

# **Newcastle Grammar School Park Campus - SSD13895306**

## **Independent Environmental Audit #2**

---

Prepared for Newcastle Grammar School

July 2024

# Newcastle Grammar School Park Campus - SSD13895306

## Independent Environmental Audit #2

Newcastle Grammar School

E230498 RP#2

July 2024

Version	Date	Prepared by	Approved by	Comments
0.1	1/7/24	David Bone	David Bone	Draft for internal review
1.0	3/7/24	David Bone	David Bone	Final for Submission
1.1	23/7/24	David Bone	David Bone	Final for Submission (DPHI RFI 19/7/24)

Approved by



**David Bone**

Independent Auditor

23 July 2024

Level 3 175 Scott Street


Newcastle NSW 2300

ABN: 28 141 736 558

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.

© Reproduction of this report for educational or other non-commercial purposes is authorised without prior written permission from EMM provided the source is fully acknowledged. Reproduction of this report for resale or other commercial purposes is prohibited without EMM's prior written permission.

**Independent Audit Declaration**

<b>Project name</b>	Newcastle Grammar School Park Campus Independent Environmental Audit #1
<b>Consent number</b>	SSD-13895306
<b>Description of project</b>	Stage 1 and Concept proposal (Stage 2 and 3) for alterations and additions and the redevelopment of Newcastle Grammar School – Park Campus.
<b>Proponent</b>	Newcastle Grammar School
<b>Date</b>	23 July 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"> <li>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);</li> <li>the findings of the audit are reported truthfully, accurately and completely;</li> <li>I have exercised due diligence and professional judgement in conducting the audit;</li> <li>I have acted professionally, objectively and in an unbiased manner;</li> <li>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;</li> <li>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;</li> <li>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</li> <li>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.</li> </ul> <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>	
<b>Name of auditor</b>	David Bone
<b>Signature</b>	
<b>Qualification</b>	<ul style="list-style-type: none"> <li>Associate Diploma of Applied Science 1986</li> <li>CENVP #137 Lead Auditor</li> </ul>
<b>Company</b>	EMM Consulting Pty Limited
<b>Company address</b>	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 18 November 2023 to 7 May 2024. This is the second 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 approved during the audit period.

At the time of the audit, the Union Street Stage 1 building was under construction. Site fencing and a sealed site access road were installed between Corlette Street and Union Street and temporary offices and amenities were in place.

The findings of this audit are that the approved project is considered compliant with the SSD conditions. No non-compliances, observations or recommendations were identified.

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.

# TABLE OF CONTENTS

---

<b>Executive Summary</b>	<b>ES.1</b>
<b>1 Introduction</b>	<b>1</b>
1.1 Background	1
1.2 Audit Team	3
1.3 Audit objectives	3
1.4 Audit scope	3
1.5 Audit Period	4
<b>2 Audit methodology</b>	<b>5</b>
2.1 Selection and endorsement of audit team	5
2.2 Independent Audit Scope development	5
2.3 Compliance evaluation	5
2.4 Site interviews	6
2.5 Site inspections	6
2.6 Consultation	6
2.7 Compliance status descriptors	6
<b>3 Audit findings</b>	<b>8</b>
3.1 Approvals and documents audited	8
3.2 Compliance performance	9
3.3 Summary of agency notices, orders, penalty notices or prosecutions	9
3.4 Previous audit findings and recommendations	10
3.5 EMP, Sub-plans and compliance documents	10
3.6 Environmental performance	11
3.7 Consultation outcomes	11
3.8 Complaints	11
3.9 Incidents	11
3.10 Actual verses predicted environmental impacts	11
3.11 Site interviews	12
3.12 Site Inspection	12
3.13 Previous Annual Review or Compliance Report recommendations	12
3.14 Key strengths	13
<b>4 Recommendations</b>	<b>14</b>
4.1 Non-compliances	14

4.2	Observations and recommendations	14
<b>5</b>	<b>Conclusion</b>	<b>15</b>

### Appendices

Appendix A	NSW Department of Planning and Environment Secretary's Endorsement	A.1
Appendix B	Consultation Register	B.1
Appendix C	Photographs	C.1
Appendix D	Independent Audit Compliance Table	D.1
Appendix E	Non Compliance and Opportunity for Improvement Register	E.1

### Tables

Table B.1	Agency and stakeholder consultation records	B.2
-----------	---	-----

# 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 second for the project and commenced with a site inspection and interviews on 7 May 2024. Advice to DPHI regarding audit #2 was provided on 10 April 2024, DPHI replied on 6 May 2024 indicated that for this audit the following was required:

- Review of the CEMP to ensure all environmental monitoring and inspection actions are being completed.
- Implementation of the traffic management plan, including ingress and egress of all project related traffic.

Subsequent Requests for information (RFI) were provided to the proponent following the site inspection, with all information received between the 10 May 2024 and 25, 27 June 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 and was assisted by EMM 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, A4 and A6 through to A7;
- Schedule 3 Part C, Administrative Conditions for Stage 1, Conditions C1 - C8, C13 – C30;
- Schedule 3 Part D, Prior to the issue of a Construction Certificate for Stage 1, Conditions D1 – D7;

- Schedule 3 Part E, Prior to Commencement of Construction for Stage 1, Conditions E11, E14-E15, E18-E23, E25, E29 and E33;
- Schedule 3 Part F, During Construction of Stage 1, Conditions F1, F2-F5, F7-F31, F33-F34, F36-F38, F40 and, 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.
- The City of Newcastle was contacted, and no response was received during the audit period. 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#2 assessed the environmental performance and compliance status of the NGS Park Campus from 18 November 2024 to 7 May 2024. IEA#2 covered Stage 1 works including:

- Building works associated with Stage 1.

## 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 prior to the audit.

DPHI approval 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 March 2024 prior to the scheduled site inspection on 7 May 2024, a request for scope clarification as part of the approved audit scope was discussed with DPHI and sent to DPHI Compliance on 19 March 2024. An acknowledgment from the DPHI portal was received on 19 March 2024.

### 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 on 10 April 2024, DPHI replied on 6 May 2024 indicated that for this audit the following was required:

- Review of the CEMP to ensure all environmental monitoring and inspection actions are being completed.
- Implementation of the traffic management plan, including ingress and egress of all project related traffic.
- Consult with the project certifier as part of the audit.

These matters were reviewed as part of the audit, the outcomes of the consultation and review undertaken is contained in Section 3.7.

### 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. An opening meeting was held onsite on 7 May 2024 followed by a review of information and a site inspection. Following some further review of information, a closing meeting was held to conclude the audit. All parties were present for the entire audit period.

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

- Project Manager: Andrew Brinkworth (Core Project Group)
- Proponent Project Manager: Jennifer Passfield (APP)
- Proponent Assistant Project Manager: Luiza De Souza (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 7 May 2024 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.

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. Newcastle Grammar School, DPHI and, City of Newcastle Council, are the key stakeholders relevant to the project.

No formal consultation with external stakeholders (apart from DPHI) was requested or undertaken by the auditor for this audit. The City of Newcastle contact line was called to arrange consultation with a planning officer on 25 and 26 April 2024. Contact details for the auditor and the date and location of the audit were provided. No reply has been received at the time of writing this report.

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
- IEA #1 RFI's DPHI RFI 13895306-PA-19, RFI-68492218 and RFI-68492218\_2
- 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>
- SSD-13895306-PA-18 Submission of External walls certification of compliance, 30/11/23
- SSD-13895306-PA-8 4/3/24, FEMSP V2
- SSD-13895306-PA-8 CEMP revision confirmation, CEMP revision submission
- Revised Arborist report approved 17/5/24 (SSD 13895306-PA-23) Arborist report Abacus Trees 6 May 2024
- SHAC Architects - External Finishes Compliance Letter 30/11/23
- Construction Certificate 1 (20-066-CC1) 5/1/24
- Northrop Consulting Engineers series of reports for the site NL221250 report Rev A 31/8/23
- NL221250 Rev A Northrop Consulting Engineers 7/12/23 final certification
- Lindsay and Dynan Report 16194-LD-RP-C-0002 30/3/22
- SHAC Architects - 30/11/23 - Design compliance certification
- Construction Traffic and Pedestrian Management Plan V2 31/5/24
- Construction Worker Transport Strategy Core Projects V2 30/11/23
- Driver Code of Conduct Doc Ver 1 11/9/23
- Construction Noise and Vibration Management Plan - SLR Consulting - 630.30188-R01-v1.0 – 12.2.24
- Construction Soil and Water Management Sub Plan Rev C 5/12/23
- Core Projects Environmental Site Inspection records 5/4/24, 11/4/24, 12/5/24, 20/2/24am and pm
- CPG0030 PROJECT RISK ASSESSMENT Apr, May 2024
- CPG0130 SITE HSE WEEKLY SAFETY WALK V11 #18 29/4/24

- Aboriginal Cultural Heritage Management Sub-Plan - Heritage Now - HN000236-C - 02/11/2023
- Flood Emergency Management Sub 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
- E13b - ESD Plan - SSD-13895306-PA-10
- E21- ACHM Sub Plan - SSD-13895306-PA-2
- NGS letterbox drop December 2023
- CEMP V5.0
- CEMP V5.0 issued to Certifier (New Cert) and approved 20/10/23
- Post Approval Portal Document Received - (SSD-13895306-PA-8) 26/10/23 – CEMP
- Outdoor Lighting - Electrical Projects Australia Design Certificate 28/11/23, updated certificate 29/5/24
- NGS Notice of disruption #28 5/2/24 for concrete pours occurring throughout the day, #31 29/2/24 for fire inspections and access to school buildings
- Site Induction V03 5/3/24
- Waste reports Central Waste Station January, February, March, April 2024
- F33- Spot heights survey Delfs Lascelles Consulting surveyors reports 28/3/24 and 24/5/24

### 3.2 Compliance performance

A total of 84 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 185 conditions, a total of 84 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 84 conditions triggered for this audit, all 84 were identified to be compliant, with nil non-compliant.
- There were no observations made

### 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 second independent environmental audit, the previous findings and recommendations have been addressed in revised IEA#1 reports addressing DPHI RFI's.

### 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.
- 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 site entry points.
- Pedestrian and cyclist pathways were unobstructed 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. 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 works being undertaken. Large areas of the site were hardstand or gravel 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 and all wastes were appropriately stored.
- Stockpiling of materials awaiting classification was noted with all materials covered awaiting removal 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

Consultation with DPHI was undertaken as part of the scope development phase of the audit, See Section 2.2. All matters raised by DPHI (environmental monitoring and inspections, traffic management and project certifier consultation) were addressed in the audit. No non-compliances or recommendations were identified as a result of these reviews and consultation.

Consultation with the Project Certifier, (Antony Ridgeway – NewCert) was undertaken on 25 May 2024. New Cert confirmed consultation required under the CoA had been undertaken and a copy of all approvals issued as required under the CoA was provided. These are identified in Appendix D.

The auditor did not receive any response or feedback from consultation with City of Newcastle (CoN) at the time of writing this report, see Appendix B.

### 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.

Building works on the Union Street Building and block work fencing on the corner of Union Street, Parkway Avenue and Corlette Street were active 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.

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 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. All access was through Corlette Street along the drop off access road. The Union Street entry was closed at the time of the inspection awaiting scaffold removal. No deliveries occurred during the site inspection.

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 2.4.

### 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 second audit for the project with all previous non-compliance recommendations actioned.

One Non-compliance was identified

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

An audit plan to control all aspects of future audits was developed, including, but not limited to, all notifications required, RFI submissions, reporting and response times and when extensions of time are required.

One observation was noted for this audit period.

SSD 13895306 OBS#1 – E1 lodgement of documents

It was recommended to lodge all correspondence related to the SSD approval through the Planning Portal. This has been undertaken for all documents required to be lodged during the audit period.

### 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. The online system in use allows all actions to be entered and tracked through to closure which provides a clear record of implementation of management plans.

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

There were no non-compliances identified for this audit.

### 4.2 Observations and recommendations

There were no observations or recommendations identified for this audit.

## 5 Conclusion

The audit of the project commenced on 7 May 2024 and identified that the project has a high level of compliance with the conditions of approval and management plans approved under the conditions.

No non-compliances or recommendations were made during this audit.

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.

Access to the site and parking of construction workers was reviewed, and the site was noted to be fully compliant with all requirements and has a 'Park and Ride' facility available to alleviate parking in the local area.

No issues were identified with submission of documents to DPHI with access to the planning portal now established making assessment of compliance for this period straightforward.

The project team has a good project management system in place which has allowed all correspondence to be retrieved to show compliance.

The auditor would like to thank the team for their quick responses and diligence in retrieving the information required for this audit.

---

# 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](mailto: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	Review of the CEMP to ensure all environmental monitoring and inspection actions are being completed. Implementation of the traffic management plan, including ingress and egress of all project related traffic.
City of Newcastle	Phone request for scope review	No response received

---

# Appendix C

## Photographs

---



Photograph C.1 Fence wrapping detail – Union Street



Photograph C.2 Fence wrapping – Union Street



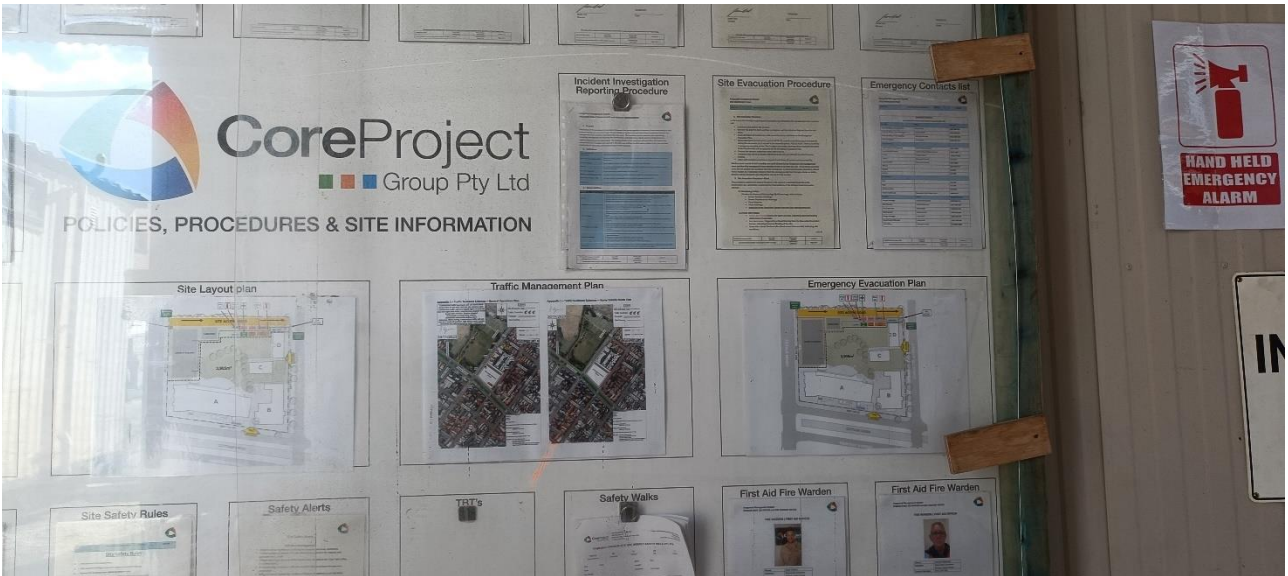
**Photograph C.3** Corlette Street Gate



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



Photograph C.5 Site Noticeboard (Corlette Street) with evacuation diagram



Photograph C.6 Main Site noticeboard



**Photograph C.7** Formwork ready for concrete pour



**Photograph C.8** Hoarding and tree protection in place





**Photograph C.9** Real time noise and weather monitoring in place along Union Street. Erosion controls in place in accordance with ESCP.



Photograph C.10 View looking east from Union Street Gate to Corlette Street Gate

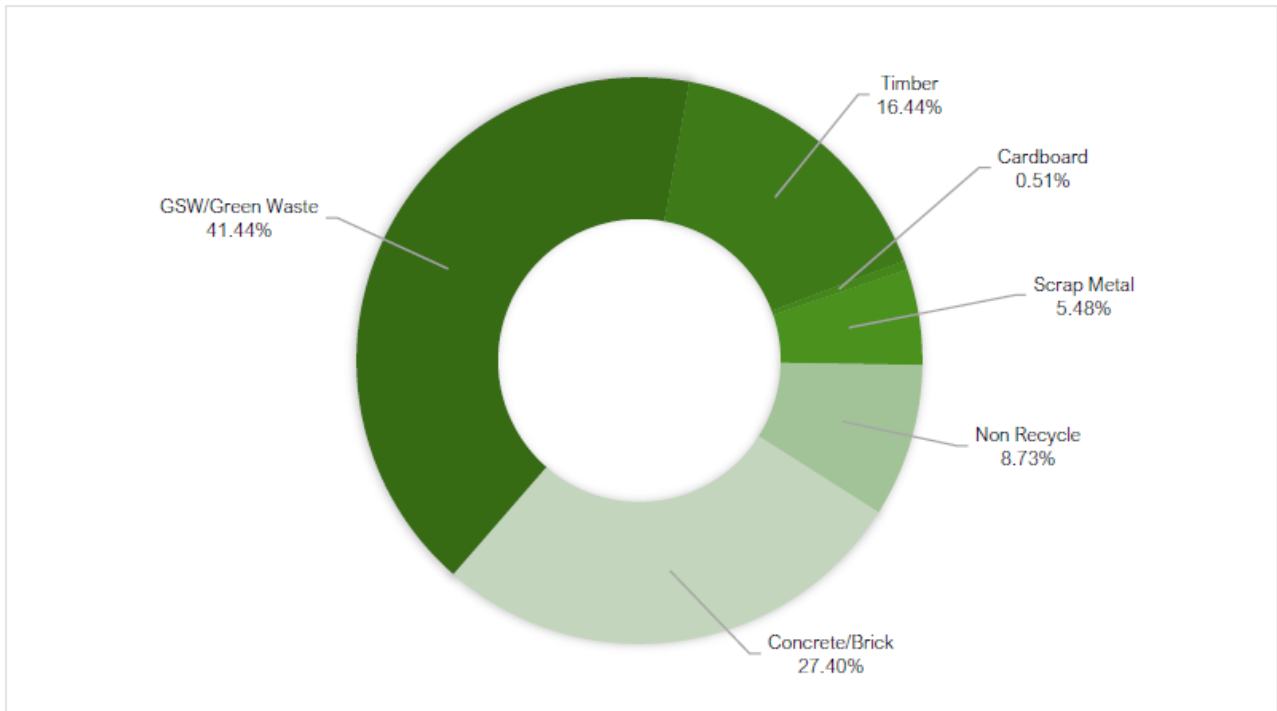


**Photograph C.11** Dust suppression sprinklers in place along fence line.



**Photograph C.12** Block work fence corner of Corlette and Parkway Avenue

TOTAL PROJECT BREAKDOWN	
Total Amount Received (Tonnes)	11.68
Total Recovered (Tonnes)	10.66
Total Recovery Percentage	91.27%



**Photograph C.13** Waste Tracking data report example February 2024

---

# 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)																																																																																				
<b>PART A - ADMINISTRATIVE CONDITIONS</b>																																																																																									
<b>Determination of Future Applications</b>																																																																																									
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	Planning portal	No modifications during this audit period	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	Planning portal	No modifications during this audit period	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"> <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 &amp; 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"> <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 NG_DA_07</td><td>F</td><td>Landscape Plan</td><td>08.03.2022</td></tr> <tr><td>2020_08 NG</td><td>F</td><td>Union Street Building Rooftop Basketball Court</td><td>08.03.2022</td></tr> <tr><td>2020_08 NG_DA_02</td><td>F</td><td>Section AA</td><td>08.03.2022</td></tr> <tr><td>2020_08 NG_DA_03</td><td>F</td><td>Section BB</td><td>08.03.2022</td></tr> <tr><td>2020_08 NG_DA_04</td><td>F</td><td>Indicative Precedents</td><td>08.03.2022</td></tr> <tr><td>2020_08 NG_DA_05</td><td>F</td><td>Tree Removal / Retention Plan</td><td>08.03.2022</td></tr> <tr><td>2020_08 NG_DA_06</td><td>F</td><td>Indicative Planting</td><td>08.03.2022</td></tr> <tr><td>202008_LA301</td><td>A</td><td>Materials &amp; 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 NG_DA_07	F	Landscape Plan	08.03.2022	2020_08 NG	F	Union Street Building Rooftop Basketball Court	08.03.2022	2020_08 NG_DA_02	F	Section AA	08.03.2022	2020_08 NG_DA_03	F	Section BB	08.03.2022	2020_08 NG_DA_04	F	Indicative Precedents	08.03.2022	2020_08 NG_DA_05	F	Tree Removal / Retention Plan	08.03.2022	2020_08 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 approved at the time of the audit	Compliant
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 NG_DA_07	F	Landscape Plan	08.03.2022																																																																																						
2020_08 NG	F	Union Street Building Rooftop Basketball Court	08.03.2022																																																																																						
2020_08 NG_DA_02	F	Section AA	08.03.2022																																																																																						
2020_08 NG_DA_03	F	Section BB	08.03.2022																																																																																						
2020_08 NG_DA_04	F	Indicative Precedents	08.03.2022																																																																																						
2020_08 NG_DA_05	F	Tree Removal / Retention Plan	08.03.2022																																																																																						
2020_08 NG_DA_06	F	Indicative Planting	08.03.2022																																																																																						
202008_LA301	A	Materials & Finishes Plan 01	09.06.2022																																																																																						
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	RFI's received from IEA #1 (21/5/24 SSD-13895306-PA-19-RFI) DPHI further information request 21/5/24 RFI responses provided within dates requested (4/6/24) IEA #1 Report Rev 2.0	RFI's received in the audit period (18/11/23 - 7/5/24) Revised IEA#1 prepared to address DPHI RFI Proponents response to IEA#1 updated to meet IAPAR requirements	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.	Not Triggered		No inconsistencies, ambiguities or conflicts were identified during the audit	Not Triggered																																																																																				
<b>Limits of Consent</b>																																																																																									
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																																																																																				
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																																																																																				

**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)															
<b>Staff and student numbers</b>																				
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
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																		
<b>PART B - CONDITIONS TO BE SATISFIED IN FUTURE DEVELOPMENT APPLICATIONS</b>																				
<b>Building Design</b>																				
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															
<b>Traffic and Parking</b>																				
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															
<b>Landscaping</b>																				
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															
<b>Amenity</b>																				
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															
<b>Ecological Sustainable Development</b>																				
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															
<b>Disability Access</b>																				

**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)
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
	<b>Noise and Vibration</b>				
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
	<b>Contamination</b>				
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
	<b>Flooding</b>				
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
	<b>Construction Traffic and Pedestrian Management Plan</b>				
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
	<b>Geotechnical</b>				
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
	<b>Waste</b>				
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
	<b>Utilities</b>				
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
	<b>Public Space</b>				
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
	<b>SCHEDULE 3 CONDITIONS OF CONSENT FOR STAGE 1</b>				
	<b>PART C ADMINISTRATIVE CONDITIONS FOR STAGE 1</b>				
	<b>Obligation to Minimise Harm to the Environment</b>				
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	All required Management plans are 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
	<b>Terms of Consent</b>				



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)																																																																																																																																																																								
C2	<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, Request for Information Response (RFI), and Response to Submissions;</p> <p>(d) in accordance with the approved plans in the table below:</p> <table border="1"> <thead> <tr> <th colspan="4">Stage 01 Architectural 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>2.01</td><td>E</td><td>Site Plan – Demolition</td><td>11.03.22</td></tr> <tr><td>2.02</td><td>P</td><td>Site Plan – Proposed</td><td>11.03.22</td></tr> <tr><td>2.10</td><td>A</td><td>Play space Analysis – Stage 01</td><td>11.03.22</td></tr> <tr><td>SK0.6</td><td>C</td><td>Staging Diagram</td><td>27.08.21</td></tr> <tr><td>2.11</td><td>O</td><td>Block B Ground Floor Plan</td><td>11.03.22</td></tr> <tr><td>2.12</td><td>M</td><td>Block B First Floor Plan</td><td>15.10.21</td></tr> <tr><td>2.13</td><td>G</td><td>Block B Elevations – South &amp; East</td><td>15.10.21</td></tr> <tr><td>2.14</td><td>G</td><td>Block B Elevations – North &amp; West</td><td>15.10.21</td></tr> <tr><td>2.15</td><td>F</td><td>Block B Sections 01</td><td>15.10.21</td></tr> <tr><td>2.16</td><td>E</td><td>Block B Sections 02</td><td>15.10.21</td></tr> <tr><td>2.17</td><td>A</td><td>Demolition Plan – Ground Floor</td><td>16.11.20</td></tr> <tr><td>2.18</td><td>A</td><td>Demolition Plan – First Floor</td><td>16.11.20</td></tr> <tr><td>2.19</td><td>E</td><td>Stage 02 Ground Floor Plan</td><td>29.03.21</td></tr> <tr><td>2.110</td><td>A</td><td>Stage 02 First Floor Plan</td><td>29.03.21</td></tr> <tr><td>2.21</td><td>Q</td><td>Ground Floor Plan</td><td>11.03.22</td></tr> <tr><td>2.22</td><td>P</td><td>First Floor Plan</td><td>15.10.21</td></tr> <tr><td>2.23</td><td>P</td><td>Second Floor Plan</td><td>15.10.21</td></tr> <tr><td>2.24</td><td>Q</td><td>Rooftop Play</td><td>15.10.21</td></tr> <tr><td>2.25</td><td>E</td><td>Roof Plan</td><td>15.10.21</td></tr> <tr><td>2.26</td><td>E</td><td>Elevations – Site</td><td>11.03.22</td></tr> <tr><td>2.27</td><td>K</td><td>Elevations – West</td><td>11.03.22</td></tr> <tr><td>2.28</td><td>L</td><td>Elevations – North &amp; South</td><td>11.03.22</td></tr> <tr><td>2.29</td><td>L</td><td>Elevations – East</td><td>11.03.22</td></tr> <tr><td>2.30</td><td>H</td><td>Sections 01</td><td>15.10.21</td></tr> </tbody> </table> <table border="1"> <tbody> <tr><td>2.31</td><td>H</td><td>Sections 02</td><td>15.10.21</td></tr> <tr><td>2.32</td><td>D</td><td>Signage</td><td>15.10.21</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">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>06.03.2022</td> </tr> <tr> <td>NG_DA_01</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">Finishes Schedule prepared by SHAC</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Document</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Finishes Schedule</td> <td>A</td> <td>4293 NGS Park Campus Stage 1 – Finishes Schedule</td> <td>-</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">Stormwater Management Plan prepared by Lindsay Dynan</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>16194-LD-DR-C-0000</td> <td>P02</td> <td>Cover Sheet &amp; Drawing List</td> <td>13/10/2021</td> </tr> <tr> <td>16194-LD-DR-C-0010</td> <td>P02</td> <td>Erosion &amp; Sediment Control Plan</td> <td>13/10/2021</td> </tr> <tr> <td>16194-LD-DR-C-0011</td> <td>P02</td> <td>Erosion &amp; Sediment Control Details</td> <td>13/10/2021</td> </tr> <tr> <td>16194-LD-DR-C-0020</td> <td>P03</td> <td>Stormwater Drainage Plan</td> <td>30/03/2022</td> </tr> <tr> <td>16194-LD-DR-C-0025</td> <td>P02</td> <td>Civil Details</td> <td>13/10/2021</td> </tr> </tbody> </table>	Stage 01 Architectural prepared by SHAC Project No. 4293				Dwg No.	Rev	Name of Plan	Date	2.01	E	Site Plan – Demolition	11.03.22	2.02	P	Site Plan – Proposed	11.03.22	2.10	A	Play space Analysis – Stage 01	11.03.22	SK0.6	C	Staging Diagram	27.08.21	2.11	O	Block B Ground Floor Plan	11.03.22	2.12	M	Block B First Floor Plan	15.10.21	2.13	G	Block B Elevations – South & East	15.10.21	2.14	G	Block B Elevations – North & West	15.10.21	2.15	F	Block B Sections 01	15.10.21	2.16	E	Block B Sections 02	15.10.21	2.17	A	Demolition Plan – Ground Floor	16.11.20	2.18	A	Demolition Plan – First Floor	16.11.20	2.19	E	Stage 02 Ground Floor Plan	29.03.21	2.110	A	Stage 02 First Floor Plan	29.03.21	2.21	Q	Ground Floor Plan	11.03.22	2.22	P	First Floor Plan	15.10.21	2.23	P	Second Floor Plan	15.10.21	2.24	Q	Rooftop Play	15.10.21	2.25	E	Roof Plan	15.10.21	2.26	E	Elevations – 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	06.03.2022	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
Stage 01 Architectural prepared by SHAC Project No. 4293																																																																																																																																																																													
Dwg No.	Rev	Name of Plan	Date																																																																																																																																																																										
2.01	E	Site Plan – Demolition	11.03.22																																																																																																																																																																										
2.02	P	Site Plan – Proposed	11.03.22																																																																																																																																																																										
2.10	A	Play space Analysis – Stage 01	11.03.22																																																																																																																																																																										
SK0.6	C	Staging Diagram	27.08.21																																																																																																																																																																										
2.11	O	Block B Ground Floor Plan	11.03.22																																																																																																																																																																										
2.12	M	Block B First Floor Plan	15.10.21																																																																																																																																																																										
2.13	G	Block B Elevations – South & East	15.10.21																																																																																																																																																																										
2.14	G	Block B Elevations – North & West	15.10.21																																																																																																																																																																										
2.15	F	Block B Sections 01	15.10.21																																																																																																																																																																										
2.16	E	Block B Sections 02	15.10.21																																																																																																																																																																										
2.17	A	Demolition Plan – Ground Floor	16.11.20																																																																																																																																																																										
2.18	A	Demolition Plan – First Floor	16.11.20																																																																																																																																																																										
2.19	E	Stage 02 Ground Floor Plan	29.03.21																																																																																																																																																																										
2.110	A	Stage 02 First Floor Plan	29.03.21																																																																																																																																																																										
2.21	Q	Ground Floor Plan	11.03.22																																																																																																																																																																										
2.22	P	First Floor Plan	15.10.21																																																																																																																																																																										
2.23	P	Second Floor Plan	15.10.21																																																																																																																																																																										
2.24	Q	Rooftop Play	15.10.21																																																																																																																																																																										
2.25	E	Roof Plan	15.10.21																																																																																																																																																																										
2.26	E	Elevations – 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	06.03.2022																																																																																																																																																																										
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																																																																																																																																																																										
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	IEA #1 Report Rev 2.0 DPHI RFI 13895306-PA-19, RFI-68492218 and RFI-68492218_2 further information request	A Revised audit report for IEA#1 and proponents response to IEA#1 findings was prepared and submitted to address DPHI RFI's	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 <b>Error! Reference source not found.</b> In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition C2(c) and <b>Error! Reference source not found.</b>, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	Triggered	Noted	No inconsistencies, ambiguities or conflicts were identified during the audit	Compliant																																																																																																																																																																								
<b>Limits of Consent</b>																																																																																																																																																																													
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&amp;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																																																																																																																																																																								
<b>Prescribed Conditions</b>																																																																																																																																																																													

**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 Project Certifier.	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.	Not Triggered	None identified to date	No disputes of this nature have occurred to date	Not Triggered
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	Audit scope clarification with DPHI 10/4/24, 1/5/24 CoN scope consultation 23/5/24 Certifier consultation 23/5/24	Consultation undertaken in relation to the audit scope with DPE during review of audit program under F37 and IAPAR 2020 requirements. Consultation was requested to be undertaken with the Certifier. CoN was also consulted as part of the audit. No response was able to be gained from CoN. Certifier consultation response was provided on 23/5/24 and identified all records of notification required under this approval	Compliant
<b>Staging</b>					
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
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>					
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).	Triggered	DPHI Website NGS website Management plans in use	a) No staging of the project has occurred at the time of the audit b) Strategies and plans have not been combined at the time of the audit c) updates to plans have been undertaken as required and are documented in the relevant sections	Compliant
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.	Triggered		No strategies, plans or programs previously approved by the secretary have been modified at the time of the audit	Compliant
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.	Triggered		No staging of the development has occurred 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)
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.	Triggered		All plans are implemented and have been assessed under the relevant sections.	Compliant
	<b>Structural Adequacy</b>				
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	SANSW approval received on 18/12/2024 for the final mine grouting works approval	No alterations to existing buildings had occurred at the time of the audit. All works are certified by NewCert independent certifier	Compliant
	<b>External Walls and Cladding</b>				
C18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Triggered	SSD-13895306-PA-18 Submission of External walls certification of compliance, 30/11/23	See D1	Compliant
	<b>Applicability of Guidelines</b>				
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. Current guidelines in use and updated through Mgt Plan review where required. See E16	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	SSD-13895306-PA-8 4/3/24	DPHI requested the CEMP package to be placed on the website in accordance with C22 on 4 March 2024. The FERSP was updated to include assembly points and evacuation route under condition E22(c)(v) and resubmitted to DPHI for information as required by E22. All documents are available on the website	Compliant
	<b>Monitoring and Environmental Audits</b>				
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		Noted. This audit has been carried out in accordance with the IAPAR 2020 guidelines and in general as required in Division 9.4 of Part 9 of the EP&A Act.	Compliant
	<b>Access to Information</b>				
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	<a href="https://ngs.nsw.edu.au/park-campus/">https://ngs.nsw.edu.au/park-campus/</a>	All required documents are available on the website	Compliant
	<b>Compliance</b>				
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	The site induction and management plans include this requirement	Compliant
	<b>Incident Notification, Reporting and Response</b>				
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 during the audit period	Compliant
C25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 12.	Triggered		No incidents recorded during the audit period	Compliant
	<b>Non-Compliance Notification</b>				
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		Non-compliances were identified in IEA#1 and reported as part of the IAPAR process. No other Non-conformances were identified during the IEA#2 period.	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		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)
C28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Triggered		Noted	Compliant
<b>Revision of Strategies, Plans and Programs</b>					
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	SSD-13895306-PA-8 CEMP revision confirmation	The CEMP and sub plans were reviewed following the completion of IEA#1 and subsequent RFI's on 4/3/24. The revision was noted and accepted by DPHI on 4/3/24.	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	Revised Arborist report approved 17/5/24 (SSD 13895306-PA-23) Arborist report Abacus Trees 6 May 2024	Revised Arborist report submitted and approved to improve the environmental performance of the project.	Compliant
<b>Compliance Reporting</b>					
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
<b>PART D PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE FOR STAGE 1</b>					
<b>External Walls and Cladding</b>					
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.	Triggered	SSD-13895306-PA-18 Submission of External walls certification of compliance SHAC Architects - External Finishes Compliance Letter 30/11/23 CC1 (20-066-CC1) 5/1/24	CC1 issued for construction at the time of the audit on 5/1/24. External wall cladding and finishes were provided to the certifier prior to this certificate as part of this process. DPHI were notified as required.	Compliant
<b>Stormwater Management System</b>					
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 Dymon 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.	Triggered	NL221250 Rev A Northrop Consulting Engineers 28/11/23 certification CC1 (20-066-CC1) 5/1/24	CC1 issued for construction at the time of the audit on 5/1/24 No connection to stormwater to date. Design of the final stormwater mgt system is in progress. Main building construction underway at the time of the audit	Compliant
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>					
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.	Triggered	CC1 (20-066-CC1) 5/1/24	CC1 issued, no changes to mechanical plant and equipment from approved design. No mechanical plant installed at the time of the audit.	Compliant
<b>Geotechnical Matters</b>					
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

**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)
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	NL221250 Rev A Northrop Consulting Engineers 7/12/23 final certification CC1 (20-066-CC1) 5/1/24	Mine void grouting completed and recommendations implemented.	Compliant
<b>Car Parking</b>					
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	Triggered	NL221250 Rev A Northrop Consulting Engineers 28/11/23 certification CC1 (20-066-CC1) 5/1/24	No change from approved design, submitted to Certifier for review. Driveway and Kiss and Ride facility construction not commenced at the time of the audit.	Compliant
<b>Bicycle Parking and End-of-Trip Facilities</b>					
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.	Triggered	SHAC Architects - 30/11/23 - Design compliance certification CC1 (20-066-CC1) 5/1/24	No change from approved design, submitted to Certifier for review. Secure bicycle parking and end of trip facilities not commenced at the time of the audit.	Compliant
<b>PART E PRIOR TO COMMENCEMENT OF CONSTRUCTION FOR STAGE 1</b>					
<b>Notification of Commencement</b>					
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.	Not 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	The commencement of demolition on 14 September 2023 was in effect the commencement of construction and was not notified to DPE prior to commencement.  See IEA#1 for more details	Not Triggered
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
<b>Certified Drawings</b>					

**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)
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.	Not Triggered		Construction commenced on 14/9/23. Part of IEA #1	Not Triggered
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-NTLGE282007-01-A1, dated 30 July 2021.	Not Triggered		Construction commenced on 14/9/23. Part of IEA #1	Not Triggered
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.	Not Triggered		Construction commenced on 14/9/23. Part of IEA #1	Not Triggered
<b>Subsidence Advisory NSW (SA NSW)</b>					
E6	The Applicant must obtain SA NSW approval under section 22 of the Coal Mine Subsidence Compensation Act 2017 prior to commencement of construction.	Not 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.	Not Triggered
<b>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</b>					
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.	Not Triggered		Completed in pre-construction period and covered in Audit #1	Not Triggered
<b>Pre-Construction Survey – Adjoining Properties</b>					
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.	Not Triggered		Construction commenced on 14/9/23. Part of IEA #1	Not Triggered
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	Not Triggered		Construction commenced on 14/9/23. Part of IEA #1	Not Triggered
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.	Not Triggered		Construction commenced on 14/9/23. Part of IEA #1	Not Triggered
<b>Community Communication Strategy</b>					
E11	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. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	Triggered	CCS V2 25/8/23 NGS letterbox drop December 2023 NGS Notice of disruption #28 5/2/24 for concrete pours occurring throughout the day, #31 29/2/24 for fire inspections and access to school buildings	CCS V2 approved on 1/9/23 no updates or revisions have been required during the audit period.	Compliant
<b>Demolition</b>					
E12	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.	Not Triggered	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	Demolition completed prior to Audit #2 period.	Not Triggered
<b>Ecologically Sustainable Development</b>					

**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)
E13	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (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.	Not Triggered	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	Addressed in IEA#1.	Not Triggered
<b>Outdoor Lighting</b>					
E14	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.	Triggered	Electrical Projects Australia Design Certificate 28/11/23, updated certificate 29/5/24	No outdoor lighting installed at the time of the audit. The project certifier has confirmed receipt of this document	Compliant
<b>Environmental Management Plan Requirements</b>					
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		Management plans have been prepared for the project and are implemented.	Compliant
<b>Construction Environmental Management Plan</b>					
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.	Not Triggered	CEMP V5 13/2/24 Email 20/10/23 NewCert to DPHI confirming PCA has received CEMP and includes a copy of the CEMP SSD-13895306-PA-8 CEMP revision confirmation	CEMP has been provided to Certifier and DPHI as required prior to construction.	Not Triggered
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.	Not Triggered		Covered in IEA#1	Not Triggered
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 TfNSW; (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	CTPMSP V2 31/5/24- Gateshead Traffic Solutions	Plan prepared and implemented at the time of the audit. Version 2 of the plan current for the audit period. TCP's are regularly updated to ensure the site traffic arrangements are in place as required and are often adjusted to fit with school and other users requirements. It is noted that when TCP's are updated this document revision number is also updated. The web site version is now V7. In future TCP's which are modified regularly will not be considered revisions and Appendix 11 will contain the most up to date TCP's for the project. Changes to other parts of the document when required will need to be approved by the certifier and provided to DPHI under E16 prior to use.	Compliant
E19	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) 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	CNVMSV V1 12/2/24 RCA ref 17035.403.1	Plan prepared and implemented 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)
E20	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (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	CSWMSP Rev C 5/12/23 Environmental Site Inspections 5/4/24, 11/4/24, 12/5/24, 20/2/24am and pm	Plan prepared and implemented at the time of the audit. ESCP implemented as per the approved plan Rev A. Controls are checked regularly and documented on inspection checklists with actions identified and entered into the project management system.	Compliant
E21	The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following: (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	ACHMSP Final 2/11/23 Heritage Now (HN000236-C - 1/11/23)	Plan prepared and implemented at the time of the audit	Compliant
E22	The Construction Flood Emergency Management Sub-Plan (FEMSP) must address, but not be limited to, the following: (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: (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	FEMSP V1 16/10/23	Plan prepared and implemented at the time of the audit	Compliant
E23	Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (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	CTPMSP V2 31/5/24- Gateshead Traffic Solutions CWTS V2 30/11/23 Drivers Code of Conduct V1 11/9/23	CTPMSP and CWTS included in induction and contains these measures in section 5 of the CTPMSP and the CWTS. Signed code of conduct forms are retained on site.	Compliant
<b>Soil and Water</b>					
E24	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.	Not Triggered		Covered in IEA#1. Implementation of management plans see E20	Not Triggered
<b>Flood Management</b>					
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	FEMSP V1 16/10/23	Plan prepared and implemented at the time of the audit	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.	Not Triggered	Delfs Lascelles Consulting surveyors reports 28/3/24 and 24/5/24	Covered in IEA#1	Not Triggered
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.	Not Triggered		Covered in IEA#1	Not Triggered
<b>Construction Worker Transportation Strategy</b>					
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.	Not Triggered	CWTS V2 30/11/23	Covered in IEA#1. The Certifier has confirmed approval of this document and revisions requested by DPHI	Not Triggered
<b>Site Contamination</b>					

**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)
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.	Not Triggered	SSD-1389506-PA-14 Site Contamination, Condition E29	Addressed in IEA#1	Not Triggered
<b>Development Contributions</b>					
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.	Not Triggered	Long Service Levy Receipt L0000139283	Construction of the approved development subject to construction certificates had not commenced at the time of IEA #1. Levies have been paid in accordance with CoN DCP requirements.  Long Service Levy paid on 12/12/23 Developer contributions paid 8/12/23	Not Triggered
<b>Landscaping</b>					
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 anarcardioides (Tuckeroo) trees must be used for street trees instead of the originally proposed Melaleuca quinquenervia.	Not Triggered	Landscape Plan Gallagher Studio Rev F 8/3/22	Covered in IEA#1	Not Triggered
<b>Hunter Water</b>					
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.	Not Triggered		Covered in IEA#1	Not Triggered
<b>Road Works</b>					
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.	Triggered	Approval (S138) for layback install on Corlette and Union Streets received	Works underway at the time of the audit	Compliant
<b>PART F DURING CONSTRUCTION FOR STAGE 1</b>					
<b>Site Notice</b>					
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 notice photographs	Site notices as required by this condition are displayed on site access gates on Union Street and Corlette Street.	Compliant
<b>Operation of Plant and Equipment</b>					
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	Forklift maintenance records sighted	Limited plant on site, forklift is the only regular plant remaining onsite. Maintenance records show regular maintenance and equipment appeared to be in good working order at the time of the audit.	Compliant
<b>Demolition</b>					
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.	Not Triggered		No demolition undertaken during this audit period.	Not Triggered
<b>Construction Hours</b>					
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	CEMP V5 NVMP Rev 1 12/2/24	Site hours comply with these requirements	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)
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	CEMP V5 NVMP Rev 1 12/2/24	No OOHW undertaken during audit period.	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	CEMP V5 NVMP Rev 1 12/2/24	No OOHW undertaken during audit period.	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	CEMP V5 NVMP Rev 1 12/2/24	No work of this nature undertaken during the audit period	Compliant
<b>Implementation of Management Plans</b>					
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	CEMP V5 CPG0030 PROJECT RISK ASSESSMENT Apr, May 2024 CPG0130 SITE HSE WEEKLY SAFETY WALK V11 #18 29/4/24	Weekly site walks are undertaken and monthly project risk assessments are undertaken. These include compliance with CEMP and sub plan requirements. Actions raised are closed out on the Procure system.	Compliant
<b>Construction Traffic</b>					
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	CTPMSP V2 31/5/24- Gateshead Traffic Solutions CWTS V2 30/11/23 Drivers Code of Conduct V1 11/9/23	Parking noted to be compliant with this condition and mgt plans at the time of the site inspection	Compliant
<b>Hoarding Requirements</b>					
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 Inspection photographs	Site hoarding in place as required at the time of the site inspection	Compliant
<b>No Obstruction of Public Way</b>					
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 Inspection	No obstruction noted at the time of the site inspection	Compliant
<b>Construction Noise Limits</b>					
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	CEMP V5 NVMP Rev 1 12/2/24	Noise controls in place as required, no complaints received	Compliant
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	CEMP V5 NVMP Rev 1 12/2/24	No works undertaken outside of approved working hours reported during the audit period.	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	CEMP V5 NVMP Rev 1 12/2/24	Minimal equipment on site (1 x telehandler, 1 x forklift) No noise issues noted at the time of the site inspection. No complaints received.	Compliant
<b>Vibration Criteria</b>					
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	CEMP V5 NVMP Rev 1 12/2/24	No works of this nature undertaken, groundworks complete at the time of the audit	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	CEMP V5 NVMP Rev 1 12/2/24	No works of this nature undertaken, groundworks complete at the time of the audit	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	CEMP V5 NVMP Rev 1 12/2/24	Noted	Compliant
<b>Trees approved for removal</b>					
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	Revised Arborist report approved 17/5/24 (SSD 13895306-PA-23) Arborist report Abacus Trees 6 May 2024	Revised arborist report approved and implemented. Modification includes a Tree Pruning Specification.	Compliant
<b>Tree Protection</b>					

**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)
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	Revised Arborist report approved 17/5/24 (SSD 13895306-PA-23) Arborist report Abacus Trees 6 May 2024	Revised arborist report approved and implemented. Modification includes a Tree Pruning Specification.	Compliant
<b>Air Quality</b>					
F20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Triggered	CEMP V5 13/2/24 Section 7 Site Inspection	Water sprays and sealed areas provided around the site	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	CEMP V5 13/2/24 Section 7 Site Inspection Weekly site inspections	Water sprays and sealed areas provided around the site	Compliant
<b>Erosion and Sediment Control</b>					
F22	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	Triggered	CSWMSP Rev C 5/12/23 Environmental Site Inspections 5/4/24, 11/4/24, 12/5/24, 20/2/24am and pm	Environmental Site Inspection Checklists undertaken weekly and added into system. Inspections pre and post rainfall also undertaken	Compliant
<b>Imported Fill</b>					
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	Site Inspection Procure records	No imported fill materials of this nature have been imported to the site. Engineered fill materials have been used at the site where required.	Compliant
<b>Disposal of Seepage and Stormwater</b>					
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	Lindsay and Dynan Report 16194-LD-RP-C-0002 30/3/22	Works undertaken in accordance with this design report. No new connections to council infrastructure had occurred at the time of the audit.	Compliant
<b>Emergency Management</b>					
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	Site Induction V03 5/3/24	Site Induction contains this information	Compliant
<b>Aboriginal Cultural Heritage</b>					
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	ACHMSP Final 2/11/23 Heritage Now (HN000236-C - 1/11/23)	Works undertaken in accordance with this Plan. Limited works undertaken during this audit period with works completed in December 2023	Compliant
<b>Waste Storage and Processing</b>					
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	Site inspection	Site inspection confirmed designated storage areas	Compliant
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	Waste reports Central Waste Station January, February, March, April 2024	Spoil materials disposed off as per F34	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	Site inspection	Concrete rinse water contained in trays. No concrete pours active during site inspection.	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	Waste reports Central Waste Station January, February, March, April 2024	Waste reports show separation of wastes achieved and disposal locations, license and locations	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	Remedial Action Plan Tetra Tech Coffey approved in SSD application	Spoil materials disposed off as per F34	Compliant
<b>Outdoor Lighting</b>					
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	Revised lighting certificate Electrical Projects Australia 29/5/24	No outdoor lighting installed at the time of the audit	Not Triggered
<b>Floor Levels</b>					
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.	Triggered	Spot heights survey Delfs Lascelles Consulting surveyors reports 28/3/24 and 24/5/24	Main building under construction at the time of the audit. Survey has been provided to the certifier for compliance	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)
<b>Site Contamination</b>					
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	Remedial Action Plan Tetra Tech Coffey approved in SSD application SSD-1389506-PA-14 Site Contamination, Condition E29, Auditor advice and approval	The development has been carried out in accordance with this approved 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	Remedial Action Plan Tetra Tech Coffey approved in SSD application SSD-1389506-PA-14 Site Contamination, Condition E29, Auditor advice and approval	No changes of this nature have occurred at the time of the audit.	Compliant
<b>Independent Environmental Audit</b>					
F37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	Triggered	Scope clarification sent 1/5/24, E2304987 IEA#2 May 2024	This audit has been undertaken in accordance with the IAPAR 2020.	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	Auditor approval Appointment of Experts (SSD-13895306-PA-5) 12/9/23	Auditor approval Appointment of Experts obtained in 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		No advice of this nature received	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		This audit has been undertaken in accordance with the IAPAR 2020. The proponents response to the audit findings is contained in a separate document. The audit report and proponents response has been submitted to the Planning Secretary and Certifier as required by this condition.	Compliant
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	Audit site inspection date: 7/5/24 Audit report due date: 7/7/24	The audit report and proponents response has been submitted within this time frame	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 advice of this nature received	Not Triggered
<b>PART G PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE / COMMENCEMENT OF OPERATION FOR STAGE 1</b>					
<b>Notification of Occupation</b>					
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
<b>External Walls and Cladding</b>					
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
<b>Post-Construction Dilapidation Report – Protection of Public Infrastructure</b>					
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
<b>Repair of Public Infrastructure</b>					
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

**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)
<b>Road Damage</b>					
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
<b>Post-Construction Survey – Adjoining Properties</b>					
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
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
<b>Works as Executed Plans</b>					
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
<b>Operational Transport, and Pedestrian Management Plan (OTPMP)</b>					
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
<b>Mechanical Ventilation</b>					
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
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>					
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
<b>Service Vehicles and Bicycle parking Arrangements</b>					
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
<b>Fire Safety Certification</b>					

**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)
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
	<b>Structural Inspection Certificate</b>				
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
	<b>Stormwater Quality Management Plan</b>				
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
	<b>Warm Water Systems and Cooling Systems</b>				
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
	<b>Outdoor Lighting</b>	Not Triggered			
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
	<b>Signage</b>				
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
	<b>Site Contamination</b>				
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

**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)
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
<b>Landscaping</b>					
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
<b>Operational Flood Emergency Management Plan</b>					
G26	Prior the commencement of the operation, a revised Flood Emergency Management Plan must be submitted to the satisfaction of Planning Secretary that: (a) has been prepared by a suitably qualified and experienced person(s); (b) incorporates the following changes: (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. (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. (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. (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. (v) Modify the emergency response on an Amber Alert including: • 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. (vi) Modify the emergency response on a Red Alert including: • 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
<b>PART H POST OCCUPATION</b>					
<b>Staff and student numbers</b>					
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
<b>Operation of Plant and Equipment</b>					
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
<b>Warm Water Systems and Cooling Systems</b>					
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
<b>Community Communication Strategy</b>					
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
<b>Operational Noise Limits</b>					
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
<b>Unobstructed Driveways and Parking Areas</b>					
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
<b>Green Travel Plan</b>					



**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)
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
	<b>Ecologically Sustainable Development</b>				
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
	<b>Outdoor Lighting</b>				
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
	<b>Landscaping</b>				
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
	<b>Signage</b>				
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 #2



## **Australia**

### **SYDNEY**

Ground floor 20 Chandos Street  
St Leonards NSW 2065  
T 02 9493 9500

### **NEWCASTLE**

Level 3 175 Scott Street  
Newcastle NSW 2300  
T 02 4907 4800

### **BRISBANE**

Level 1 87 Wickham Terrace  
Spring Hill QLD 4000  
T 07 3648 1200

### **CANBERRA**

Level 2 Suite 2.04  
15 London Circuit  
Canberra City ACT 2601

### **ADELAIDE**

Level 4 74 Pirie Street  
Adelaide SA 5000  
T 08 8232 2253

### **MELBOURNE**

Suite 8.03 Level 8 454 Collins  
Street  
Melbourne VIC 3000  
T 03 9993 1900

### **PERTH**

Suite 9.02 Level 9 109 St  
Georges Terrace  
Perth WA 6000

## **Canada**

### **TORONTO**

2345 Young Street Suite 300  
Toronto ON M4P 2E5

### **VANCOUVER**

60 W 6th Ave Suite 200  
Vancouver BC V5Y 1K1



[linkedin.com/company/emm-consulting-pty-limited](https://www.linkedin.com/company/emm-consulting-pty-limited)



[emmconsulting.com.au](http://emmconsulting.com.au)