

**Newcastle Grammar School Park Campus -
SSD13895306**

**Independent Environmental Audit #1 - Amended for
RFI 68492218_2**

Prepared for Newcastle Grammar School

June 2024

Newcastle Grammar School Park Campus - SSD13895306

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Newcastle Grammar School

E230498 RP#1

June 2024

Version	Date	Prepared by	Approved by	Comments
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2.1	03/06/24	David Bone	David Bone	Final addressing RFI_2

Approved by



David Bone

Independent Auditor

03 June 2024


Level 3 175 Scott Street

Newcastle NSW 2300

This report has been prepared in accordance with the brief provided by Newcastle Grammar School and has relied upon the information collected at the time and under the conditions specified in the report. All findings, conclusions or recommendations contained in the report are based on the aforementioned circumstances. The report is for the use of Newcastle Grammar School and no responsibility will be taken for its use by other parties. Newcastle Grammar School may, at its discretion, use the report to inform regulators and the public.

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Independent Audit Declaration

Project name	Newcastle Grammar School Park Campus Independent Environmental Audit #1
Consent number	SSD-13895306
Description of project	Stage 1 and Concept proposal (Stage 2 and 3) for alterations and additions and the redevelopment of Newcastle Grammar School – Park Campus.
Proponent	Newcastle Grammar School
Date	31 January 2024
<p>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:</p> <ul style="list-style-type: none"> the audit has been undertaken in accordance with relevant approval condition(s) of consent and in accordance with the <i>Independent Audit Post Approval Requirements</i> (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 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 development 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 fair 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. <p>Note:</p> <p>a) Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> 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</p> <p>b) The <i>Crimes Act 1900</i> 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).</p>	
Name of auditor	David Bone
Signature	
Qualification	<ul style="list-style-type: none"> Associate Diploma of Applied Science 1986 CENVP #137 Lead Auditor
Company	EMM Consulting Pty Limited
Company address	3/175 Scott Street Newcastle 2300

Executive Summary

This independent environmental audit was conducted in accordance with Schedule 2 Part F During Construction for Stage 1 Conditions F37 – F42 of development consent SSD-13895306 granted 9 January 2023. The objective of the audit was to assess compliance with the SSD approval in relation to the Project. The audit covered the period between 14 September 2023 to 17 November 2023. This was the first audit for the project under the approval with construction commencing on 14 September 2023 with the demolition of Block F, paths and vegetation removal.

No Modifications have been submitted for approval during the audit period.

At the time of the audit, site remediation of contaminated materials, archaeological salvage and investigations and mine void grouting works were underway. The former administration building (Block F) had been demolished and most approved trees removed to allow for implementation of the approved remediation and mine void grouting works. Site fencing and a sealed site access road were installed and temporary amenities were in place.

The findings of this audit are that the early works stage of the approved project are considered compliant with the SSD conditions. Two non-compliances were identified in relation to independent audit reporting, and one opportunity for improvement was made.

The non-compliances related to the report not being completed within the timeframes of the conditions of approval and the Independent Audit Post Approval Guidelines 2020 (IAPAR 2020) with no extensions of time sought.

The opportunity for improvement identified related to the submission of documents not being through the Planning Portal making document tracing difficult to follow and sometimes confusing.

The management and associated environmental programs in place were found to be adequate in scope and applied in practice for the stage of the development audited.

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1 Introduction

1.1 Background

EMM Consulting (EMM) was engaged by Newcastle Grammar School to undertake an independent audit of the conditions of approval for the Newcastle Grammar School (NGS) Park Campus project as required by Conditions F37 – F42 of the State Significant Development (SSD) 13895306 approval. The period covered by the audit was Stage 1 works for the project. The Stage 1 works were approved on 9 January 2023 and commenced on 14 September 2023.

The auditor Mr David Bone of EMM Consulting (EMM) was approved on 12 September 2023 (SSD-13895306-PA-5) with the audit scope for the project provided to APP on 5 October 2023 (V1.0). This audit is the first for the project and commenced with a site inspection and interviews on 17 November 2023. Advice to DPHI regarding audit #1 was provided on 29 November, which is noted to be outside of the audit period (14/9/23 – 17/11/23), NSW Planning indicated that for this audit there was no other matters to be addressed above the conditions of approval.

Subsequent Requests for information (RFI) were provided to the proponent following this with information received between the 9 December 2023 and 22 February 2024. Following that, this Report has been prepared.

The Project will ultimately provide an exciting opportunity to upgrade the existing inner city school to meet the growing demand for educational services in the City of Newcastle. All inner city Schools are likely to experience growth pressures associated with urban renewal in the city centre.

The project will bring Years 5 and 6 back on site while also alleviating pressure on the existing school facilities thereby ensuring the school has capacity to accept additional enrolments.

The project aims to deliver future focused learning spaces in accordance with the Educational Facilities Standards and Guidelines (EFSG). It seeks to balance the needs of the school with the constraints of the site.

Once completed the total enrolments at the School will be able to reach 640 students. At the completion of Stage 1, the School will be able to accommodate 480 students. Given the current capacity of the School is 256 students this increase will have multiple benefits to students, staff and the general community.

The project includes the first stage of development (Stage 1) and Concept proposal (Stage 2 and 3) for alterations and additions Newcastle Grammar School – Park Campus (NGS). Stage 1 includes:

- an increase in student numbers from 256 to 480
- demolition of a covered outdoor learning area (COLA), as well as blocks C, D and F,
- construction of a three-storey building with a rooftop learning area facing Union Street,
- refurbishment of building B for use as administration space, staff and offices,
- construction of a one-way road adjacent to northern boundary to provide a drop-off/pick-up area,
- stormwater and service upgrades, and site landscaping.
- Building A would be retained as part of Stage 1, the ground floor would be used for staff rooms and the first floor for teaching spaces.

The concept proposal (Stage 2 and 3) seeks consent for an overall increase in student numbers to 640, construction of a two-storey building with 37 car parking spaces at basement level adjacent to Corlette Street,

alterations and additions to building A including the refurbishment of the Sandi Warren performance centre, new canteen, library and specialist learning facilities, and site landscaping. Stage 2 and 3 are not subject to this audit.

The project has a Capital Investment Value (CIV) of \$33,979,000 and would generate approximately 30 construction jobs and 25 additional operational jobs.



Figure 1.1 Project location (Source: NSW DPE Assessment Report 2023)



Figure 1.2 Stage 1 approved development (Source: NSW DPE Assessment Report 2023)

1.2 Audit Team

The audit was conducted by EMM Consulting, approved lead auditor Mr David Bone. David has signed the independent audit declaration as seen above and was assisted by the administrative staff in the compilation of this Report.

1.3 Audit objectives

The key objective of the independent environmental audit (IEA) is to determine the project's compliance with SSD-13895306 conditions relevant to the phase of the project underway at the time of the audit. The independent audit requirements are detailed in the following subsections.

The IEA also determines compliance with the requirements of the Project's supporting documentation including management plans and reports where relevant to each stage.

Finally, the IEA assesses the overall effectiveness of environmental management at the Project through the site-based component of the audit.

1.4 Audit scope

The audit assesses project compliance with conditions as set out by SSD-13895306, targeting the construction of all approved works. The specific conditions of consent which will be assessed as part of this audit are the following:

- Schedule 2 Part A, Administrative Conditions, Conditions A1, A3 through A7;
- Schedule 3 Part C, Administrative Conditions for Stage 1, Conditions C1 - C8, C17 – C30;

- Schedule 3 Part D, Prior to the issue of a Construction Certificate for Stage 1, Conditions D4, D5;
- Schedule 3 Part E, Prior to Commencement of Construction for Stage 1, Conditions E1, E2 through E32;
- Schedule 3 Part F, During Construction of Stage 1, Conditions F1-F5, F7-F31, F34, F36-F38, F40, F41

The audit also included assessment of post approval and compliance documentation prepared to satisfy the conditions of consent including the implementation of the Construction Environmental Management Plan (and associated sub-plans).

The audit reviewed the environmental performance of the project via assessment of;

- Actual impacts compared to predicted impacts documented in the environmental impact assessment;
- The physical extent of the project in comparison with the approved boundary;
- Incidents, non-compliances and complaints that occurred or were made during the audit period;
- The performance of the project having regard to agency policies and any environmental focus areas identified through consultation carried out during the development of the audit scope; and
- Feedback received by the project team from DPHI. No other agencies, or stakeholders, including the community, were consulted during this audit by the auditor.

The consultation register is contained Appendix B.

1.5 Audit Period

The IEA#1 assessed the environmental performance and compliance status of the NGS Park Campus from 14 September 2023 to 17 November 2023. The audit report period commenced on 17 November 2023 and was concluded on 23 February 2024. IEA#1 covered Stage 1 early works including:

- Demolition of approved structures;
- Clearing of approved vegetation;
- Mine Void Grouting;
- Contamination investigations and remediation; and
- Archaeological salvage.

2 Audit methodology

The IEA was undertaken in accordance with the requirements as set out by section 3 of *Independent Audit Post Approval Requirements* (NSW Department of Planning, Industry and Environment (DPIE), 2020), and following ISO 19011 audit principals where relevant.

The audit scope was developed by the lead auditor, Mr. David Bone and included review of the project approval, implementation of management plans and all documentation relevant to the operation of the Project.

2.1 Selection and endorsement of audit team

This is an 'independent' audit, meaning that the auditor(s) must be endorsed by the Secretary of the Department of Planning Housing and Infrastructure (DPHI) prior to conducting the audit. As such, the audit teams qualifications, and a statement on their independence from the site were submitted to DPHI and approval was obtained.

DPHI approval of the audit team of Mr David Bone (Lead Auditor) was received on 12 September 2023. The endorsement letter is contained in Appendix A.

A notification of the audit was issued to APP Corporation via email on 5 October 2023 prior to the scheduled site inspection on 17 November 2023, a request for scope clarification as part of the approved audit scope was discussed with DPHI and sent to DPHI Compliance on 29 November 2023 outside of the audit period (14 September 2023 to 17 November 2023). An acknowledgment from DPHI was received on 7 December 2023. No additional focus areas or consultation were requested due to this audit being only for early works activities.

2.2 Independent Audit Scope development

The independent and endorsed audit team have developed the scope of this IEA in accordance with the NSW Independent Audit - Post approval requirements, the full conditions of approval as approved by the NSW Minister for Planning have been listed in Appendix D and are used as the basis for this audit.

The audit scope was approved with the auditor approval by DPHI on 12 September 2023. The audit scope was clarified and discussed with DPHI as part of the audit.

2.3 Compliance evaluation

The evaluation of compliance of the project was undertaken through several different means, including a desktop review of publicity available documentation, site interviews and a site visit. The site visit was undertaken to ensure that compliance with approved plans is being implemented on the ground and evidence is available to ensure ongoing compliance. Site interviews were used to assess that site personnel understand their role in relation to the compliance requirements for the project.

Additional RFI's were sent following the site inspection and interviews with follow-up interviews also conducted in relation to erosion and sediment planning and implementation.

2.4 Site interviews

Information requests were sent prior to the site audit to ensure as much information as possible could be reviewed to gain a greater understanding of the key operational elements of the Project before arriving on site. The information was transferred to EMM by the site teams following the audit.

Interviews were held on site as part of the audit and included the following staff:

- Design Director ; Tom Elliot (Core Project Group)

- Project Manager: Andrew Brinkworth (Core Project Group)
- Proponent Project Manager: Jennifer Passfield (APP)
- Senior Project Engineer: Joshua Smith (Core Project Group)

Discussion points raised were:

- Project overview;
- Update on construction activities to date;
- Audits conducted;
- Regulatory advice and responses;
- Monitoring data;
- Complaints; and
- Incidents during the audit period.

2.5 Site inspections

On the 17 November 2023 a site inspection of the Project, was undertaken with the team assembled for the audit. The auditor was escorted at all times by project representatives.

The opening and closing meeting were conducted on site with all of the above in attendance (except Tom Elliot not being present for closing meeting):

Appendix C includes photographs that were taken during the site inspection.

2.6 Consultation

Consultation is undertaken by the NGS Park Campus project team with the relevant agencies and stakeholders regularly to ensure that issues can be raised that they require to have addressed within the IEA. DPPI and, City of Newcastle Council, are the key stakeholders relevant to the project.

No formal consultation with external stakeholders (apart from DPPI) was requested or undertaken by the auditor for this audit.

A summary of consultation undertaken is listed in Appendix B.

2.7 Compliance status descriptors

The audit has been undertaken in consideration of the following compliance status descriptors, in accordance with the requirements as set out by section 3 of *Independent Audit Post Approval Requirements* (NSW Department of Planning, Industry and Environment (DPIE), 2020):

- **Compliant** - the auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit;
- **Non-compliant** - the auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit; and
- **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.

In addition to the compliance status descriptors, the auditor may make such observations and notes, including identifying any opportunities for improvement, as they see fit in relation to any compliance requirement or any other aspect of the project.

3 Audit findings

3.1 Approvals and documents audited

The following documents were reviewed to assess compliance against relevant project approval conditions and the operational performance and effectiveness of environmental management measures implemented during the audit period:

- SSD-13895306 Conditions of Approval
- Correspondence on approval of plans and documents
- Website <https://www.ngs.nsw.edu.au/park-campus>
- Website <https://www.planningportal.nsw.gov.au/major-projects/projects/newcastle-grammar-school-park-campus>
- Northrop Consulting Engineers series of reports for the site NL221250 report Rev 1 31/8/23.
- Northrop Consulting Engineers - NL221250_E02.JL [B] Revision B – 22/09/2023
- Construction Traffic Management Plan 0052404152 Rev 1 8/9/23
- Construction Noise and Vibration Management Plan - SLR Consulting - 630.30188-R01-v1.0 – October 2021
- Aboriginal Cultural Heritage Management Sub-Plan - Heritage Now - HN000236-C - 01/11/2023
- Flood Emergency Response Plan Core Project Group - Version 1 – 16/10/2023, Torrent Consulting – R.T2030.002.06 September 2022
- Community Communication Strategy – V2 – Core Projects 25/8/23
- Driver Code of Conduct Doc Ver 1 11/9/23
- E13b - ESD Plan - SSD-13895306-PA-10
- E21- ACHM Sub Plan - SSD-13895306-PA-2
- E29 - Site Contamination RAP - SSD-13895306-PA-14
- Site Assessment Notice (318001859_Core Project Group_NGS_SAN_FR100)
- Email correspondence between NewCert to Core Projects 2/8/23 - 8/8/23 relating to pre-construction requirements
- Core Project Group letter (undated, reported to be 1/9/23) Notification of commencement of construction.
- Date notified through portal of construction 30/11/23
- SSD-13895306-PA-11 (30/11/23) CC1 works commencing
- (SSD-13895306-PA-6) 12/9/23 Demolition plan submission

- Email to DPE 25/8/23 With CCS attachment
- DPE response 28/8/23 noting receipt of CCS
- Post Approval Document Received - (SSD-13895306-PA-3) 1/9/23 following portal lodgement
- NGS letterbox drop 9 September 2023
- SafeWork NSW notice of intent to commence demolition work - 24/8/23 - Cub Demolition
- Marline Building Service Engineers – ESD Report Rev 2 13/10/21
- CEMP V1.0
- CEMP V1.0 issued to Certifier (New Cert) and approved 25/8/23
- Approved CEMP issued to DPIE via email to Stephen Dobbs 29/8/23 (Core Projects email)
- Post Approval Portal Document Received - (SSD-13895306-PA-8) 26/10/23 – CEMP
- TMP 0052404152 Rev 1 8/9/23
- Long Service Levy Receipt L0000139283
- Hunter Water - Section 50 approved under application 2022-591 19/1/23
- 16194-LTR-002 - Engineering Impact Statement Rev B (Hatch)
- Building Code of Australia report (20-066 BCA report - 03[14][28]) NewCert

3.2 Compliance performance

A total of 97 items were identified which compliance was required to be determined during the audit. These were comprised of:

- SSI 13895306 Conditions of Approval
- Approved Construction Environmental Management Plan (CEMP) and sub plans
- Of the 183 conditions, a total of 97 were determined to be triggered for this audit cycle. The remainder of the conditions are not triggered as they relate to later stages of the project or operational stages which have not commenced at the time of the audit.
- Of the 97 conditions triggered for this audit, 95 were identified to be compliant, with 2 not compliant related to conditions F37 and F41.
- There was 1 Observation related to condition E1

3.3 Summary of agency notices, orders, penalty notices or prosecutions

No notices were received during the audit period from NSW EPA or other agencies. No penalty notices or prosecutions were recorded.

3.4 Previous audit findings and recommendations

This is the first independent environmental audit, there are no previous findings and recommendations.

3.5 EMP, Sub-plans and compliance documents

The Environmental Management Plans and sub plans have been developed in accordance with the conditions of consent. Compliance documentation has been established and shows correct implementation in accordance with the EMP and sub plan requirements.

Environmental management plans are required for the project generally under CoA E11 to E23. The plans required for the project were prepared, submitted and approved, where required by the Planning Secretary (delegate). The implementation of the Management Plans was reviewed in detail during the site inspection, while all sub-plans were reviewed, focus was on the following sub-plans:

- Aboriginal Cultural Heritage Management Sub Plan (ACHMSP)
- Construction Traffic and Pedestrian Management Sub Plan (CTPMSP)
- Construction Noise and Vibration Management Sub Plan (CNVMSP)
- Construction Soil and Water Management Sub Plan (CSWMSP)
- Construction Flood Emergency Management Sub Plan (FEMSP)
- Construction Worker Transportation Strategy (CWTS)

Details on the documents reviewed in relation to these documents is contained in Appendix D. The site inspection noted the following in relation to compliance with these plans:

- Demolition was complete for Stage 1 works to provide access for mine void grouting and heritage works, additional demolition is required for remaining structures to the east of the site off Corlette Street.
- Vegetation to be retained is protected via the hoarding fence which runs around the entire worksite. All protected trees are on the school side of the fence and are fully protected from construction works erected before construction commenced.
- Signage clearly displayed at the entry to the site.
- Pedestrian and cyclist pathways were in place and clearly signposted.
- Staff parking was reviewed during the audit and no issues were noted. Shuttle bus arrangements were in place from Bar Beach Carpark and all workers observed used this mode of transport. Several pushbikes were noted to be in use by staff and no workers were noted walking from the site toward residential streets during surveillance undertaken prior to the audit meeting and following the audit meeting.
- Traffic routes were clearly identified in the site induction as well as at site gates and in offices and crib rooms.
- The site induction contains key requirements of the approved plans and CoA.
- Noise monitoring equipment is in place as per the approved plans and was operational at the time of the audit.

- Air quality monitoring was being undertaken in accordance with the Remedial Action Plan. No issues were noted in relation to dust from the salvage and grouting works being undertaken. Large areas of the site were grassed or hardstand assisting with dust control.
- Waste tracking was reviewed in monthly reports and materials tracking registers provided showing compliance with the requirements of the CoA and approved plans.
- Waste separation is occurring on site and all wastes were appropriately stored.
- No stockpiling of materials was noted with all demolition materials removed from site to licensed facilities for recycling or disposal.

3.6 Environmental performance

The project was considered to be in compliance with all conditions that have been triggered at this stage of the project. The site was well organised, site personnel were aware of the environmental requirements under the conditions of consent and how they related to their role on the project.

3.7 Consultation outcomes

The projects consultation feedback is captured in management plans and no actions or ongoing concerns were evident at the time of the audit.

3.8 Complaints

No complaints have been received in relation to the project at the time of the audit.

3.9 Incidents

No incidents had been recorded on the project at the time of the audit.

3.10 Actual verses predicted environmental impacts

The project is being managed in accordance with environmental management plans that have been developed to mitigate environmental impacts. At this stage of the project is considered to be compliant with predicted impacts.

Archaeological salvage and mine void grouting were the only active works being undertaken at the time of the site inspection. The controls in place and the monitoring conducted shows general compliance with the predicted impacts for these works.

Erosion and sediment control and the control of turbid construction water was reviewed during the audit. Management of water across the site has, to date, been largely undertaken by reuse of turbid water from sumps for dust suppression and material conditioning to manage moisture levels to achieve compaction requirements. As a result of increased hard surface areas an increase in separation of clean and dirty water has resulted. Currently all water from the project is treated as dirty water, as more structures develop dirty water flows will reduce across the site.

Clearing limits were noted to be within approved boundaries in all areas and clearing is now completed for Stage 1 works. Hoarding is in place to protect retained vegetation at the site.

Vibration impacts were significantly reduced by the use of static compaction and claw attachments on demolition equipment instead of hammers and vibratory rolling. This resulted in successful demolition and setup of the site with no vibratory works and no complaints from adjacent neighbours or NGS.

Noise levels across the project showed compliance with all noise management levels during construction at the time of the audit. Data is measured in real time to allow high noise episodes to be alerted to project staff and adjustments made where required. No complaints relating to noise have been raised during the audit period.

Air monitoring equipment was in place as part of the remedial action plan during archaeological excavation through contaminated areas. Following these works remediation under the approved plan and as required by the approved auditor can be completed.

Worker transportation is managed by offsite parking at Bar Beach Carpark and a shuttle bus transfer system to reduce pressures on street parking in the area.

Access for pedestrians and cyclists around the site was available across the site with signage present as required by the approval documents.

3.11 Site interviews

All site personnel were aware of their environmental requirements for their roles on site. Personnel interviewed during the audit are detailed in Section 3.5.

3.12 Site Inspection

The site inspection of the active areas of the site, surrounding areas and perimeter fencing and signage was undertaken following the kick off meeting. The focus of the inspection was to review erosion and sediment controls, noisy and vibratory activities, clearing areas, site fencing and controls, access and parking. Control measures were in place in accordance with relevant management plans and the implementation of mitigation measures contained in approved plans was found to be effective.

3.13 Previous Annual Review or Compliance Report recommendations

This is the first audit for the project and therefore there are no previous compliance recommendations.

3.14 Key strengths

The project team and civil contractors are well organised and were aware of their environmental requirements on site. All records were well organised and readily available upon request. A significant amount of work was undertaken by the team to ensure all documents were supplied to NSW Planning via direct emails and phone calls as a result of problems with planning portal access. Once portal access was granted, documents were lodged, which created some confusion with dates of pre-approved and portal submitted plans occurring.

Real time monitoring in place allows the project team to quickly act on potential impacts and has led to a good relationship with neighbours at the time of the audit.

4 Recommendations

4.1 Non-compliances

One non-compliance was identified as a result of this audit.

SSD 13895306 NCR#1 – F37, F41 – IEA#1 report not completed within timeframes of CoA and IAPAR 2020 guidelines

This report was not submitted within time period specified in the COA or the IAPAR 2020 guidelines. The site inspection was undertaken on 17 November 2023, the report was submitted on 26 February 2023. The report was originally due 17 January 2024, no extension of time was sought. The overrun in reporting time was tied to confusion over nomination of start of construction being 11 December 2023 (related to proposed construction certificate works start date rather than commencement of demolition) and the site inspection originally being undertaken before this time. The Construction start date was confirmed at the site inspection to be 14 September 2023, triggered by demolition of approved buildings.

Public holidays and site shutdown periods in December 2023 and January 2024, combined with project team members annual leave over the end of year period delayed the finalisation of the report.

It is recommended to prepare an audit plan to control all aspects of the audit including but not limited to notifications required, RFI submissions, reporting and responses and extensions of time where required.

4.2 Observations and recommendations

One observation was noted for this audit period.

SSD 13895306 OBS#1 – E1 lodgement of documents

To reduce confusion over the dates and times of lodgement of documents against conditions, it is recommended to lodge all correspondence related to the SSD approval through the Planning Portal.

This is to ensure that it is clear that all matters of each condition have related and clearly retrievable records.

5 Conclusion

The audit of the project commenced on 17 November 2023 and identified that the project has a high level of compliance with the conditions of approval and management plans approved under the conditions.

Non-compliances were raised in relation to the late lodgement of the final report which is outside of the CoA and IAPAR 2020 guideline requirements. A recommendation has been made to prepare an audit schedule for future audits to avoid this recurring. Where audits are likely to proceed over holiday periods, extensions of time should be sought ahead of time to ensure compliance is maintained with requirements.

The site was adequately maintained and organised with good separation from public areas and the NGS operations in general. The project team and contractors have a good understanding of the requirements of the consent and site staff have a high level of understanding of the requirements of the approved plans which they implement to a high-quality level.

Environmental monitoring in accordance with the CoA and approved plans is undertaken as required.

Plans related to erosion and sediment control are in place and are proposed to be updated in line with construction activities and approved modifications. There is a clear system of ESCP plans which are implemented and checked by the CPESC.

Parking of construction workers was reviewed and the site was noted to be compliant with all requirements and has a 'Park and Ride' facility available.

Issues were identified with submission of documents to planning with access to the planning portal not being available until after construction had commenced. Documents were submitted to DPHI via direct emails and the DPHI project contact was changed at least three times during the first few months of the project making tracking of compliance difficult. The project team has a good project management system which has allowed all correspondence to be retrieved to show compliance. The observation raised relates to this and the continued use of the portal for lodgement of correspondence going forward will assist this in future audits.

The auditor would like to thank the team for their patience and diligence in retrieving the information over the last 4 months.

Appendix A

NSW Department of Planning and Environment
Secretary's Endorsement

A.1 Independent Auditor Endorsement

NSW Planning ref: SSD-13895306-PA-5

David Frazer
Head of Finance & Business Services
Newcastle Grammar School Limited
Awabakal Country
Newcastle Grammar School
60 Newcomen Street
The Hill NSW 2300

12 September 2023

Sent via the Major Projects Portal only

Subject: Newcastle Grammar School - Park Campus - Request for Independent Auditor Endorsement

Dear David Frazer,

I refer to your post approval matter, SSD-13895306-PA-5, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Independent Environmental Audit (IEA) of the Newcastle Grammar School - Park Campus, submitted as required by Condition F37 of SSD-13895306 as modified (the consent) to NSW Department of Planning and Environment (NSW Planning) on 1 September 2023.

NSW Planning has reviewed the independent auditor nomination and based on the information you have provided is satisfied that the proposed person is suitably qualified, experienced, and independent. Consequently, as nominee of the Planning Secretary, I approve the appointment of David Bone, EMM Consulting Pty Limited to undertake the IEA.

Please ensure this correspondence is appended to the IEA Report. The IEA must be prepared, undertaken, and finalised in accordance with the conditions of the consent and the NSW Planning Independent Audit Post Approval Requirements (2020). Failure to meet these requirements will require revision and resubmission.

NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

Should you wish to discuss the matter further, please contact Joel Fleming, (Senior Compliance Officer) on 02 6575 3416 or email compliance@planning.nsw.gov.au

Yours sincerely



Jennifer Sage

Department of Planning and Environment



A/Team Leader Northern
Compliance

As nominee of the Planning Secretary

Appendix B

Consultation Register

B.1 Consultation Register

Table B.1 Agency and stakeholder consultation records

Agency/Stakeholder	Type of consultation	Comments
DPHI	Audit scope and advice of audit	Nil additional requirements identified for this audit

Appendix C

Photographs



Photograph C.1 Fence wrapping detail – Union Street



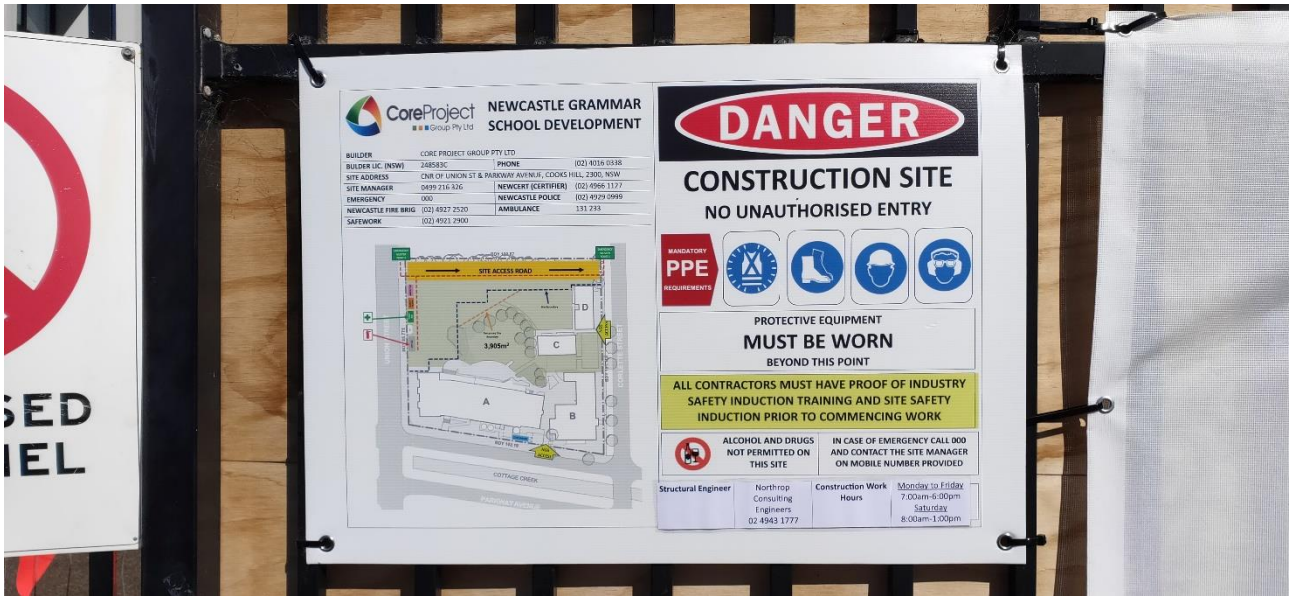
Photograph C.2 Fence wrapping – Union Street



Photograph C.3 Archaeological salvage investigations. (Note banded chemical storage in background)



Photograph C.4 Excavated spoil material awaiting contamination testing and classification



Photograph C.5 Site Noticeboard with evacuation diagram



Photograph C.6 Main Site noticeboard



Photograph C.7 Mine Void Grouting operation



Photograph C.8 Air monitoring during archaeological salvage and grouting works



Photograph C.9 Real time noise and weather monitoring



Photograph C.10 Mine Void grouting works borehole



Photograph C.11 Temporary access road between union Street and Corlette Street

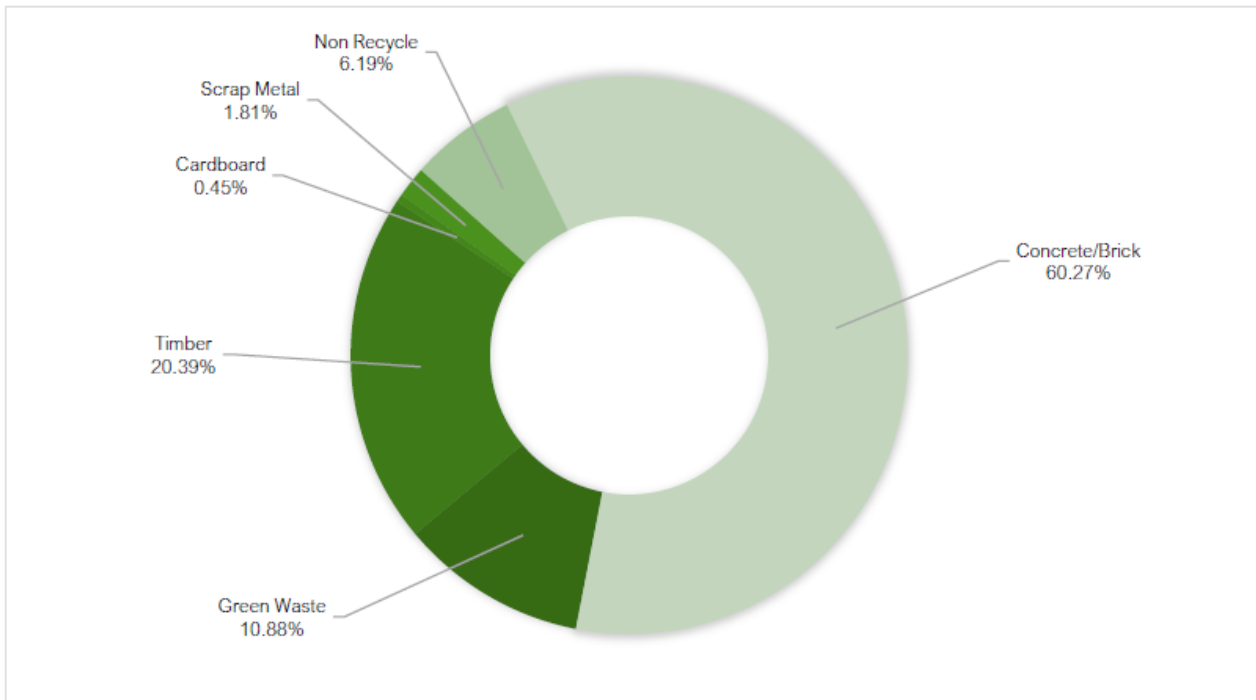


Photograph C.12 Erosion and sediment control installation (pre-construction CoreProject team)

OFF-SITE RESOURCE RECOVERY TOTAL

Breakdown of resources recovered, transported and processed at various Resource Recovery Facilities (CWS, Boral, Weston Aluminium & Re-Direct).

TOTAL PROJECT BREAKDOWN	
Total Amount Received (Tonnes)	26.48
Total Recovered (Tonnes)	24.84
Total Recovery Percentage	93.81%



Photograph C.13 Waste Tracking data

Appendix D

Independent Audit Compliance Table

SSD-13895306 NGS Park Campus Compliance Table - Conditions of Approval

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)																																																																																																								
PART A - ADMINISTRATIVE CONDITIONS																																																																																																													
Determination of Future Applications																																																																																																													
A1	In accordance with Section 4.22(4) of the EP&A Act all development under the Concept Proposal must be the subject of future development application(s), other than the development of Stage 1 that is subject to the conditions of consent in Schedule 3.	Triggered		No modifications to date	Compliant																																																																																																								
A2	The determination of future application(s) is to be not inconsistent with the terms of development consent SSD 1389506 as described in Schedule 1 and subject to the conditions in Parts A and B, Schedule 2.	Not Triggered		No modifications to date	Not Triggered																																																																																																								
A3	<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 border="1" data-bbox="100 550 548 1013"> <thead> <tr> <th colspan="4">Architectural Masterplan prepared by SHAC Project No. 4293</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>MP1.01</td><td>D</td><td>Proposed Masterplan</td><td>07.10.21</td></tr> <tr><td>MP1.02</td><td>E</td><td>Masterplan – Ground Floor</td><td>07.10.21</td></tr> <tr><td>MP1.03</td><td>D</td><td>Masterplan – First Floor</td><td>07.10.21</td></tr> <tr><td>MP1.04</td><td>D</td><td>Masterplan – Second Floor</td><td>07.10.21</td></tr> <tr><td>MP1.05</td><td>B</td><td>Masterplan – Roof</td><td>07.10.21</td></tr> <tr><td>MP1.06</td><td>D</td><td>Masterplan – Blocking & Stacking</td><td>07.10.21</td></tr> <tr><td>MP1.07</td><td>A</td><td>Masterplan – Stage 01 Ground Floor</td><td>07.10.21</td></tr> <tr><td>MP1.08</td><td>A</td><td>Masterplan – Stage 01 First Floor</td><td>07.10.21</td></tr> <tr><td>MP1.09</td><td>A</td><td>Masterplan – Stage 01 Second Floor</td><td>07.10.21</td></tr> </tbody> </table> <table border="1" data-bbox="100 742 548 997"> <thead> <tr> <th colspan="4">Updated Landscape Plan prepared by GallagherStudio</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>2020_08</td><td>F</td><td>Landscape Plan</td><td>08.03.2022</td></tr> <tr><td>NG_DA_07</td><td>F</td><td>Union Street Building Rooftop Basketball Court</td><td>08.03.2022</td></tr> <tr><td>2020_08</td><td>F</td><td>Section AA</td><td>08.03.2022</td></tr> <tr><td>NG_DA_02</td><td>F</td><td>Section BB</td><td>08.03.2022</td></tr> <tr><td>2020_08</td><td>F</td><td>Section BB</td><td>08.03.2022</td></tr> <tr><td>NG_DA_03</td><td>F</td><td>Indicative Precedents</td><td>08.03.2022</td></tr> <tr><td>2020_08</td><td>F</td><td>Indicative Precedents</td><td>08.03.2022</td></tr> <tr><td>NG_DA_04</td><td>F</td><td>Tree Removal / Retention Plan</td><td>08.03.2022</td></tr> <tr><td>2020_08</td><td>F</td><td>Tree Removal / Retention Plan</td><td>08.03.2022</td></tr> <tr><td>NG_DA_05</td><td>F</td><td>Indicative Planting</td><td>08.03.2022</td></tr> <tr><td>2020_08</td><td>F</td><td>Indicative Planting</td><td>08.03.2022</td></tr> <tr><td>NG_DA_06</td><td>F</td><td>Indicative Planting</td><td>08.03.2022</td></tr> </tbody> </table> <table border="1" data-bbox="100 997 548 1013"> <tbody> <tr> <td>202008_LA301</td> <td>A</td> <td>Materials & Finishes Plan 01</td> <td>09.06.2022</td> </tr> </tbody> </table>	Architectural Masterplan prepared by SHAC Project No. 4293				Dwg No.	Rev	Name of Plan	Date	MP1.01	D	Proposed Masterplan	07.10.21	MP1.02	E	Masterplan – Ground Floor	07.10.21	MP1.03	D	Masterplan – First Floor	07.10.21	MP1.04	D	Masterplan – Second Floor	07.10.21	MP1.05	B	Masterplan – Roof	07.10.21	MP1.06	D	Masterplan – Blocking & Stacking	07.10.21	MP1.07	A	Masterplan – Stage 01 Ground Floor	07.10.21	MP1.08	A	Masterplan – Stage 01 First Floor	07.10.21	MP1.09	A	Masterplan – Stage 01 Second Floor	07.10.21	Updated Landscape Plan prepared by GallagherStudio				Dwg No.	Rev	Name of Plan	Date	2020_08	F	Landscape Plan	08.03.2022	NG_DA_07	F	Union Street Building Rooftop Basketball Court	08.03.2022	2020_08	F	Section AA	08.03.2022	NG_DA_02	F	Section BB	08.03.2022	2020_08	F	Section BB	08.03.2022	NG_DA_03	F	Indicative Precedents	08.03.2022	2020_08	F	Indicative Precedents	08.03.2022	NG_DA_04	F	Tree Removal / Retention Plan	08.03.2022	2020_08	F	Tree Removal / Retention Plan	08.03.2022	NG_DA_05	F	Indicative Planting	08.03.2022	2020_08	F	Indicative Planting	08.03.2022	NG_DA_06	F	Indicative Planting	08.03.2022	202008_LA301	A	Materials & Finishes Plan 01	09.06.2022	Triggered		Documents listed are current and no modifications to date	Compliant
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A4	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (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; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Triggered		No directions of this nature received from the Planning Secretary	Compliant																																																																																																								
A5	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 C2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition C2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Triggered		Noted. No ambiguity, inconsistency or conflict noted in documents at the time of the audit	Compliant																																																																																																								
Limits of Consent																																																																																																													
A6	This consent lapses five years after the date of consent unless work is physically commenced within the meaning of Section 4.53 of the EP&A Act.	Triggered	14/9/23 commencement of works under SSD.	Construction commenced 14 September 2023 with the demolition of approved buildings, which is within five years of the approval date.	Compliant																																																																																																								

SSD-13895306 NGS Park Campus Compliance Table - Conditions of Approval

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)															
A7	This approval does not allow any components of the concept proposal to be carried out without further approval or consent being obtained from the relevant consent authority (other than the development of Stage 1 that is subject to the conditions of consent in Schedule 3).	Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Compliant															
Staff and student numbers																				
A8	<p>The maximum student and staff population permitted at the school onsite at any one time must not exceed the total student and staff numbers provided in the table below, for each relevant stage.</p> <p>Notwithstanding, the maximum student population may be exceeded by a maximum of 10 additional students from time to time, to allow for unanticipated fluctuations on a temporary basis. The staff numbers on site may be exceeded in the event that it is needed to support students with disabilities or changes in legislation regarding staffing ratios.</p> <table border="1"> <thead> <tr> <th>Stage</th> <th>Maximum Students</th> <th>Maximum Staff</th> </tr> </thead> <tbody> <tr> <td>Prior to the completion of Stage 1</td> <td>256</td> <td>35</td> </tr> <tr> <td>At the completion of Stage 1</td> <td>480</td> <td>50</td> </tr> <tr> <td>At the completion of Stage 2</td> <td>640</td> <td>60</td> </tr> <tr> <td>At the completion of Stage 3</td> <td>640</td> <td>60</td> </tr> </tbody> </table>	Stage	Maximum Students	Maximum Staff	Prior to the completion of Stage 1	256	35	At the completion of Stage 1	480	50	At the completion of Stage 2	640	60	At the completion of Stage 3	640	60	Not Triggered		Project not operational at the time of the audit	Not Triggered
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PART B - CONDITIONS TO BE SATISFIED IN FUTURE DEVELOPMENT APPLICATIONS																				
Building Design																				
B1	All future development applications relating to the concept development must include: (a) detailed plans, elevations and sections; (b) a design statement demonstrating the design quality of the proposed development having regard to the existing buildings on site, and the character of surrounding development; (c) a Crime Prevention Through Environmental Design (CTPED) assessment, which details measures to maximise the safety of students, staff and public; and (d) an Urban Design Report including artist's perspectives and photomontages.	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered															
B2	All future built form must be contained wholly within the approved building envelopes, illustrated in the approved plans referenced at Schedule 2 Condition A3.	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered															
Traffic and Parking																				
B3	Any future development application, proposing the student and staff numbers nominated for Stage 2 or Stage 3 described in Schedule 2 Condition A8, must provide parking for a minimum of 37 vehicles, 2 motorcycles and a total of 70 bicycles across the whole site.	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered															
B4	Any future development application, proposing the student and staff numbers nominated for Stage 2 or Stage 3 described in Schedule 2 Condition A8, must include traffic modelling for the signalised intersection of Union Street and Parkway Avenue. The modelling is required to demonstrate that there would be sufficient intersection capacity to support the increase in student numbers.	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered															
Landscaping																				
B5	Any future development application must include detailed landscape plans identifying any vegetation to be removed or relocated, and the location of any replacement plantings and/or additional landscaping.	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered															
Amenity																				
B6	Any future development application must include an assessment of amenity impacts including solar access (including detailed overshadowing diagrams), visual privacy, view loss and light spill (including a lighting plan).	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered															
Ecological Sustainable Development																				

SSD-13895306 NGS Park Campus Compliance Table - Conditions of Approval

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
B7	Where relevant, future development applications for new built form must demonstrate how the principles of Ecologically Sustainable Development have been incorporated into the design, construction, and on-going operation of the building.	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered
	Disability Access				
B8	All future development applications for any new built form must be accompanied by a Disability Access Review to demonstrate an appropriate degree of accessibility in accordance with the Disability (Access to Premises – buildings) standards 2010 (the Premises Standards).	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered
	Noise and Vibration				
B9	All future development applications for demolition and/or any new built form must be accompanied by a Noise and Vibration Impact Assessment that identifies and provides a quantitative assessment of the main noise generating sources and activities at all stages of construction, and any noise sources during operation. Details are to be provided outlining any mitigation measures to ensure the amenity of adjoining sensitive receivers are protected throughout the construction and operational periods.	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered
	Contamination				
B10	All future development applications for demolition and/or any new built form must be accompanied by a Detailed Site Investigation Report, including an assessment of potential site contamination.	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered
B11	Should the investigations required by condition B10 identify that remediation works are required, a RAP is to be prepared by a suitably qualified consultant.	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered
	Flooding				
B12	All future development applications for demolition and/or any new built form must be accompanied by a contemporary flood assessment to assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk. The flood assessment must take into consideration any current flood policy or guide.	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered
B13	All future development applications for demolition and/or any new built form must include a revised flood emergency response plan (FERP) prepared in consultation with a suitably qualified flood and emergency consultant. The FERP submitted with future applications must take into consideration any learnings from the implementation of the Stage 1 FERP.	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered
	Construction Traffic and Pedestrian Management Plan				
B14	Due to ongoing school operations and limited on-site parking, all future development applications for demolition and/or any new built form must be accompanied by a preliminary Construction Traffic and Pedestrian Management Plan (CTPMP) detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered
	Geotechnical				
B15	Where relevant, all future development application for any new built form must be accompanied by a detailed Geotechnical Report. The report must consider any required dewatering of the site and describe any potential environmental impacts resulting from works required to achieve a stable landform.	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered
	Waste				
B16	Where relevant, all future development applications must be accompanied by a Waste Management Plan to address storage, collection, and management of waste and recycling generated by the development.	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered
	Utilities				
B17	Where relevant, all future development applications must address the existing capacity and augmentation requirements of the development on the provision of utilities, including staging of infrastructure through the preparation of an Infrastructure Management Plan in consultation with relevant agencies and service providers.	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered
	Public Space				
B18	All future development applications that propose an increase in student numbers must demonstrate that National Park has sufficient capacity for school activities.	Not Triggered	Stage 1 works commenced only	All works limited to Stage 1 at the time of the audit.	Not Triggered
	SCHEDULE 3 CONDITIONS OF CONSENT FOR STAGE 1				
	PART C ADMINISTRATIVE CONDITIONS FOR STAGE 1				
	Obligation to Minimise Harm to the Environment				
C1	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.	Triggered	Management Plans Procedures Monitoring data	Management plans in place as per the conditions of approval. Works undertaken at the time of this audit were considered to be in accordance with these plans and performance measures.	Compliant
	Terms of Consent				

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Site	11.03.22	2.27	K	Elevations – West	11.03.22	2.28	L	Elevations – North & South	11.03.22	2.29	L	Elevations – East	11.03.22	2.30	H	Sections 01	15.10.21	2.31	H	Sections 02	15.10.21	2.32	D	Signage	15.10.21	Landscape Plan prepared by GallagherStudio				Dwg No.	Rev	Name of Plan	Date	2020_08	F	Landscape Plan	08.03.2022	NG_DA_01				Finishes Schedule prepared by SHAC				Dwg No.	Rev	Name of Document	Date	Finishes Schedule	A	4293 NGS Park Campus Stage 1 – Finishes Schedule	-	Stormwater Management Plan prepared by Lindsay Dynan				Dwg No.	Rev	Name of Plan	Date	16194-LD-DR-C-0000	P02	Cover Sheet & Drawing List	13/10/2021	16194-LD-DR-C-0010	P02	Erosion & Sediment Control Plan	13/10/2021	16194-LD-DR-C-0011	P02	Erosion & Sediment Control Details	13/10/2021	16194-LD-DR-C-0020	P03	Stormwater Drainage Plan	30/03/2022	16194-LD-DR-C-0025	P02	Civil Details	13/10/2021	Triggered	Plans are up to date and management plans are approved and implemented as required.	Development undertaken at the time of the audit was compliant with the EIS, RIS, RFI's and plans required under these conditions.	Compliant
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C3	<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>	Triggered		No requests received during audit period	Compliant																																																																																																																																																																								
C4	<p>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition C2(c) or Error! Reference source not found.. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition C2(c) and Error! Reference source not found., the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	Triggered		No inconsistencies, ambiguities or conflicts were identified during the audit	Compliant																																																																																																																																																																								
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C5	<p>This consent lapses five years after the date of consent unless work is physically commenced within the meaning of section 4.53(4) of the EP&A Act.</p>	Triggered	Lapse date = 9 January 2028, Work commencement date = 14/9/23	Work physically commenced on the site with demolition works advised by the project team to have commenced on 14 September 2023.	Compliant																																																																																																																																																																								
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SSD-13895306 NGS Park Campus Compliance Table - Conditions of Approval

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
C6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation 2000.	Triggered	Conditions relate to EP&A Act regulation 2000: 98 - Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989 98A - Erection of signs 98B - Notification of Home Building Act 1989 requirements 98C - Conditions relating to entertainment venues 98D - Condition relating to maximum capacity signage 98E - Condition relating to shoring and adequacy of adjoining property 98F - Conditions relating to development involving use of buildings as build-to-rent housing	Condition 98A - Signage is in place with details as noted Condition 98E - Shoring of adjacent buildings was not required at the time of the audit as no excavation of this type was being undertaken. All other conditions of this clause are not related to the development. All matters identified in these conditions are managed by the PCA.	Compliant
Planning Secretary as Moderator					

SSD-13895306 NGS Park Campus Compliance Table - Conditions of Approval

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
C7	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.	Triggered	None to date	No disputes of this nature have occurred to date	Compliant
C8	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.	Triggered	29/11/23 - E230498_RP1_L01_DPE Reply DPHI_7/12/23	Consultation was undertaken in relation to the audit scope with DPHI during review of audit program under F37 and IAPAR 2020 requirements. This consultation was outside of the audit period (14/9/23 - 17/11/23) No further consultation requirements were identified at this time.	Compliant
Staging					
C9	Stage 1 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).	Not Triggered		Only Stage 1 of the project had commenced at the time of the audit.	Not Triggered
C10	A Staging Report prepared in accordance with condition C9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Not Triggered		No staging report required at the time of the audit.	Not Triggered
C11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Not Triggered		No staging report required at the time of the audit.	Not Triggered
C12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	Not Triggered		No staging report required at the time of the audit.	Not Triggered
Staging, Combining and Updating Strategies, Plans or Programs					
C13	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Not Triggered	https://www.ngs.nsw.edu.au/park-campus https://www.planningportal.nsw.gov.au/major-projects/projects/newcastle-grammar-school-park-campus	No staging report, plans submitted and approved where required.	Not Triggered
C14	Any strategy, plan or program prepared in accordance with condition C13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Not Triggered	Approved plans required E13b - ESD Plan - SSD-13895306-PA-10 - 6/11/23 E21- ACHM Sub Plan - SSD-13895306-PA-2 - 1/9/23 E29 - Site Contamination RAP - SSD-13895306-PA-14 - 13/12/23	No modifications to approved plans have been required at the time of the audit	Not Triggered
C15	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.	Not Triggered	Approved plans required E13b - ESD Plan - SSD-13895306-PA-10 - 6/11/23 E21- ACHM Sub Plan - SSD-13895306-PA-2 - 1/9/23 E29 - Site Contamination RAP - SSD-13895306-PA-14 - 13/12/23	No requests of this nature have occurred during the audit period.	Not Triggered

SSD-13895306 NGS Park Campus Compliance Table - Conditions of Approval

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
C16	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.	Not Triggered	Current plan versions and approvals are noted in E conditions	All plans up to date as per approved and notified plans at the time of the audit.	Not Triggered
	Structural Adequacy				
C17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA and any additional requirements of Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District.	Triggered	Site Inspection	No new buildings or structures constructed at the time of the audit	Compliant
	External Walls and Cladding				
C18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Triggered	Site Inspection	No walls erected at the time of the audit	Compliant
	Applicability of Guidelines				
C19	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.	Triggered		Noted. Guidelines, protocols and policies are in place in accordance with approved and notified management plans	Compliant
C20	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.	Triggered		No directions issued by the Secretary at the time of the audit	Compliant
	Monitoring and Environmental Audits				
C21	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, non-compliance notification, site audit report and independent auditing.	Triggered		Monitoring and audits undertaken in accordance with current guidelines where relevant to the project.	Compliant
	Access to Information				
C22	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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition C2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (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; (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; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the commencement of operations.	Triggered	https://www.ngs.nsw.edu.au/park-campus https://www.planningportal.nsw.gov.au/major-projects/projects/newcastle-grammar-school-park-campus Email between Core Projects and NGS in relation to establishment of the web site 8 September 2023.	The project website included all requirements under this conditions at the time of the audit. The web site became 'live' on Friday 8 September 2023, more than 48 hours before construction commenced on 14 September 2023. As this is the first audit for the project there is no current audits on the website. This report will be uploaded when complete. At the time of the audit, no construction certificate related works were occurring. All monitoring required is undertaken. Some monitoring no longer required i.e.: vibration due to changes in plant from vibratory roller to static compaction. Once construction certificate works commence comprehensive summaries of monitoring data will be added to the website. No complaints had been received at the time of the audit.	Compliant
	Compliance				
C23	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.	Triggered	Site Induction, toolbox talks,	A site induction was reviewed for the project and was noted to contain information about the consent conditions and compliance requirements.	Compliant
	Incident Notification, Reporting and Response				
C24	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Triggered	No incidents recorded	No incidents had been recorded on the project at the time of the audit.	Compliant
C25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 12.	Triggered	No incidents recorded	Not required at the time of the audit.	Compliant
	Non-Compliance Notification				
C26	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Triggered	No non-compliances recorded	No non-compliances had been recorded at the time of the audit	Compliant
C27	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.	Triggered	No non-compliances recorded	No non-compliances had been recorded at the time of the audit	Compliant
C28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Triggered	No non-compliances or incidents recorded	No non-compliances had been recorded at the time of the audit	Compliant

SSD-13895306 NGS Park Campus Compliance Table - Conditions of Approval

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
Revision of Strategies, Plans and Programs					
C29	Within three months of: (a) the submission of a compliance report under condition C32; (b) the submission of an incident report under condition C252; (c) the submission of an Independent Audit under condition F37; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition C3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Triggered	No reports, audits or modifications submitted. No directions recorded from Planning Secretary.	No reporting required under this condition at the time of the audit. A notification of a review of plans will be required following the submission of this audit report.	Compliant
C30	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.	Triggered	No reports, audits or modifications submitted. No directions recorded from Planning Secretary.	No revisions of plans required as a result of a direction	Compliant
Compliance Reporting					
C31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).	Not Triggered		Operational requirement	Not Triggered
C32	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	Not Triggered		Operational requirement	Not Triggered
C33	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Not Triggered		Operational requirement	Not Triggered
C34	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance	Not Triggered		Operational requirement	Not Triggered
PART D PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE FOR STAGE 1					
External Walls and Cladding					
D1	Prior to the issue of any construction certificate, 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.	Not Triggered		No CC's issued for construction at the time of the audit	Not Triggered
Stormwater Management System					
D2	Prior to the issue of any construction certificate, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier for approval. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) direct roof water to the proposed water tank with a minimum capacity of 25,000 litres and being reticulated to any new toilet cisterns and cold water washing machine taps, with a mains water top up being installed to maintain between 10% and 15% of the tank capacity. Alternatively, an electronically activated mechanical valve device is to be installed to switch any new toilet cisterns and laundry taps to mains water when the tank falls below 10% capacity. The water tank and plumbing are to be designed in accordance with the Plumbing Code of Australia (National Construction Code Volume 3). (c) be designed and managed in accordance with the requirements of Section 7.06 'Stormwater' of the Newcastle Development Control Plan 2012, the associated Technical Manual and the latest issue of AS 3500.3 as applicable, as indicated on the stormwater management concept plan prepared by Lindsay Dynan Consulting Engineers (Drg. No. 16194-LD-DR-C-0020, Revision P03, dated 30/03/2022). (d) be in accordance with applicable Australian Standards; and (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.	Not Triggered		No CC's issued for construction at the time of the audit No connection to stormwater to date. Design of the final stormwater mgt system is in progress. No building construction underway at the time of the audit	Not Triggered
Operational Noise – Design of Mechanical Plant and Equipment					
D3	Prior to the issue of any construction certificate of mechanical plant and equipment: (a) an assessment of mechanical plant and equipment must be undertaken by a suitably qualified person and must demonstrate compliance with the project noise trigger levels as recommended in Table 5 of the Noise Impact Assessment dated 12 October 2021 and prepared by SLR consulting Australia.	Not Triggered		No CC's issued for construction at the time of the audit	Not Triggered
Geotechnical Matters					
D4	Prior to the issue of any construction certificate, the Applicant must appoint a suitably qualified geotechnical consultant to oversee the excavation and construction works on the site.	Triggered	Tetra Tech Coffey is Geotech consultant.	The consultant is suitably qualified	Compliant

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
D5	Evidence must be provided to the Certifier that the recommendations of the Geotechnical Assessment prepared by Coffey a Tetra Tech Company and dated 19 February 2021 have been implemented. This includes (but is not limited to): (a) Site excavation; (b) Site preparation; (c) Foundation design; and (d) Pavement design.	Triggered		Mine void grouting underway, until this has been signed off by geotechnical certifiers CC 1 cannot be completed. CC 1 not issued at the time of the audit. Awaiting test drilling to finalise grouting works. No CC's issued for construction at the time of the audit	Compliant
Car Parking					
D6	Prior to the issue of a construction certificate for the driveway/kiss and ride facility, evidence must be submitted to the Certifier that the driveway/kiss and ride facility complies with the following requirements: (a) all exit movements onto Union Street will be restricted to left out only by signage; and (b) a minimum of 7 drop off spaces with a cue length for a further 3 cars are provided in accordance with the current version of AS 2890.1	Not Triggered		No change from approved design, submitted to Certifier for review. NewCert (Antony Ridgeway) is Certifier. No CC's issued for construction at the time of the audit	Not Triggered
Bicycle Parking and End-of-Trip Facilities					
D7	Prior to the issue of a construction certificate, the following design details in relation to the secure bicycle parking and end-of-trip facilities must be submitted to the Certifier for approval: a) the provision of a minimum 53 bicycle parking spaces outlined in plans listed in condition C2; b) compliance of the layout, design and security of bicycle facilities with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and; c) the provision of end-of-trip facilities for staff.	Not Triggered		No change from approved design, submitted to Certifier for review. NewCert (Antony Ridgeway) is Certifier. No CC's issued for construction at the time of the audit	Not Triggered
PART E PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR STAGE 1					
Notification of Commencement					
E1	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.	Triggered	Email correspondence between NewCert to Core Projects 2/8/23 - 8/8/23 relating to pre-construction requirements Core Project Group letter (undated, reported to be 1/9/23) Notification of commencement of construction. Date notified through portal of construction 30/11/23 SSD-13895306-PA-11 (30/11/23) CC works commencing (SSD-13895306-PA-6) 12/9/23 Demolition plan submission	NGS Park Campus demolition commenced on 14 September 2023. DPHI were notified of the proposed start date on 1/9/23 via email to Steven Dobbs due to access to the portal not being provided. This correspondence included notification that the project was commencing within 2 weeks (by 15/9/23) and included the communication management plan. A separate email was also sent to the Portal to organise access on this date. It is considered this condition has been satisfied via this email given access to the portal was a technical difficulty. It was recommended by the certifier that a portal notification prior to construction certificate works commencing should be uploaded and a subsequent portal notification to Dept of Planning was sited from 30 November 2023 regarding notification of proposed construction certificate works commencing under this condition on 11 December 2023. This notification was in relation to works due to commence under the Construction Certificate and were not required by the conditions as notification had already been made (email of 1/9/23) prior to ef construction commencing (with demolition). This second notification was provided as a courtesy to advise of impending building works commencing. The project certifier identified to the team that under the conditions in Part D - Prior to the issue of a construction certificate for stage 1, in particular D5 Geotechnical matters, until the recommendations of the Geotechnical Assessment have been implemented a CC could not be issued. The undertaking of these works, grouting, demolition and tree removal, were required for archaeological Investigation works, which did not require a CC.	Compliant

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
				<p>The certifier also noted on 8 August 2023 that demolition is included as construction in the definition of the Consent and that all relevant pre construction conditions (listed in emails) were required to be complied with.</p> <p>The items identified in Part E - Prior to commencement of construction for stage 1 were also required to be undertaken as noted in the relevant conditions.</p> <p>The demolition of structures was required to be completed to undertake the Subsidence Advisory NSW mine grouting work and to complete the contamination remedial actions, access road and heritage salvage. Notification of start of works was provided on 1/9/23 and demolition was further notified under E12 on 12 September 2023. This notification identified the timing for the start of works, however did not specifically refer to this condition (E1).</p> <p>The commencement of demolition on 14 September 2023 was in effect the commencement of construction and was not notified to DPHI prior to commencement. Correspondence sighted from 25/8/23, and 1/9/23 which was not via the portal did not specifically reference this condition or the timing for the start of works, however is considered to be notification in writing as required by this condition.</p> <p>OBS#1 - To reduce confusion over the dates and times of lodgment of documents against conditions, it is recommended that all correspondence related to the SSD approval be undertaken through the Planning Portal. This is to ensure that it is clear that all matters of each condition have related portal records.</p>	
E2	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.	Not Triggered		No staging proposed at the time of the audit	Not Triggered
Certified Drawings					

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
E3	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 practicing Structural Engineer that demonstrates compliance with this development consent.	Triggered	Building Code of Australia Assessment Report (Newcert - 20-066 Issue 3), 22/5/2023	The Applicant submitted to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent prior to commencement of construction. Refer to updated BCA Report dated 22/5/23 where NewCert (Certifier) Specifically reference Hatch Structural Drawings.	Compliant
E4	Certification is required from a qualified structural engineer that the proposed Union Street Building is capable of remaining safe, serviceable and any damage from mine subsidence shall be limited to 'very slight' damage in accordance with AS2870 (Damage Classification), and readily repairable if subjected to the subsidence parameters provided in Section 6 of the submitted Tetra Tech Coffey, reference: 754-NLGE282007-01-AI, dated 30 July 2021.	Triggered	Engineering Impact Statement (Hatch 11/10/22) 754-NLGE282007-01-AI, dated 30 July 2021. Building Code of Australia Assessment Report (Newcert - 20-066 Issue 3), 22/5/2023	Certification provided on 11/10/22 (prior to construction) by Hatch (a qualified structural engineer) that the proposed Union Street Building is capable of remaining safe, serviceable and any damage from mine subsidence shall be limited to 'very slight' damage in accordance with AS2870 (Damage Classification), and readily repairable if subjected to the subsidence parameters provided in Section 6 of the submitted Tetra Tech Coffey.	Compliant
E5	Certification is required from a qualified structural engineer that the Union Street Building can withstand the hydraulic forces of the probable maximum flood (PMF) conditions (flood depth of 2.2 m, flood velocity of 1.8 m/s and velocity-depth product of 1.4 as recommended in Part 5.1.2 of the Newcastle Grammar School Flood Impact Assessment, prepared by Torrent Consulting, Dated 25 March 2022.	Triggered	Torrent Consulting – Flood Emergency Response Plan: Torrent Consulting – R.T2030.002.06 September 2022 Stormwater Management Strategy (16194-LD-RP-C-0002, 30/3/2022) 754-NLGE282007-01-AI, dated 30 July 2021. Building Code of Australia Assessment Report (Newcert - 20-066 Issue 3), 22/5/2023	A qualified civil/structural engineer that the Union Street Building can withstand the hydraulic forces of the probable maximum flood (PMF) conditions (flood depth of 2.2 m, flood velocity of 1.8 m/s and velocity-depth product of 1.4 as recommended in Part 5.1.2 of the Newcastle Grammar School Flood Impact Assessment, prepared by Torrent Consulting, Dated 25 March 2022. Refer to report attached (30/3/22) from Lindsay Dynan (now Hatch) which states "The heavy building constructions within the Subject Site would not be expected to suffer significant damage. Measures shall be adopted in accordance with CN's DCP 4.01 to mitigate flood impacts causing risk to property and risk to life. Measures include the provision of flood free refuge above the PMF flood level, floor levels above the FPL (3.55m AHD), structural design to withstand the PMF flood conditions and flood proofing measures for materials and electrical circuits below the FPL."	Compliant
Subsidence Advisory NSW (SA NSW)					
E6	The Applicant must obtain SA NSW approval under section 22 of the Coal Mine Subsidence Compensation Act 2017 prior to commencement of construction.	Triggered	Notice of Determination - Subsidence Advisory FN96-00446N0, TBA22-04274 - 14/12/22	Approval was received from Subsidence Advisory NSW for the project on 14 December 2022 as per TBA22-04274.	Compliant
Pre-Construction Dilapidation Report – Protection of Public Infrastructure					
E7	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	Triggered	Northrop Consulting Engineers series of reports for the site NL221250 report Rev 1 31/8/23.	Consultation undertaken and report prepared. Report submitted as required. No request for the report has been received by the project team or proponent from the Planning Secretary.	Compliant
Pre-Construction Survey – Adjoining Properties					
E8	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of all adjoining residential buildings that are likely to be impacted by the development, including but not limited to impacts from vibration and settlement.	Triggered	Northrop Consulting Engineers series of reports for the site NL221250 report Rev 1 31/8/23.	Eclipse apartments and school have survey targets and are regularly assed for movement throughout the project . Northrop have completed assessment of apartments also.	Compliant
E9	Where the offer for a pre-construction survey is accepted (as required by condition E8), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the com	Triggered	Northrop Consulting Engineers series of reports for the site NL221250 report Rev 1 31/8/23.	Eclipse apartments and school have survey targets and are regularly assed for movement throughout the project . Northrop have completed assessment of apartments also.	Compliant
E10	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition E9, the Applicant must: (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.	Triggered	Northrop Consulting Engineers series of reports for the site NL221250 report Rev 1 31/8/23.	Eclipse apartments and school have survey targets and are regularly assed for movement throughout the project . Northrop have completed assessment of apartments also.	Compliant

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
Community Communication Strategy					
E11	<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"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 	Triggered	<p>Email to DP^H 25/8/23 With CCS attachment DP^E^H response 28/8/23 noting receipt of CCS Post Approval Document Received - (SSD-13895306-PA-3) 1/9/23 following portal lodgment NGS letterbox drop 9 September 2023</p>	<p>Construction commenced with demolition of former administration building on 14 September 2023, which is 5 days following letterbox drop as required by the CCS.</p>	Compliant
Demolition					
E12	<p>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.</p>	Triggered	<p>SafeWork NSW notice of intent to commence demolition work - 24/8/23 - Cub Demolition NGS letterbox drop 9 September 2023 Post Approval Document Received - (SSD-13895306-PA-6) 12/9/23</p>	<p>Document submitted prior to demolition which commenced on 14/9/23 Safework NSW notice indicates dates as starting on 1/9/23 until 26/10/23. Works commenced after this date and were completed prior to the end date.</p>	Compliant
Ecologically Sustainable Development					
E13	<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"> (a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process. 	Triggered	<p>Marline Building Service Engineers – ESD Report Rev 2 13/10/21 SD-13895306-PA-10 6/11/23 approval of Planning Secretary of alternative certification process Alternative ESD Certification Process Rev B dated 3 November 2023</p>	<p>The approved ESD Report for the NGS Park Campus Project was prepared by Marline Building Service Engineers – Rev 2 13/10/21 (based on feedback from NSW Planning during the SEARS development and subsequent feedback). The ESD report contains the following explanation of the ESD methodology.</p> <p><i>"The client is not seeking to achieve a formal Green Star assessment with the GBCA as part of this development however will use the Greenstar process a guide to Sustainable design. All spaces and classes of building may incorporate different initiatives within the Green Star framework, whilst still aligning with the overall developments policy objectives."</i></p> <p><i>Furthermore, part 6 of the report summaries the following:</i> <i>"The sustainable design philosophy will follow closely with the Greenstar process. Whilst the client does not intend to formally rate the building the design will incorporate aspects of the Greenstar program that would be equivalent to achieving the targeted 4 star (+5 points) Green Star Design and As-Built rating ."</i></p> <p>The above process was discussed with DP^HI on several occasions after approval between 1/11/23 and 6/11/23. DP^HI formally confirmed the alternative process was already approved on 6 November 2023.</p> <p>The SSD documentation did not commit the project to a formal green star rating and noted alternative strategy was proposed as per the ESD report complete by Marline dated 13 October 2021. The ESD report targeted points to align with a 4-star green star and this approach is consistent. Formal correspondence was complete on the portal to close out this matter on 06/11/2023.</p>	Compliant
Outdoor Lighting					
E14	<p>Prior to the installation of outdoor lighting, evidence must be submitted to 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.</p>	Triggered	CC1	<p>CC1 not issued at time of audit, no lighting installed at the time of the audit.</p>	Compliant
Environmental Management Plan Requirements					

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
E15	Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).	Triggered	Noted	Guideline used and plans approved by Project Certifier and Secretary where required.	Compliant
Construction Environmental Management Plan					
E16	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; groundwater management plan including measures to prevent groundwater contamination; (v) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (vi) community consultation and complaints handling as set out in the Community Communication Strategy required by condition E11; (vii) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition E18); (c) Construction Noise and Vibration Management Sub-Plan (see condition E19); (d) Construction Soil and Water Management Sub-Plan (see condition E20); (e) Aboriginal Cultural Heritage Management Sub-Plan (see condition E21); (f) Construction Flood Emergency Management Sub-Plan (see condition E22); and (g) an unexpected finds protocol for contamination and associated communications procedure.	Triggered	CEMP V1.0 issued to APP by Core Projects 4/9/23 CEMP V1.0 issued to Certifier (New Cert) and approved 25/8/23 Approved CEMP issued to DPIE via email to Stephen Dobbs 29/8/23 (Core Projects email) Post Approval Portal Document Received - (SSD-13895306-PA-8) 26/10/23 - CEMP	The CEMP was reportedly submitted to the Planning Secretary for information on 29/8/23, following approval of the certifier on 25/8/23. The CEMP was reportedly provided as part of a package of information which contained the CCS (E11). The documents were not submitted through the portal due to access issues. Once access issues resolved the CEMP was submitted through the portal for information on 26/10/23. The management plan contains the required details of this condition in the following sections: Hours of work, Section 5.1, Appendix L Contact details, Section 5.1 Dust and Odour Management, Section 6.2 and 7 Stormwater control and discharge, Section 6.1 and 7 Groundwater, Section 6.3 Lighting, Section 6.9, Appendix D Community, Section 7, Procore software, Appendix A Wastes, Waste Mgt Plan Appendix E, Table 1 CTMP, Appendix G CNVMP, Appendix L CSWMP, Appendix C ACHMP, Appendix K CFEMP, Appendix M Unexpected finds procedure for contamination, Section 12	Compliant
E17	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.	Triggered	CEMP V1.0 issued to APP by Core Projects 4/9/23 CEMP V1.0 issued to Certifier (New Cert) and approved 25/8/23 Approved CEMP issued to DPIE via email to Stephen Dobbs 29/8/23 (Core Projects email) Post Approval Portal Document Received - (SSD-13895306-PA-8) 26/10/23 - CEMP	CEMP submitted to NSW Planning for information on 29/8/23. Portal lodgment occurred on 26/10/23 once access issues had been resolved.	Compliant
E18	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: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TINSW; (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 (d) detail heavy vehicle routes, access and parking arrangements.	Triggered	CEMP V1.0 issued to APP by Core Projects 4/9/23 CEMP V1.0 issued to Certifier (New Cert) and approved 25/8/23 Approved CEMP issued to DPIE via email to Stephen Dobbs 29/8/23 (Core Projects email) Post Approval Portal Document Received - (SSD-13895306-PA-8) 26/10/23 - CEMP TMP 0052404152 Rev 1 8/9/23	Prepared by authorized traffic controller and assessed by authorised person. Consultation with Newcastle City Council and TINSW undertaken as part of application for Road Occupancy Licences and Work Zone permits (Section 3.3) Detailed measures are included in Section 5 Heavy vehicle routes and parking restrictions are included in Section 5.4, 5.5, 5.7, 5.8 and 5.9 as well as in Appendix 1.	Compliant
E19	The Construction Noise and Vibration Management Sub-Plan (CNVMSMP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced acoustic consultant; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition (d) above; (f) include a complaints management system that would be implemented for the duration of the construction; and (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 E155.	Triggered	SLR Consulting - 630.30188-R01-v1.0 – October 2021 CEMP V1.0 issued to APP by Core Projects 4/9/23 CEMP V1.0 issued to Certifier (New Cert) and approved 25/8/23 Approved CEMP issued to DPIE via email to Stephen Dobbs 29/8/23 (Core Projects email) Post Approval Portal Document Received - (SSD-13895306-PA-8) 26/10/23 - CEMP	Prepared by a suitably qualified noise and vibration consultant (SLR) Procedures to be implemented to meet relevant guidelines are contained in section 6.6 of the NVMP and Section 6.2 of the CEMP Monitoring of noise and vibration undertaken using real time equipment at the time of the audit. No complaints identified in relation to noise at the time of the audit.	Compliant

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
E20	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (c) include an Acid Sulfate Soils Management Plan, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas; (d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (e) detail any off-Site flows from the Site; (f) detail any requirements for offsite disposal of soil and the importation of fill. (g) measures to minimise any groundwater ingress; (h) detail any required dewatering of the Site; and (i) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to, 1 in 5-year ARI and 1 in 100-year ARI. 	Triggered	<p>Northrop Consulting Engineers - NL221250_E02.JL [B] Revision B – 22/09/2023</p> <p>CEMP V1.0 issued to APP by Core Projects 4/9/23 CEMP V1.0 issued to Certifier (New Cert) and approved 25/8/23 Approved CEMP issued to DPIE via email to Stephen Dobbs 29/8/23 (Core Projects email) Post Approval Portal Document Received - (SSD-13895306-PA-8) 26/10/23 - CEMP</p>	<p>The plans was prepared by a suitably qualified person(s), Northrop Consulting Engineers Pty Ltd City of Newcastle were consulted in regard to Stormwater management and flooding ASS has not been identified on site during testing at the time of the audit. Controls are identified in Section 2, particularly Section 2.3 Controls for Large storm events and 2.7 Ongoing management of controls Section 1.3 identifies offsite stormwater flow locations Fill importation and Spoil management is identified in Section 2.6 Groundwater is not identified as being an issue at this site for the works being undertaken at the time of the audit. Groundwater and dewatering is dealt with in the remedial action plan for the site due to contaminated materials in the soils associated with the development. Controls for various flow events are discussed in sections 2.1 Erosion and sediment controls and 2.3 Controls for Large storm events</p>	Compliant
E21	<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"> (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties; (b) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development; (c) details of an archaeological test and salvage excavation program to occur post-project approval but implemented before natural soil layers are disturbed; (d) protocols for unexpected finds and human remains; (e) on-site inductions and interpretation as described in recommendation 2 of the Aboriginal Cultural Heritage Assessment Report prepared by Heritage Now dated 6 October 2021; and (f) management of archaeological resources. 	Triggered	<p>Email Core Projects to DPIE (Stephen Dobbs - 29/8/23) submission of ACHMSP Email DPIE to Core Projects Noting submission to be through Portal 29/8/23 Email Core Projects to DPIE (Alex Richards) summary of submissions ACHMSP through portal 1/9/23. Confirmation of lodgment on 1/9/23 SSD-13895306-PA-2 ACHMSP reply from DPIE containing approval to the satisfaction of the Secretary on 2/11/23 Heritage Now - HN000236-C - 01/11/2023 Work commenced 14/11/23</p>	<p>The document has been prepared by suitable consultants and has been approved by the Planning Secretary (delegate) on 1/9/23. Construction commenced on 14/9/23 with demolition and clearing. Section 6.2 Sub-surface excavation methods details the excavation and salvage program Unexpected finds are detailed in section 6.6 and 6.7 for artifact material and human remains An induction and training protocol is contained in Section 6.8 Artefact management is detailed in section 6.3 Artefact curation, storage, recording and analysis</p>	Compliant
E22	<p>The Construction Flood Emergency Management Sub-Plan (FEMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guidelines (EHG); (c) include details of: <ul style="list-style-type: none"> (i) the flood emergency responses the construction phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and students. 	Triggered	<p>Torrent Consulting – Flood Emergency Response Plan: Torrent Consulting – R.T2030.002.06 September 2022</p> <p>CEMP V1.0 issued to APP by Core Projects 4/9/23 CEMP V1.0 issued to Certifier (New Cert) and approved 25/8/23 Approved CEMP issued to DPIE via email to Stephen Dobbs 29/8/23 (Core Projects email) Post Approval Portal Document Received - (SSD-13895306-PA-8) 26/10/23 - CEMP</p>	<p>The document has been prepared based on the Plan prepared for the project approval, adopting all requirements and containing project contact details and procedures The torrent Consulting document was approved as part of the project approval in accordance with the Floodplain Risk Management Guidelines Section 1.3 Site Evacuation procedure - Flood contains emergency responses for the construction phase of the project Section 1.1 contains predicted flood flows for the 10% AEP, 1%AEP and PMF events Section 1.6 includes a requirement to test the measures and they are part of the site induction and site notices</p>	Compliant
E23	<p>Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes. 	Triggered	<p>Code of Conduct Doc Ver 1 11/9/23</p> <p>CEMP V1.0 issued to APP by Core Projects 4/9/23 CEMP V1.0 issued to Certifier (New Cert) and approved 25/8/23 Approved CEMP issued to DPIE via email to Stephen Dobbs 29/8/23 (Core Projects email) Post Approval Portal Document Received - (SSD-13895306-PA-8) 26/10/23 - CEMP</p>	The code contains all required elements	Compliant
Soil and Water					
E24	<p>Prior to the commencement of construction, the applicant must install erosion and sediment controls and other soil and water management measures in accordance with the CSWMSP.</p>	Triggered	Installed see site inspection pics.	Controls installed as required by ESCP and in locations to protect stormwater inlets effected by the works at the time of the audit. As the audit commenced within 12 weeks of the commencement of construction, no assessment of the time the controls were installed could be determined.	Compliant
Flood Management					

SSD-13895306 NGS Park Campus Compliance Table - Conditions of Approval

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
E25	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: (a) flood warning and notification procedures for construction workers on site; and (b) evacuation and refuge protocols.	Triggered	Procedures on notice board	Required actions and procedures are included in the site induction and posted on site noticeboards at the time of the inspection. Core Projects have advised that a drill is upcoming and will occur prior to main works activities when personnel numbers on site increase	Compliant
E26	Prior to the commencement of construction, the Certifier must be satisfied that all floor levels would be constructed to a height no lower than the flood planning level of 3.55m AHD plus 500mm of freeboard.	Triggered	Engineering Impact Statement (Hatch 11/10/22) 754-NLGE282007-01-AI, dated 30 July 2021. Building Code of Australia Assessment Report (Newcert - 20-066 Issue 3), 22/5/2023	No buildings constructed at the time of the audit, Certifier has issued a report and was satisfied with these requirements.	Compliant
E27	Prior to the commencement of construction, the Certifier must be satisfied that any structures below the flood planning level of 3.55m AHD plus 500mm of freeboard would be constructed from flood compatible building components.	Triggered	Engineering Impact Statement (Hatch 11/10/22) 754-NLGE282007-01-AI, dated 30 July 2021. Building Code of Australia Assessment Report (Newcert - 20-066 Issue 3), 22/5/2023	No buildings constructed at the time of the audit, Certifier has issued a report and was satisfied with these requirements.	Compliant
Construction Worker Transportation Strategy					
E28	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary for information.	Triggered	CEMP V1.0 issued to APP by Core Projects 4/9/23 CEMP V1.0 issued to Certifier (New Cert) and approved 25/8/23 Approved CEMP issued to DPIE via email to Stephen Dobbs 29/8/23 (Core Projects email) Post Approval Portal Document Received - (SSD-13895306-PA-8) 26/10/23 - CEMP	Bus being used to transport workers to site from Bar Beach Carpark to reduce traffic impacts.	Compliant
Site Contamination					
E29	E29. Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Planning Secretary that: (a) an NSW EPA-accredited Site Auditor be engaged to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed. (b) the final material used for improving mine void stability and the geotechnical characteristics of the site would be long term stable and non-polluting or is subject to a resource recovery order or resource recovery exemption made under clauses 91 and 92 of the Protection of the Environment Operations (Waste) Regulation 2014. (c) the adopted remediation strategy would not result in the pollution of land or waters, or cause harm to the environment. (d) that any relevant approvals or authorisations required under the Protection of the Environment Operations Act 1997 and any other relevant legislation have been obtained.	Triggered	RAP is part of the original SSD application by Tetra Tech Coffey Ramboll engagement as Site Auditor (contract signed and dated 8/9/23) Site Audit Notification for Site FR 100 23/11/23 SSD-13895306-PA-14, 13/12/23 - auditor advice notified when portal access available	Ramboll have been engaged as site EPA auditor prior to the commencement of construction on 8 September 2023. EPA were notified of Auditor approval on 8/9/23 prior to construction. Ramboll were still engaged at the time of the audit. A Site Audit Statement was advised to EPA on 23/11/23. DPHI portal notification occurred on 13/12/23 when access to the portal was available. A RAP was prepared as part of the SSD application and auditor signoff of actions undertaken to address contaminants identified to date. The RAP had not been completed at the time of the audit and final material to be used for improving mine void stability had not been determined as mine void grouting works had not been completed at the time of the audit.	Compliant
Development Contributions					
E30	Prior to commencement of construction for any part of the approved development, development contributions must be paid in accordance with the City of Newcastle Section 7.12 Development Contributions Plan.	Triggered	CoN DCP Section 7.12 Long Service Levy Receipt L0000139283	The project notes that whilst this condition was required to be satisfied prior to construction commencing, the condition also requires contributions to be made in accordance with CoN 7.12 Development Contributions Plan. Under the CoN DCP 7.12, the Contributions are required to be paid prior to the issue of the Construction Certificate rather than before the commencement of construction. Contributions required to be paid under the CoN Section 7.12 DCP have occurred following the commencement of construction . The approved development, subject to construction certificates which attract contributions under this Plan had not commenced at the time of the audit. Both elements of this condition cannot be satisfied. As this condition requires that 'development contributions must be paid in accordance with the City of Newcastle Section 7.12 Development Contributions Plan' this is deemed to be compliant. Long Service Levy paid on 12/12/23 Developer contributions paid 8/12/23	Compliant
Landscaping					
E31	Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site. The plan must: (a) Provide only three street trees in Corlette Street to provide sufficient spacing as per City of Newcastle's Street Tree Selection Manual 2016. Cupaniopsis anacardioides (Tuckeroo) trees must be used for street trees instead of the originally proposed Melaleuca quinquenervia.	Triggered	Plans updated 9/11/22 Gallagher Studio Newcastle Grammar School Park Campus Stage 1 Rev 03 09.11.2022	Construction of the approved development subject to construction certificates had not commenced at the time of the audit . No planting has yet commenced or is required to be commenced.	Compliant
Hunter Water					

SSD-13895306 NGS Park Campus Compliance Table - Conditions of Approval

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
E32	Prior to the commencement of construction for any part of the approved development, a Section 50 Certificate under the Hunter Water Act 1991 must be obtained from Hunter Water for the proposed development.	Triggered	Section 50 approved under application 2022-591 19/1/23	Section 50 certificate obtained	Compliant
Road Works					
E33	A separate application must be lodged, and consent obtained from Newcastle City Council for all works within the road reserve pursuant to Section 138 of the Roads Act 1993 (NSW), or other satisfactory arrangements confirmed in writing, from Council before the issue of any Construction Certificate.	Not Triggered		S138 is with CoN currently for approval. No works in this area to date.	Not Triggered
PART F DURING CONSTRUCTION FOR STAGE 1					
Site Notice					
F1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Triggered	Site inspection	Hoardings is in place as required although construction not triggered at this point. Works are in pre-construction at this point, for grouting, heritage salvage, road access.	Compliant
Operation of Plant and Equipment					
F2	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.	Triggered	See site photos	No issues with plant items were identified during the site inspection such as oil leaks, fuel leaks, smoky exhausts, noisy equipment etc.	Compliant
Demolition					
F3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures and endorsed by a suitably qualified person as required by condition E12.	Triggered	(SSD-13895306-PA-6) - 12/9/23 CUB Demolition - Demolition Methodology CD-107-DEMO-01-01 Newcastle Grammar 4/9/23	Demolition plan prepared prior to demolition works and implemented for works	Compliant
Construction Hours					
F4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Triggered	Site Inspection, CEMP, NVMP	Induction, sign on site register	Compliant
F5	Construction activities may be undertaken outside of the hours in condition F4 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.	Triggered	NVMP	OOHW or emergency work not undertaken to date	Compliant
F6	Notification of such construction activities as referenced in condition F5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Not Triggered	NVMP, CCS	OOHW or emergency work not undertaken to date	Not Triggered
F7	Unless otherwise approved in the Construction Noise and Vibration Management Sub-Plan (Condition E19) through the use of alternative low-noise construction methods, continuous noise or vibration resulting from 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.	Triggered	NVMP	Static compaction utilised to reduce vibration issues with residences and school campus	Compliant
Implementation of Management Plans					
F8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Triggered	All plans in place as required	noted	Compliant
Construction Traffic					
F9	All construction vehicles are to be contained wholly within the site, except if located in a City of Newcastle Council, approved on-street work zone and vehicles must enter the site or an approved on-street work zone before stopping.	Triggered	CTMP	Bus in operation from Bar Beach Carpark to reduce street congestion	Compliant
Hoarding Requirements					
F10	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.	Triggered	Site pics	Hoardings required in place at the time of the audit. Project branded wrap was installed on fences and timber panel fencing installed on school campus boundary. No graffiti or advertising was present at the time of the audit.	Compliant
No Obstruction of Public Way					
F11	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.	Triggered	Site pics	All public access ways were clear of obstructions at the time of the audit	Compliant
Construction Noise Limits					
F12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Triggered	NVMP	noted	Compliant

SSD-13895306 NGS Park Campus Compliance Table - Conditions of Approval

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
F13	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 F4.	Triggered	CTMP, NVMP	Site sign on contains records of the start and finish times	Compliant
F14	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.	Triggered	CTMP, NVMP, Induction	2 gates to provide predominately forward movements. Reversing 'quackers' installed on equipment present at the time of the audit.	Compliant
Vibration Criteria					
F15	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).	Triggered	NVMP	No monitoring at time of the audit due to no vibratory works being undertaken. Static compaction used for site access road	Compliant
F16	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 F15.	Triggered	NVMP	Static compactors in use, demo used claw attachment rather than hammer. Report notes less than 10m from boundary for vibratory plant, none used to date.	Compliant
F17	The limits in conditions F15 and F16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition E199 of this consent.	Triggered	NVMP approved	No vibratory works undertaken to date	Compliant
Trees approved for removal					
F18	Tree removal must be limited to trees numbered 1-33 and 52 as identified in the Arborist Report, prepared by Abacus Tree Services and dated 21 June 2021.	Triggered	Site inspection	Confirmed as being restricted to these trees during site inspection	Compliant
Tree Protection					
F19	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 trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arborist Report, prepared by Abacus Tree Services and dated 21 June 2021; and (c) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Triggered	Site inspection	Trees to be protected are outside of hoarding area currently.	Compliant
Air Quality					
F20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Triggered		Noted	Compliant
F21	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Triggered	Site inspection	Dust suppression sprays, sealed access road, hand hose, maintain vegetation until main construction commences Mud tracking not identified.	Compliant
Erosion and Sediment Control					
F22	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	Triggered	Site inspection	SWMP controls in pace as required at the time of the audit	Compliant
Imported Fill					
F23	The Applicant must: (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	Triggered	SWMP	No import of materials required to date.	Compliant
Disposal of Seepage and Stormwater					
F24	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Triggered	SWMP, Stormwater Mgt Plan	Site connected to stormwater system at time of audit	Compliant
Emergency Management					
F25	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction	Triggered	FEMP	Notice Board in induction room contains the emergency plan. Core Projects have advised that a drill is upcoming and will occur prior to main works activities when personnel numbers on site increase	Compliant
Aboriginal Cultural Heritage					
F26	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Heritage Now dated 06/10/2021 and the approved ACHMSP under condition E21.	Triggered	ACHMP	Salvage in progress as per report requirements.	Compliant
Waste Storage and Processing					
F27	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.	Triggered	Demolition Mgt Plan Waste Management Plan Site Photos	Demolition wastes were separated and recycled including roof sheeting and internal fittings which were re-purposed by NGS staff. All wastes were managed in accordance with the approved plans at the time of the site inspection.	Compliant

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
F28	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Triggered	Boral, Sims, Benedicts, Concrush. Dockets sited	Other materials sent to recycling facilities licensed to receive wastes.	Compliant
F29	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.	Triggered	WMP	No concrete pours to date,	Compliant
F30	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.	Triggered	Boral, Sims, Benedicts, Concrush. Dockets sited	Waste materials sent to recycling facilities licensed to receive wastes.	Compliant
F31	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.	Triggered	RAP, ACHMP	Air monitoring and ACM removal under the RAP. Air monitors in use during heritage excavation.	Compliant
Outdoor Lighting					
F32	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.	Not Triggered		No outdoor lighting installed at the time of the audit	Not Triggered
Floor Levels					
F33	Certification is to be prepared by a Registered Surveyor and submitted to the Certifier confirming that: (a) On completion of ground floor construction, confirming that the floor levels are in accordance with the approved levels. (b) On completion of each subsequent floor level, confirming that the floor levels are in accordance with the approved levels.	Not Triggered		No buildings constructed at the time of the audit	Not Triggered
Site Contamination					
F34	Remediation of the site must be carried out in accordance with the Remediation Action Plan prepared by Tetra Tech Coffey and dated 13 October 2021 and any variations to the Remedial Action Plan approved by an NSW EPA-accredited Site Auditor or the unexpected find protocol prepared in accordance with condition	Triggered	SSD-13895306-PA-14, 13/1/2023 site auditor notification	RAP in place, Auditor in place, work underway in accordance with plan	Compliant
F35	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	Not Triggered		No staging of the project at the time of the audit	Not Triggered
F36	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Triggered	SSD-13895306-PA-14, 13/1/2023 site auditor notification	RAP in place, Auditor in place, work underway in accordance with plan	Compliant
Independent Environmental Audit					
F37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	Triggered	Audit and report scope V1 - 5/10/23	Construction of the approved development subject to construction certificates had not commenced at the time of the audit This audit is the first in a series of audits to monitor compliance with these COA as per the IAPAR 2020 and DPHI correspondence. As the report for this audit was not completed within 2 months of the site inspection date and no extension of time was applied for the audit was not accordance with the guideline. See NCR #1 - CoA F41	Non-compliant
F38	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.	Triggered	SSD-13895306-PA-5 01/9/23 request for approval SSD-13895306-PA-6 12/9/23 auditor approval	David Bone approved as auditor on 12 September 2023	Compliant
F39	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements (2020), upon giving at least 4 week's notice (or timing) to the applicant of the date or timing upon which the audit must be commenced.	Not Triggered	DPHI correspondence 29/11/23 in relation to Audit #1	No additional consultation requested	Not Triggered
F40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition F37 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 within 60 days of submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary	Triggered	NGS Response to IEA #1	NGS have prepared a response to the audit findings for submission to DPHI	Compliant

SSD-13895306 NGS Park Campus Compliance Table - Conditions of Approval

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
F41	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	Triggered	IEA # 1 report	Report not submitted within time period specified, site inspection 17 November 2023, report submitted 26 February 2023. Report originally due 17 January 2024, no extension of time sought. Overrun in report tied to confusion over nomination of start of construction being 11 December 2023 (related to proposed physical construction start date) and the site inspection originally undertaken before this time. Construction start date later confirmed to be 14 September 2023 triggered by demolition of approved buildings. Public holidays and site shutdown periods in December and January, combined with project team members leave over the end of year period further delayed this report. NCR#1 - Report not submitted within timeframe and no extension of time requested. Refer to Appendix E of the Audit Report	Non-compliant
F42	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Not Triggered		No requests of this nature received	Not Triggered
PART G PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION FOR STAGE 1					
Notification of Occupation					
G1	At least one month before the issue of the occupation certificate, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
External Walls and Cladding					
G2	Prior to the issue of the occupation certificate, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
G3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Post-Construction Dilapidation Report – Protection of Public Infrastructure					
G4	Prior to the issue of an occupation certificate, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must: (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition E7 of this consent; (b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary when requested.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Repair of Public Infrastructure					
G5	Unless the Applicant and the relevant public authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Road Damage					
G6	Prior to the issue of an occupation certificate, 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.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Post-Construction Survey – Adjoining Properties					
G7	Where a pre-construction survey has been undertaken in accordance with condition E8, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must: (a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition E9; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary when requested.	Not Triggered		Construction not complete at the date of the audit	Not Triggered

SSD-13895306 NGS Park Campus Compliance Table - Conditions of Approval

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
G8	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Works as Executed Plans					
G9	Prior to the issue of the occupation certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Operational Transport, and Pedestrian Management Plan (OTPMP)					
G10	Prior to the issue of the occupation certificate for Stage 1, an OTPMP must be prepared by a suitably qualified person, in consultation with Council, and submitted to the satisfaction of the Certifier, with a copy submitted to Council for information. The OTPMP must address the following: (a) detailed pedestrian analysis including the identification of safe route options to identify the need for management measures such as staggered school start and finish times to ensure students and staff are able to access and leave the Site in a safe and efficient manner during school start and finish; (b) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements; (c) the location and operational management procedures for the drop-off and pick-up of students by buses and coaches including staff management/traffic controller arrangements; (d) closure of the drop-off and pick-up driveway outside of the drop-off and pick-up times. (e) delivery and services vehicle and bus access and management arrangements; (f) potential traffic impacts on surrounding road networks and mitigation measures to minimise impacts, including measures to mitigate queuing impacts associated with vehicles accessing drop-off and pick-up zones; (g) a monitoring and review program.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Mechanical Ventilation					
G11	Prior to the issue of the occupation certificate, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Operational Noise – Design of Mechanical Plant and Equipment					
G12	Prior to the issue of an occupation certificate, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition D3 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels as identified in the Noise Impact Assessment dated 12 October 2021 and prepared by SLR consulting.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Service Vehicles and Bicycle parking Arrangements					
G13	Prior to the issue of an occupation certificate or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the satisfaction of the Planning Secretary that demonstrates that: (a) bicycle parking facilities comply with condition D8; (b) appropriate pedestrian and cyclist advisory signs are to be provided; (c) all works/regulatory signposting associated with the proposed developments have been undertaken at no cost to the relevant roads authority; (d) the bicycle parking spaces are located in easy to access, well-lit areas that incorporate passive surveillance; and (e) end-of-trip facilities for staff are provided.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Fire Safety Certification					
G14	Prior to the issue of an occupation certificate, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Structural Inspection Certificate					
G15	Prior to the issue of an occupation certificate 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.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Stormwater Quality Management Plan					
G16	Prior to the issue of the occupation certificate, 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: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Warm Water Systems and Cooling Systems					

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
G17	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
	Outdoor Lighting				
G18	Prior to the issue of the occupation certificate, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
	Signage				
G19	Prior to the issue of an occupation certificate, way-finding signage and signage identifying the location of the kiss and ride facility must be installed.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
G20	Prior to the issue of an occupation certificate, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
G21	Prior to the issue of an occupation certificate a 'Left Turn Only' (R2-1A) sign must be installed within the site adjacent the exit driveway.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
	Site Contamination				
G22	Prior to the occupation certificate, the Applicant must submit a Validation Report for the development to the Certifier. The Validation Report must: (a) be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; (b) be prepared in accordance with the relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; (c) include, but not be limited to: (i) comment on the extent and nature of the remediation undertaken; (ii) if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements; (iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation; (iv) if treated material is to remain on the subject site, results of sampling of treated material, compared with the treatment criteria in the most updated RAP; (v) results of any validation sampling, compared to relevant guidelines/criteria; (vi) comment on the suitability of the area for the intended land use; and (d) be submitted to the Planning Secretary for information.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
G23	Prior to issue of an occupation certificate, the Applicant must obtain confirmation from the Certifier in writing that the requirements of condition G22 have been met.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
G24	Where changes are made to the Remediation Action Plan prepared by Tetra Tech Coffey and dated 13 October 2021 under condition F34, prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
	Landscaping				
G25	Prior to the issue of an occupation certificate, landscaping of the site must be completed in accordance with landscape plans approved under condition E31.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
	Operational Flood Emergency Management Plan				

SSD-13895306 NGS Park Campus Compliance Table - Conditions of Approval

CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
G26	<p>Prior to the commencement of the operation, a revised Flood Emergency Management Plan must be submitted to the satisfaction of Planning Secretary that:</p> <p>(a) has been prepared by a suitably qualified and experienced person(s);</p> <p>(b) incorporates the following changes:</p> <p>(i) Update sections 2.2.1 and 2.2. to reflect the flood levels and hydraulic hazard in the 1% AEP flood in post-development condition as modelled in the Flood Impact Assessment, prepared by Torrent Consulting, dated 25 March 2022.</p> <p>(ii) Update the timeline analysis in Section 3.3 and Appendix D to account for the potential 5-minute lag between trigger levels being reached and Early Warning Network (EWN) issuing a Flood Warning.</p> <p>(iii) Note that the school must subscribe to both EWN and the BoM services and ensure both are available and set up to deliver notifications on the devices of the Chief Warden and all other Wardens. The triggers should be monitored twice daily during normal operations.</p> <p>(iv) Modify the plan so that during normal operation the Chief Warden or delegate must twice daily monitor the BoM and EWN for triggers of the Alert Modes, once in the morning before school operational hours and once more in the evening.</p> <p>(v) Modify the emergency response on an Amber Alert including:</p> <ul style="list-style-type: none"> Do not rely entirely on a message from EWN to move to a red alert, as this might not be sent or received due to technical issues. Add a visual back-up trigger (i.e. the sight of ankle deep flooding in Union Street). The school must communicate to all parents and carers that local roads around the site may flood, and that driving or walking through floodwaters of any depth is a severe risk to life; Note that evacuation of the site via bus or by any other means, as this may expose students or staff to a higher risk; Remove evacuation of vulnerable site occupants as it is considered a safer option to shelter in place; and Remove the closure of kiss and ride area. <p>(vi) Modify the emergency response on a Red Alert including:</p> <ul style="list-style-type: none"> All school children and staff within Block B must evacuate vertically to the upper levels of that building; and Require that any children and staff that have not already evacuated from Block A (Sandy Warren Performance Centre) to the Union Street Building under an amber alert, evacuate to the first floor of Block B as there is more available time. 	Not Triggered		Construction not complete at the date of the audit	Not Triggered
PART H POST OCCUPATION					
Staff and student numbers					
H1	Upon the issuance of the final occupation certificate for the Stage 1 development, the number of students permitted at the school onsite at any one time must not exceed 480 . Notwithstanding, the maximum student population may exceed 480 by up to a maximum 10 additional students from time to time, to allow for unanticipated fluctuations on a temporary basis.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
H2	Upon the issuance of the final occupation certificate for this development the number of full-time equivalent staff at the school onsite at any one time must not exceed 50.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Operation of Plant and Equipment					
H3	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Warm Water Systems and Cooling Systems					
H4	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Community Communication Strategy					
H5	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Operational Noise Limits					
H6	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise Impact Assessment dated 12 October 2021 and prepared by SLR consulting.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Unobstructed Driveways and Parking Areas					
H7	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Green Travel Plan					
H8	The Green Travel Plan approved under this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Ecologically Sustainable Development					
H9	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 Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition E1313, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Outdoor Lighting					
H10	Notwithstanding condition F3218, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
Landscaping					

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CoA #	Requirement	Triggered for audit cycle	Evidence collected	Audit findings and recommendations	Compliance Status (Compliant/Non-compliant/ Not triggered)
H11	Letterboxes, landscaping and any other obstructions to visibility are to be kept clear of or limited in height to 1.2m in the 2 metre by 2.5 metre splay within the property boundary each side of the access road – kiss and ride exit driveway in accordance with AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
	Signage				
H12	All signage approved under this consent must be continuously maintained in a structurally sound and tidy manner by the Applicant for the duration of the development.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
H13	The illumination of signage and LED screen/s must be switched off between 6pm and 7am, unless otherwise agreed by the Planning Secretary.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
H14	The lighting to be used in connection with approved signage including the LED screen must comply with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting.	Not Triggered		Construction not complete at the date of the audit	Not Triggered
H15	The LED sign must not: (a) dazzle or distract drivers due to colouring of the digital content; (b) be able to be mistaken for a traffic signal because the digital content has, for example, red, amber, or green circles, octagons, crosses or triangles; (c) be able to be mistaken as an instruction to drivers; (d) display advertising or messages which contain fully animated or video/movie style advertising or images; (e) display advertising material unrelated to the school; (f) be used for any live television, satellite, internet or similar broadcast; (g) emit sound; and (h) must have a default setting that will display an entirely black display area when no content is being displayed or if a malfunction occur.	Not Triggered		Construction not complete at the date of the audit	Not Triggered

Appendix E

Non Compliance and Opportunity for Improvement Register

E.1 SSD-13895306 Non-compliance and opportunity register – IEA #1

SSD-13895306 NGS Park Campus NCR OPP Register						
Audit Reference	NCR or Opportunity #	Condition Number ID	Compliance Requirement	Date raised	Independent Audit Finding	Independent Audit Recommendation
IEA#1	NCR#1	F37, F41	<p>Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).</p> <p>Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.</p>	23/02/2024	IEA #1 audit report not submitted within timeframe and no extension of time requested. As a result the audit has not been undertaken as required by the IAPAR 2020 guidelines.	Prepare an audit plan to control all aspects of the audit including but not limited to notifications required, RFI submissions, reporting and responses and extensions of time where required.
IEA#1	OBS#1	E1	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.	23/02/2024	Not all correspondence with DPHI has occurred through the Planning Portal making tracing of compliance difficult.	<p>Lodge all correspondence related to the SSD approval through the Planning Portal.</p> <p>This is to ensure that it is clear that all matters of each condition have related and clearly retrievable records.</p>

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