SINSW re: Department approval on the Time Extension Request for Car Parking Arrangements, Condition D10</p> <p>Letter 27/07/23 SINSW-DPHI re: Amended to extension of time to complete the construction of car parking arrangements (D10) to 22/08/23</p> <p>Post Approval (DPHI portal) undated re: submission of Amended to extension of time to complete the construction of car parking arrangements (D10)</p> <p>Email 18/08/23 DPHI-SINSW re: DPHI approval on the extension of car parking arrangement (D10) to 22/08/23</p> <p>Letter 17/08/23 DPHI-SINSW re: DPHI approval on time extension request for car parking arrangement under D10</p>	<p>SINSW requested an extension on 27/07/23 for the submission of car parking arrangements until 22/08/23. The Department approved the extension request on 18/08/23.</p> <p>SINSW submitted the car parking arrangement to the Department on 18/08/23.</p>	C	Prior to stage 4	4	Required prior to occupation in Stage 4. Car Park is to be used for construction access so cannot be completed any earlier.

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
		Letter 16/08/23 SINSW-DPHI re: Car Parking Arrangements (D10)  Post Approval (DPHI portal) undated re: submission of Car Parking Arrangements (D10)					
<b>Road Damage</b>							
D11	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	Interview with auditees 27/03/24	No damage caused by the project requires repair.	NT	Prior to stage 4	4	Required prior to Stage 4, which is the final occupation stage. Cannot be satisfied any earlier since there would still be potential for damages to be incurred during construction.
<b>Fire Safety Certification</b>							
D12	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.	Site inspection 27/03/24  Fire Safety Certificate 14/01/22 issued by NSW Government  Email 25/01/22 GHD-Council re: Submission of Fire Safety Certificate to Council	Fire Safety Certificate was issued to the project prior to occupation.  Sighted submission to Council.  Fire Safety Certificate was sighted in the Library during the site inspection.	C	Prior to occupation of Stage 1 and Stage 4	1, 4	Required prior to occupation of each stage. No occupation is proposed in Stages 2 and 3
<b>Structural Inspection Certificate</b>							
D13	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 satisfaction of 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 approval authority and the Council after:  (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and  (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Structural installation certification – Blocks EE, PP & QQ, 21/12/21 issued by Northrop  BCA Completion Certificate No. 21/1904/02 dated 24/01/22 by Steve Watson & b Partners  Email 24/01/22 GHD-Hilltop Council re: Submission of Structural Inspection Certificate  Letter 25/01/22 SNSW-DPHI re: Submission of Structural Inspection Certificate (D13)  Structural installation certification – Block NN 12/05/23 issued by Northrop  Email 22/05/22 Certifier-Joss re: Receipt and acceptance of structural inspection certificate	The Structural Installation Certificate and Certificate of Structural Sufficiency issued by Northrop were listed on the BCA Completion Certificate issued by the Certifier.  Submission of documents confirming structural adequacy was made to the Council on 10/05/23 and to the Department on 22/05/23.  The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.	C	Prior to occupation of Stage 1 and Stage 4	1, 4	Required prior to occupation of each stage. No occupation is proposed in Stages 2 and 3



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
		<p>Email 10/05/23 Joss-Council re: Submission of documents confirming structural adequacy (Structural Adequacy Certification, Design Drawings and As-built Drawings)</p> <p>Certificate of Structural Sufficiency 10/05/23 issued by Northrop</p> <p>Letter 22/05/23 SINSW-DPHI re: Submission of documents confirming structural adequacy</p> <p>Email 23/05/23 DPHI-SINSW re Post approval document received – D13 - Structural Inspection Cert</p> <p>Structural Installation Certificate – Block NN 1/06/23 issued by Northrop</p> <p>BCA Completion Certificate 18/0334.01/04 19/06/23 issued by Steve Watson and Partners Pty Ltd</p>					
<b>Stormwater Quality Management Plan</b>							
D14	<p>Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> <li>(a) maintenance schedule of all stormwater quality treatment devices;</li> <li>(b) record and reporting details;</li> <li>(c) relevant contact information; and</li> <li>(d) Work Health and Safety requirements.</li> </ul>	<p>Stormwater Quality Management Plan, 10/05/23 by Joss Group</p> <p>BCA Completion Certificate 18/0334.01/04 19/06/23 issued by Steve Watson and Partners Pty Ltd</p>	<p>The Stormwater Quality Management Plan, dated 10/05/23, was prepared by Joss Group in accordance with the requirements under this condition.</p> <p>The Plan was listed in the BCA Completion Certificate issued by the Certifier.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>	C	Prior to stage 4	4	The works to which the OMP would relate will be occupied in Stage 4 and therefore the OMP is required prior to Stage 4 and not earlier. OMP does not relate to Stage 1 internal refurbishment works.
<b>Warm Water Systems and Cooling Systems</b>							
D15	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.	Letter April 2023 Cooke & Dowset-Joss Group re: Confirmation of Compliance with D15 – Warm Water Systems and Cooling Systems	Cooke & Dowset issued confirmation of compliance under D15 – Warm Water Systems and Cooling Systems in April 2023.	C	Ongoing	All	Applies to all stages
<b>Outdoor Lighting</b>							
D16	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 achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:	Certification of the Outdoor Lighting System 18/05/23 issued by GPE Electrical & Communication Contractor	GPE Electrical & Communication Contractor issued certification of the Outdoor Lighting System on 18/05/23. It certifies that the installed lighting associated with the development achieves the objective of minimizing light spillage to any adjoining or adjacent sensitive receivers and	C	Prior to stage 4	4	Lighting will be constructed in Stage 2 and Stage 3 - which will both be occupied in Stage 4. No

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
	<p>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</p>	BCA Completion Certificate 18/0334.01/04 19/06/23 issued by Steve Watson and Partners Pty Ltd	<p>complies with the requirements under this condition.</p> <p>The Certification was listed in the BCA Completion Certificate issued by the Certifier.</p> <p>The evidence provided indicates this condition is being satisfied via the building certification process. WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance under this condition.</p>				outdoor lighting proposed in Stage 1.
<b>Archaeological Salvage – Historic Archaeology</b>							
D17	The Applicant must prepare an archaeological report of the salvage excavation undertaken in accordance with condition B22. An interim report of the salvage excavation must be provided for the information of the Planning Secretary within one month of completion of the salvage work and a final report provided within 12 months of completion of the salvage work or within another timeframe agreed with the Planning Secretary. Copies of the report must also be provided to the Heritage Council and Council.	<p>Interim Archaeological Salvage Report, Lantern, February 2022.</p> <p>Letter SINSW to DPE, 01/03/22 (submission of interim report)</p> <p>Letter DPE to SINSW, 31/10/22 (extension approval for final Archaeological Salvage Report)</p> <p>Letter SINSW to DPHI, 11/05/23 (request to extend Final Archeological Salvage Report)</p> <p>Letter DPHI to SINSW, 17/05/23 (DPHI approval for extension of Final Archeological Salvage Report to 22/12/23)</p> <p>Post Approval portal lodgement, 22/12/23 (submission of Final Archeological Salvage Report)</p> <p>Letter DPHI to SINSW, 15/01/24 (approval of Final Archeological Salvage Report)</p>	<p>An interim report of the salvage excavation was provided for the information of the Planning Secretary within one month of completion of the salvage work. The Department approved an extension to the final report.</p> <p>The Final Archeological Salvage Report was submitted on 22/12/23, within the revised agreed due date. The Department approved the Final Archeological Salvage Report on 15/01/24. Submission to Council and Heritage NSW was also completed.</p>	C	Within 12 months of completion of salvage	NA	NA
<b>Signage</b>							
D18	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	<p>Site inspection 27/03/24</p> <p>Refer to site photos, Appendix D</p>	During the site inspection, wayfinding signage and signage identifying the location of staff car parking were installed.	C	Prior to stage 4	4	Required prior to occupation of Stage 2 and 3 works (i.e. Stage 4) in which wayfinding signage is required. No wayfinding signage to be installed during Stage 1.
D19	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.	<p>Site inspection 27/03/24</p> <p>Refer to site photos, Appendix D</p>	During the site inspection, bicycle wayfinding signages were installed within the site to direct cyclists.	C	Prior to stage 4	4	No wayfinding signage to be installed during Stage 1. Stage

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
							2 and 3 do not include occupation.
<b>Landscaping</b>							
D20	<p>Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</p> <p>(b) be consistent with the Applicant's Management and Mitigation Measures at Section 7 in the EIS.</p>	<p>Operational Landscape Management Plan L-SP-02 Rev B, 02/03/23 by Joss</p> <p>Letter 22/03/23 DHPI-SINSW re: Approval Operational Landscape Management Plan</p>	<p>The Operational Landscape Management Plan was prepared in accordance with the requirements specified under this condition.</p> <p>The Plan was approved by the Department on 22/03/23.</p>	C	Prior to stage 4	4	All landscape works will be occupied in Stage 4
D21	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Planning Secretary.	<p>Operational Landscape Management Plan L-SP-02 Rev B, 02/03/23 by Joss</p> <p>Letter 6/03/23 SINSW-DPHI re: Submission of Operational Landscape Management Plan to the Department</p> <p>Email 07/03/23 DPHI-SINSW Post Approval document received - Operational Landscape Management Plan</p> <p>Letter 22/03/23 DHPI-SINSW re: Approval Operational Landscape Management Plan</p>	<p>Operational Landscape Management Plan was submitted to the Department on 07/03/2023.</p> <p>The Plan was approved by the Department on 22/03/23.</p>	C	Prior to stage 4	4	All landscape works will be occupied in Stage 4
<b>Heritage Interpretation Plan</b>							
D22	<p>Prior to the commencement of operation, the Applicant must submit a Heritage Interpretation Plan to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) be prepared by a suitably qualified and experienced expert in consultation with the Heritage Council and Council;</p> <p>(b) be prepared in accordance with the relevant Heritage Council of NSW Guidelines;</p> <p>(c) outline key results from the historical and Aboriginal archaeological investigations;</p> <p>(d) include provision for naming elements within the development that acknowledges the site's heritage; and</p> <p>(e) incorporates interpretive information into the site. (MOD-1)</p>	<p>Heritage Interpretation plan Lantern heritage, 20/03/23 (including consultation records).</p> <p>Letter DPHI to SINSW, 30/03/23 (DPHI approval of Heritage Interpretation Plan).</p>	<p>The Heritage Interpretation Plan was prepared in accordance with this condition. It was prepared in consultation with the identified stakeholders and approved by the Department on 30/03/23.</p>	C	Prior to stage 4	4	Required prior to final occupation, which is Stage 4. Stage 1 includes occupation of Block EE which does not include any interpretative elements. No occupation proposed in Stage 2 or 3.
<b>PART E POST OCCUPATION</b>							
<b>Out of Hours Event Management Plan</b>							
E1	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) and submit it to the Council and Planning Secretary in consultation with Council. The plan must include the following:	Interview with auditees 27/03/23	There have been no triggering events to date. It is unlikely that 100+ people events will be required.	NT	All	All	Prior to first out of hours event of 100+ people



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
	(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) demonstrate 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 facilities, where applicable, restricting use before 8am and after 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.						
E2	The Out of Hours Event Management Plan must be implemented by the Applicant for the duration of the identified events or use.	Interview with auditees 27/03/23	There have been no triggering events to date. It is unlikely that 100+ people events will be required.	NT	Operation	All	Applies to operation of all stages
<b>Operation of Plant and Equipment</b>							
E3	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Interview with auditees 27/03/23 Hilltop Young High School Library Operating Guideline Rev 1, 13/06/23 by SINSW	The Project is still within the defaults and liability period.	C	Operation	All	Applies to operation of all stages
<b>Warm Water Systems and Cooling Systems</b>							
E4	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.	Letter April 2023 Cooke & Dowset-Joss Group re: Confirmation of Compliance with D15 – Warm Water Systems and Cooling Systems	Cooke & Dowset issued confirmation of compliance regarding Warm Water Systems and Cooling Systems in April 2023	C	Operation	All	Applies to operation of all stages
<b>Community Communication Strategy</b>							
E5	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Community Communication Strategy, 9/12/20 prepared by SINSW (CCS) <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#library-tab">https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#library-tab</a> <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-project-updates">https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-project-updates</a> <a href="https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-reports">https://www.schoolinfrastructure.nsw.gov.au/projects/y/young-library.html#category-reports</a> <a href="https://young-h.schools.nsw.gov.au/about-our-school/location-and-transport.html">https://young-h.schools.nsw.gov.au/about-our-school/location-and-transport.html</a> <a href="https://young-h.schools.nsw.gov.au/supporting-our-students/parents--carers-and-the-">https://young-h.schools.nsw.gov.au/supporting-our-students/parents--carers-and-the-</a>	Evidence indicates that the operational requirements from the Community Communication Strategy continue to be implemented.  A Communications Manager is still engaged on the Project. The Project website and notifications are still live, with uploads around the HIP and Green travel plan.	C	12 months from Stage 4	-	12 months from completion of Stage 4

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
		<a href="#">community/community/parents-citizens.html</a>					
<b>Heritage Interpretation Plan</b>							
E6	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition B33.	Interview with auditees 27/03/24	Requirement under this condition was amended in SSD-9671-Mod-1	NT	Operation	All	Applies to operation of all stages
<b>Unobstructed Driveways and Parking Areas</b>							
E7	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Site inspection 27/03/24 Complaints register current to 31/03/24	There are no third party driveways, footways and parking areas that interface with the development. The auditees are not aware of any obstructions. There have been no complaints during operations.	C	Operation	All	Applies to operation of all stages
<b>Green Travel Plan</b>							
E8	The Green Travel Plan required by condition D11 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	GTP implementation summary (no date) Transport Access Guides (no date) Green Travel Plan, Frank Turquoise group, 25/05/23	The GTP implementation summary includes references to the Facebook posts and parental portal posts. Communications appear to be consistent with the GTP (in both timing and content).  The GTP identifies mode share targets as aspirational goals over the 5-year life . There is an acknowledgement that encouragement to do car share and active transport, and this is ongoing.  A survey will be conducted when the annual review is scheduled (not yet due).	C	Operation	All	Applies to operation of all stages
<b>Ecologically Sustainable Development</b>							
E9	Unless otherwise agreed by the Planning Secretary, within six 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 Certifying Authority and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifying Authority.	Letter SINSW to DPHI, 21/12/23 (notice to DPHI that the project fulfilled the alternative ESD scheme requirements)  ESD Statement of Compliance, Aurecon, 20/12/23  Letter DPHI to SINSW, 15/01/24 (acceptance of the ESD requirement fulfilment)  Email Steve Waston to CWPM, 21/12/23 (Certifier acceptance of ESD certification).	Aurecon sustainability consultants verified that the alternative ESD scheme requirements. The information was submitted to the Department. The Department accepted the submission on 15/01/24.	C	Operation	All	Applies to operation of all stages
<b>Outdoor Lighting</b>							
E10	Notwithstanding condition D16, 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.	Site inspection 27/03/24 Complaints register current to 31/03/24	No residual impacts on the outdoor lighting were observed during the site inspection.  No complaints relating to residual impacts on outdoor lighting were receive.	NT	Operation	All	Applies to operation of all stages
<b>Landscaping</b>							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report		
E11	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D20 for the duration of occupation of the development.	Site inspection 27/03/24  Operational Landscape Management Plan L-SP-02 Rev B, 02/03/23 by Joss	During the site inspection, it was observed that the landscaping and vegetation were well-maintained.	C	Operation	All	Applies to operation of all stages

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

Mr Marty Smith  
Project Director  
Schools Infrastructure NSW  
GPO Box 33  
SYDNEY NSW 2001

23/04/2021

Dear Mr Smith

**Young High School Library and Joint-Use Community Facility (SSD 9671)  
Independent Auditors**

I refer to your letter dated 16 April 2021, seeking the agreement of the Planning Secretary of the Department of Planning, Industry and Environment ("the Department") of the suitability of the Auditors' qualifications, experience and independence to undertake an independent audit of the Young High School Library and Joint-Use Community Facility ("the development"), in accordance with Schedule 2, Condition C32 of the SSD 9671, as modified ("the approval").

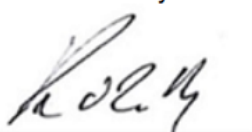
Having considered the qualifications and experience of Messrs Steve Fermio, Ricardo Prieto-Curiel and Derek Low and Ms Ann Azzopardi, the Secretary endorses the appointment of Messrs Fermio, Prieto-Curiel and Low and Ms Azzopardi to undertake the audit in accordance with Condition C36 and C37 of the approval. This approval is conditional on Messrs Fermio, Prieto-Curiel and Low and Ms Azzopardi being independent of the development.

The audit is to be conducted in accordance with the Department's Independent Audit Post Approval Requirements (May 2020). A copy of the requirements can be located at <https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines/Independent-audit-post-approval-requirements>. Auditors may wish to have regard to AS/NZS ISO 19011 Australian/New Zealand Standard: Guidelines for quality and/or environmental management systems auditing.

Audit Report, including the response to any recommendations contained in the audit report and a timetable to implement the recommendations is to be submitted to the Secretary, with the Audit Report.

Should you have any enquiries in relation to this matter, please contact Georgia Dragicevic, Senior Compliance Officer, on 4247 1852 or by email to [Georgia.Dragicevic@planning.nsw.gov.au](mailto:Georgia.Dragicevic@planning.nsw.gov.au)

Yours sincerely



Katrina O'Reilly  
Team Leader - Compliance  
Compliance

## APPENDIX C – CONSULTATION RECORDS

## Derek Low

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**From:** Derek Low  
**Sent:** Thursday, 7 March 2024 1:52 PM  
**To:** 'compliance@planning.nsw.gov.au'  
**Subject:** Independent Audit of Young High School Library and Joint-use Community Facility (SSD 9671)

Hi there.

I am one of the approved independent auditors on the Young High School Library and Joint-use Community Facility, SSD 9671 (the Project).

I am currently preparing to undertake the fourth independent audit on the Project (the first for operations). The audit is required to be conducted in accordance with SSD 9671 condition C36 and the Department's *Independent Audit Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/10096>

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

The on-site component of the audit is scheduled to commence in late March 2024, with the report finalised a few weeks thereafter, and pertains to post-approval requirements and compliance for the operations phase.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request Department confirm:

- if it 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.

Any questions please let me know. I look forward to hearing from you.

Regards,

**Derek Low | Principal**  
Executive Director - Infrastructure & Environmental Assurance







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At WolfPeak, we live by our values and are committed to building a better future by enabling prosperity, environmental protection and positive stakeholder outcomes. In doing so, **we acknowledge the Traditional Owners of Country and all Aboriginal and Torres Strait Islander people with whom we collaborate with, and respect their continuous connection to the land, waters and community.** We commit to amplifying their voices in all aspects of our business and recognise their continued custodianship over the lands that have built modern Australia.




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## APPENDIX D – SITE INSPECTION PHOTOGRAPHS

No.	Comment	Photograph
1	Plaques installed as per Heritage Interpretation Plan	
2	Prints installed as per Heritage Interpretation Plan	
3	Shared use classroom / community space	

4	External landscaping complete	
5	Library main foyer	
6	Heritage display as per Heritage Interpretation Plan	



7	Arts room	
8	Shared use classroom / community space	
9	External arts / pottery space	

10	Fire Safety Certificate on display at the Fire Indicator Panel.	
11	Bike bays	

## APPENDIX E – DECLARATIONS




<b>Project Name:</b>	Young High School Library and Joint-use Community Facility
<b>Consent Number:</b>	SSD-9671
<b>Description of Project:</b>	Partial redevelopment of Young High School and Carrington Park to accommodate a joint-use community and school library
<b>Project Address:</b>	9 Campbell Street and a portion of Carrington Park, Young (Lot 1 DP799901, Lot 3 Sec 48 DP759144, Lot 1 DP48015, Lot 2547, 2548 and 2549 DP821629, Part 1 Sec 49 DP759144, Lot 701 DP1021359 (Carrington Park) and Lot 1 DP901476 (Carrington Park)
<b>Proponent:</b>	NSW Department of Education
<b>Title of Audit</b>	Independent Audit No. 4
<b>Date:</b>	23 April 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)

<b>Name of Auditor:</b>	Derek Low
<b>Signature:</b>	
<b>Qualification:</b>	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
<b>Company:</b>	WolfPeak Pty Ltd

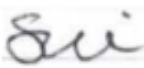
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- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;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

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- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

<b>Name of Proposed Auditor:</b>	Steve Fermio
<b>Signature:</b>	
<b>Qualification:</b>	Bachelor of Science, ANU Honours in Geology, Monash University Graduate Diploma Land Rehabilitation, Federation University Certificate IV in Soil Health, Plant Nutrition & Pasture Development, New England Institute of TAFE Exemplar Global Lead Environmental Auditor Number 110498
<b>Company:</b>	WolfPeak Pty Ltd