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**Newcastle Grammar School**

Prepared by  
**Ramboll Australia Pty Ltd**

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# Newcastle Grammar School Park Campus

## Independent Environmental Audit #4



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Description **Independent Environmental Audit of the Newcastle Grammar School Park Campus approved under SSD-13895306 and located at 127 Union Street, Cooks Hill, New South Wales.**

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V1.0	06/06/2025	CL	ST	ST/VS	Draft 1.0 issued for factual review.
V2.0	24/06/2025	CL	ST	ST/VS	Final 2.0 issued.
V3.0	25/06/2025	CL	VS	ST/VS	Final 3.0 issued following further evidence.

This document is issued to Newcastle Grammar School c/o APP Corporation Pty Ltd for the purposes of an Independent Environmental Audit of the construction of the Newcastle Grammar School Park Campus. It should not be used for any other purpose.

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## Executive Summary

Ramboll Australia Pty Ltd has been engaged by Newcastle Grammar School (NGS) to conduct an Independent Environmental Audit of the NGS Park Campus development located at 127 Union Street, Cooks Hill, New South Wales.

The project includes the redevelopment of the site, including alterations and additions to the existing and operating Newcastle Grammar Park Campus school. The project received State Significant Development approval subject to conditions, (development consent SSD-13895306), issued by the Minister for Planning in January 2023 under section 4.38 of the *Environmental Planning and Assessment Act 1979*. The development consent was for the first stage of development (Stage 1) and concept proposal (Stage 2 and Stage 3) for alterations and additions and the redevelopment of the site.

This IEA is the fourth IEA conducted for the Project. The audit period is from 8 November 2024 to 9 May 2025. A site visit was undertaken by the Audit team on 28 April 2025, accompanied by NGS representatives.

The development is generally compliant with the conditions of approval in SSD-13895306. Two non-compliance findings have been made in relation to SSD-13895306 with regards to a late submission of a report or plan to the Department of Planning, Housing and Infrastructure. However, it is noted that environmental performance was of a high-standard and no major complaints or incidents have been recorded for the Audit Period. No opportunities for improvement were identified during the audit.

## Acronyms and Abbreviations

Term	Definition
APP	APP Corporation Pty Ltd
Audit Period	8 November 2024 to 9 May 2025
CPG	Core Project Group Pty Ltd
DPHI	Department of Planning, Housing and Infrastructure
EMP	Environmental Management Plan by Core Project Group Pty Ltd and APP Group Pty Ltd dated 25/03/2025
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
IAPAR 2020	<i>Independent Audit Post Approval Requirements</i> by the Department of Planning, Industry and Environment (now the Department of Planning, Housing and Infrastructure) dated 2020.
IEA	Independent Environmental Audit
IEA#1	<i>Newcastle Grammar School Park Campus – SSD13895306 Independent Environmental Audit #1 – Amended for RFI 68492218_2</i> (EMM Consulting Pty Ltd, 2024) for the Audit Period 14 September 2023 to 17 November 2023.
IEA#2	<i>Newcastle Grammar School Park Campus – SSD13895306 Independent Environmental Audit #2</i> (EMM Consulting Pty Ltd, 2024) for the Audit Period 18 November 2024 to 7 May 2024
IEA#3	<i>Newcastle Grammar School Park Campus: Independent Environment Audit #3</i> (Ramboll, 2025) for the Audit Period 8 May 2024 to 7 November 2024
LGA	Local Government Area
NC	Non-compliance
NGS	Newcastle Grammar School
Ramboll	Ramboll Australia Pty Ltd
RFI	Request for Information
SSD	State Significant Development
The Department	The Department of Planning, Housing and Infrastructure
The Project	The redevelopment of the Site including alterations and additions to the existing and operating Newcastle Grammar Park Campus school under SSD-13895306.
The Site	127 Union Street, Cooks Hill NSW 2300 (Lot 102 DP861562)

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Site Inspection Photographs



## 1. Introduction

Ramboll Australia Pty Ltd (Ramboll) has been engaged by Newcastle Grammar School (NGS) to conduct an Independent Environmental Audit (IEA) of the NGS Park Campus development located at 127 Union Street, Cooks Hill, New South Wales (NSW) (the Site).

The development involves the redevelopment of the Site including alterations and additions to the existing and operating Newcastle Grammar Park Campus school (the Project). The development was approved by the Minister for Planning on 9 January 2023 under section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) subject to conditions (development consent SSD-13895306).

### 1.1 Background

The Site is in the suburb of Cooks Hill within the City of Newcastle Local Government Area (LGA). The Site is zoned as R3 'Medium Density Residential' under the *Newcastle Local Environmental Plan 2012*. The Site is bound by Union Street to the northwest; Parkway Avenue to the southwest; Corlette Street to the southeast; and residential unit blocks to the northeast. The Site locality shown as **Figure 1-1**.



Figure 1-1: NGS Park Campus Site Locality

Image Source (SHAC, 2021)

Prior to the commencement of the Project, the NGS Park Campus operated as a Kindergarten to Year 4 (K-4) independent primary school. In 2021, NGS sought State Significant Development (SSD) approval for the redevelopment of the Site including alterations and additions. The Project objectives were to support the introduction of Year 5 and Year 6 students at the school whilst also alleviating pressure on the previous school facilities to provide the school with the capacity to accept additional enrolments.

The Project received SSD approval subject to conditions, (development consent SSD-13895306), issued by the Minister for Planning in January 2023 under section 4.38 of the EP&A Act for the first stage of development (Stage 1) and concept proposal (Stage 2 and Stage 3) for alterations and additions and the redevelopment of the Site. The Stage 1 Site plan is shown as **Figure 1-2**.

It is understood that the Project is underway and is being completed within the defined stages. In addition, Stage 1 works have been split into two sub-stages, Stage 1A and Stage 1B, in accordance with Condition C9 of Schedule 2, SSD-13895306.

The works associated with 'Stage 1' and 'Stages 2 and 3' (the concept development proposal) are outlined in the following **Table 1-1**.

**Table 1-1: Project Stages**

Stage	Stage Details	Status
Stage 1A	<ul style="list-style-type: none"> <li>• An increase in student numbers from 256 to 480</li> <li>• Demolition of a covered outdoor learning area as well as blocks C, D and F</li> <li>• Construction of a three-storey building with a rooftop play area facing Union Street</li> <li>• Construction of a one-way road adjacent to the northern boundary to provide a kiss and drop area</li> <li>• Building B lift and associated minor works</li> <li>• Bicycle parking</li> <li>• Stormwater and service upgrades</li> <li>• Site landscaping.</li> </ul>	Operational
Stage 1B	<ul style="list-style-type: none"> <li>• Refurbishment of building B for use as administration, staff and offices</li> </ul>	Not commenced
Stages 2 and 3	<ul style="list-style-type: none"> <li>• An overall increase in student numbers to 640</li> <li>• Construction of a two-storeys plus basement building adjacent to Corlette Street providing parking for 31 to 35 cars</li> <li>• Alterations and additions to 'Building A' to include the refurbishment of the Sandi Warren performance centre, a new canteen, library and specialist learning facilities</li> <li>• Site landscaping.</li> </ul>	Not commenced



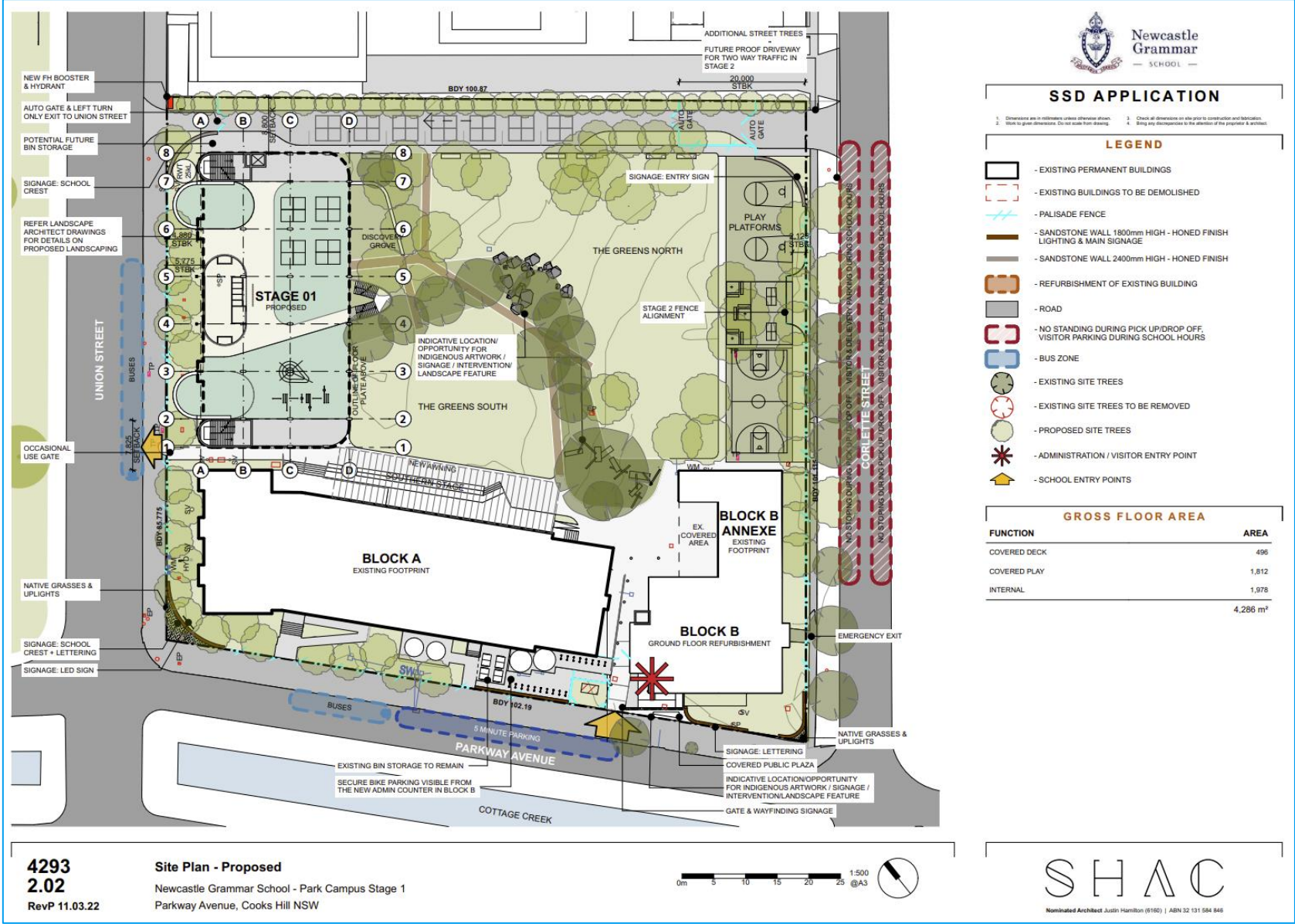


Figure 1-2: SSD-13895306 Project Stage 1 Site Plan

Image Source (SHAC, 2022)

## 1.2 Audit Team

The Audit Team comprised Victoria Sedwick (Project Director and peer reviewer), Shaun Taylor (Lead Auditor) and Charyssa Lawrence (Auditor Assistant) of Ramboll. The Audit Report was prepared by the Auditor Assistant, checked and reviewed by the Lead Auditor and authorised by the Project Director.

## 1.3 Audit Objectives

The objective of the audit was to independently assess the environmental performance and compliance status of the Project under SSD-13895306. The Audit Table provides an assessment of compliance under SSD-13895306 and is included as **Appendix 1**.

## 1.4 Audit Scope

The scope of the audit is in accordance with SSD-13895306, Conditions F37 to F42 as follows:

### **"Independent Environmental Audit**

- F37. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).*
- 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.*
- 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.*
- 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.*
- 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.*
- 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."*

For the purposes of this Audit, Newcastle Grammar School (NGS) is the Applicant, APP Group Pty Ltd (APP) is the Project superintendent and Core Project Group Pty Ltd (CPG) is the construction contractor.

## 1.5 Audit Period

The previous IEAs completed for the NGS Park Campus Project have included:

- *Newcastle Grammar School Park Campus – SSD13895306 Independent Environmental Audit #1 – Amended for RFI 68492218\_2 (EMM Consulting Pty Ltd, 2024) for the Audit Period 14 September 2023 to 17 November 2023 (IEA#1)*

- *Newcastle Grammar School Park Campus – SSD13895306 Independent Environmental Audit #2* (EMM Consulting Pty Ltd, 2024) for the Audit Period 18 November 2024 to 7 May 2024 (IEA#2)
- *Newcastle Grammar School Park Campus: Independent Environment Audit #3* (Ramboll, 2025) for the Audit Period 8 May 2024 to 7 November 2024 (IEA #3).

This IEA is the fourth IEA conducted for the Project and the audit period covered includes the period from 8 November 2024 to 9 May 2025 (the Audit Period).

## 2. Audit Methodology

The Audit was conducted in accordance with Australian Standard *AS/NZS ISO 19011:2014: Guidelines for quality and/or environmental management systems auditing* and the *Independent Audit Post Approval Requirements* (Department of Planning, Industry and Environment (now Department of Planning, Housing and Infrastructure), 2020) (the IAPAR 2020).

### 2.1 Selection and Endorsement of Audit Team

The Ramboll Auditors referred to in **Section 1.2** have extensive experience in conducting environmental compliance audits and are independent from both NGS, APP Group and CPG. Victoria Sedwick (Project Director) is a certified Lead Auditor with Exemplar Global (Certificate No. 13180). Shaun Taylor (Lead Auditor) has experience in undertaking several IEAs in Newcastle and the Hunter region, including the previous IEA for the Newcastle Grammar School Park Campus.

As required under Condition F38 of SSD-13895306, endorsement of the Audit Team by the Department of Planning, Housing and Infrastructure (DPHI) was provided in a letter dated 18 March 2025. Refer to **Appendix 2** and **Appendix 3** for a copy of the Auditor endorsement letter and the Audit team's declarations of independence, respectively.

### 2.2 Independent Audit Scope Development

The scope for this Audit was developed to assess the development's environmental performance in relation to the Project's Stage 1A construction and operation conditions of SSD-13895306, which included all post approval documents prepared to satisfy the conditions relevant to the construction phase associated with Stage 1A of development.

In addition to the above considerations, the scope of the Audit was further developed based on review or undertaking of the following:

- The recommendations made in previous IEAs (IEA#1, IEA#2 and IEA#3)
- The requirements made in IAPAR 2020
- Audit table development (refer to **Section 2.2.1**)
- Agency consultation (refer to **Section 2.2.2**)
- Request for information (refer to **Section 2.2.3**)
- Document review (refer to **Section 2.2.4**)
- Site inspections, observations and interviews (refer to **Section 2.2.5**)
- Compliance evaluation (refer to **Section 2.2.6**).

#### 2.2.1 Audit Table Development

A comprehensive protocol (Audit Table) was developed for the development consent to facilitate onsite interviews, observations and inspections for the assessment of compliance in accordance with the IAPAR 2020. The Audit Table includes:

- a unique identification number for each condition of consent (ID)
- the exact wording of the compliance requirement
- evidence used to assess and determine whether each requirement has been complied with
- commentary on findings and recommendations
- recording the status of compliance
- a unique identification number for each non-compliance (NC)

The completed Audit Table is provided in **Appendix 1**.

#### 2.2.2 Agency Consultation

The Auditors consulted with the DPHI and City of Newcastle in accordance with IAPAR 2020 requirements. Outcomes of consultation undertaking during the audit are included in **Section 3.6**.

#### 2.2.3 Request for Information

A formal request for information (RFI) was developed by Ramboll and issued to APP Group, CPG and NGS personnel on the 17 April 2025. The RFI represented the preliminary information request for items to facilitate the document review task such as: management plans; environmental reports; incident and complaint forms; evidence of report or plan submission; stakeholder consultation undertaken in the audit period; and any other documents or correspondence deemed relevant to the requirements of SSD-13895306. The RFI response was received on the 19 May 2025, which then facilitated the document review.

#### 2.2.4 Document Review

The document review task is an evidence-gathering process that involves careful examination of NGS's organisational documents and supporting records to confirm accuracy and agreement with NGS's consent. The evaluation of any documents reviewed was undertaken in accordance with the IAPAR 2020 requirements which states that:

*"the adequacy of documents must be determined on the basis of whether:*

- 1. there are any non-compliances resulting from the implementation of the document; and*
- 2. whether there are any opportunities for improvement."*

Consideration of the adequacy of available documentation is provided in **Section 3.7**.

#### 2.2.5 Site Inspections, Observations and Interviews

A site visit was undertaken by the Audit Team comprising Shaun Taylor (Lead Auditor) and Charyssa Lawrence (Auditor Assistant) on 28 April 2025. The Lead Auditor and Auditor Assistant were accompanied by NGS representatives including:

- Jennifer Falk, Senior Project Manager, APP Group
- David Frazer, Project Manager, NGS
- Ross Perevill, Operations and Maintenance Manager, NGS
- Joshua Smith, Site Engineer, CPG

During the site visit, an opening meeting was held prior to the Auditors undertaking a site inspection with NGS representatives to facilitate any inspections or observations as directed by the Auditors. Photos taken during the site inspection are provided in **Appendix 5**. During the site inspection, interviews were conducted to clarify any observations and anything identified during the document review.

#### 2.2.6 Compliance Review

All information gathered throughout the Audit process was reviewed, evaluated and collated into this Audit Report to assess compliance with SSD-13895306.

This Audit Report has been prepared in accordance with IAPAR 2020 including adoption of compliance status descriptors outlined in the IAPAR 2020 and reproduced in the following **Table 2-1**. These compliance status descriptors have been used to assess compliance requirements in the Audit table presented as **Appendix 1**.

**Table 2-1: Compliance status descriptors**

Status	Description
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not triggered	A requirement has an activation or timing trigger that has not been met at the time when the Audit is undertaken, therefore an assessment of compliance is not relevant.

### 2.3 Closing meeting

A formal closing meeting was not held for this audit and in its place, discussions were held between the Audit team and an APP representative on 25 June 2025 to discuss outstanding issues to the Audit team's satisfaction.



### 3. Audit Findings

#### 3.1 Document List

Documents provided by APP, CPG and/or publicly available on the applicant's website, as well as the Department's Major Projects website, that were reviewed by the Auditors are summarised in **Table 3-1**.

**Table 3-1: Key document list**

Document type	Key documents
Previous Audits	<ul style="list-style-type: none"> <li>• <i>Newcastle Grammar School Park Campus – SSD13895306 Independent Environmental Audit #1 – Amended for RFI 68492218_2</i> by EMM Consulting Pty Ltd dated June 2024 (IEA #1)</li> <li>• <i>Newcastle Grammar School Park Campus – SSD13895306 Independent Environmental Audit #2</i> by EMM Consulting Pty Ltd dated July 2024 (IEA #2)</li> <li>• <i>Newcastle Grammar School Park Campus: Independent Environment Audit #3</i> by Ramboll dated for the Audit Period 8 May 2024 to 7 November 2024 (IEA#3)</li> </ul>
Approvals	<ul style="list-style-type: none"> <li>• Development Consent SSD-13895306</li> </ul>
Architectural plans	<ul style="list-style-type: none"> <li>• Architectural Masterplan Set 4293 MP1.01-MP1.09 by SHAC dated 07/10/21</li> <li>• Landscape Plan Set by Gallagher Studio dated 08/03/2022</li> </ul>
Management Plans	<ul style="list-style-type: none"> <li>• Environmental Management Plan by Core Project Group and APP Group and dated 25/03/2025 which includes the following subplans: <ul style="list-style-type: none"> <li>◦ Community Communication strategy by Core Project Group and APP Group dated 25/08/2023</li> <li>◦ Stormwater Management Strategy by Lindsay Dynan dated 30/03/2022</li> <li>◦ Construction Soil and Water Management Plan by Northrop dated 05/12/2023</li> <li>◦ Waste Management Plan by SLR Consulting Pty Ltd dated October 2021</li> <li>◦ Hazardous Substances Management Plan by Practical Environmental Solutions Pty Ltd dated 28/05/2021</li> <li>◦ Construction Traffic Management Plan by Gateshead Traffic Solutions Pty Ltd dated 08/09/2023</li> <li>◦ Acid Sulfate Soil Management Plan by Tetra Tech Coffey Pty Ltd dated</li> <li>◦ Aboriginal Cultural Heritage Management Sub-Plan by Heritage Now Pty Ltd dated 01/11/2023</li> <li>◦ Newcastle Grammar School Construction Noise and Vibration Management Plan by RCA Australia Pty Ltd dated 12/02/2024</li> <li>◦ Construction Flood Emergency Plan by Core Project Group dated 05/06/2024</li> </ul> </li> <li>• Newcastle Grammar School Park Campus: Operational Transport and Access Management Plan by SECA Solutions dated 22/12/2024</li> </ul>

Document type	Key documents
Reports	<ul style="list-style-type: none"> <li>• Arborist Report by Abacus Tree Services dated 21/06/21</li> <li>• Newcastle Grammar School Park Campus – Stage 1 Staging Report by APP and dated 10/12/2024</li> <li>• Newcastle Grammar School – Park Campus Development: 127 Union Street, Cooks Hill NSW Remediation Validation Report by Tetra Tech Coffey dated 25/02/2025</li> <li>• Modification Report SSD-13895306 Newcastle Grammar School (Park Campus) by SLR Consulting dated 06/05/2025</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B (part) dated 24/01/2025</li> <li>• Occupation Certificate (No. 23-046-OC1) for Block A (administration areas and end-of-trip facilities) dated 24/01/2025</li> <li>• <a href="#">NSW Government Major Projects Portal for SSD-13895306</a></li> <li>• <a href="#">Newcastle Grammar School Park Campus website</a></li> <li>• Complaints register</li> <li>• Incidents register</li> <li>• Monthly waste tracking records</li> <li>• Letter correspondence</li> <li>• Email correspondence</li> </ul>

### 3.2 Compliance Performance

Compliance performance with the Project Approval was assessed from a review of Project documentation, audit observations and interviews with site representatives. **Table 3-2** provides a summary of the compliance performance. Full details of the auditors' findings are documented within **Appendix 1** of this report. Non-compliances are identified in **Section 3.4**.

**Table 3-2: Summary of compliance performance**

Total number of conditions	182
Total number of 'compliant' conditions	82
Total number of 'non-compliant' conditions	2
Total number of 'not triggered' conditions	98

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

The Auditors are not aware of any agency notices, orders, penalty notices or prosecutions made against the facility during the audit period.

### 3.4 Non-compliances

Key non-compliances with the conditions of SSD-13895306 are noted in **Table 3-3**. Recommendations associated with each non-compliance detailed below are summarised in **Section 4**.

**Table 3-3: Summary of non-compliances**

NC#	Condition(s)	Non-compliance summary
NC1	C2	Non-compliances with SSD-13895306 were identified as reported in the Audit Table provided as <b>Appendix 1</b> .

NC#	Condition(s)	Non-compliance summary
NC2	C9	The submission of the Staging Report dated 10 December 2024 included the proposal to divide Stage 1 into Stage 1A (now operational) and Stage 1B (scheduled for 3-10 years later). Under this staged approach, construction activities will be required to complete Stage 1B. Demolition and construction works associated with Stage 1 commenced on 14 September 2023. Therefore, the submission of the Staging Report is considered to be non-compliant with the timing requirements of Condition C9 which specifies that 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.

Following factual review of version 2.0 of this IEA report, further evidence was provided and one non-compliance finding in relation to conditions G22 and G23 was changed to compliant.

### 3.5 Previous Audit Recommendations

An assessment of progress on the recommendations made in the previous IEA (IEA#3), is presented in **Table 3-4**.

Table 3-4: Status of Previous Audit Recommendations

Consent Requirement	Previous audit status	Previous audit recommendation	Status
<p><b>SSD-13895306, Condition E15</b></p> <p>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).</p> <p><i>Note: The Environmental Management Plan Guideline is available on the Planning Portal at:</i>  <a href="https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval">https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval</a></p> <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p> <p><b>SSD-13895306, Condition C2</b></p> <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> <p><i>Refer to table in SSD-13895306.</i></p>	Non-compliant	<p>The EMP is to be revised in accordance with Section 3.0 of the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE (now 'DPHI') April 2020). This will allow the future construction activities (as part of subsequent stages) to be undertaken in accordance with a management plan compliant with the guideline. Updates to the EMP should include:</p> <ul style="list-style-type: none"> <li>Table 2 of the EMP (or where appropriate) which lists the timing of activities for the current construction phase should be expanded to include the expected timeframes for the Project's operational phase and the future construction activities (as part of subsequent Project stages).</li> <li>A consolidated list of all relevant consent conditions that relate to the requirements of the entire EMP should be included in the EMP.</li> <li>The EMP should include a list of triggers that prompt a review of the EMP in accordance with the Guideline which states an EMP should be reviewed and, where necessary, revised following: an incident (as</li> </ul>	<p>Completed.</p> <p>The EMP was updated on 25 May 2025 and now includes: the timing of activities (Section 5.1); a list of all relevant consent conditions (Section 1.1); and a list of triggers that would prompt a review of the EMP (Section 18)</p>

Consent Requirement	Previous audit status	Previous audit recommendation	Status
		defined by the conditions of consent); any non-compliance with the conditions of consent or other legal requirement; any non-conformance with any other environmental requirement; audit findings (internal, external and/or independent); project modifications approved by the consent or approval authority; and, changes to legislative requirement.	
<p><b>SSD-3895306, Condition F19</b></p> <p>For the duration of the construction works:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(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</li> <li>(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</li> </ul>	Opportunity for improvement	The EMP is to be updated to incorporate the requirements of tree protection measures described in the Arborist Report dated 2021.	Completed.  The EMP was updated on 25 May 2025 and now includes the recommendations of the Arborist Report dated 2021 (Appendix M)

### 3.6 Consultation Outcomes

A summary of the consultation undertaken for the purpose of this audit is provided in **Table 3-5**. There are no specific consultation requirements specified in the Development Consent besides the DPHI.

**Table 3-5: Consultation outcomes**

Agency	Comments	Where addressed
DPHI	No response	N/A
Newcastle City Council	'There are stormwater detention tanks and overflow pipes through to Union St. It would be ideal to know the WAE on the tanks, and if they are working according to the DA plans, and if the stormwater connection to the street is working ok, or not.	<b>Section 3.6.1</b>

#### 3.6.1 Consultation Findings

The stormwater management system under SSD-13895306 involves the capture of rainfall from the new roof area of the Union Street building within two above ground rainwater tanks with a total storage of 25 kilolitres. The first flush device is located underground at the low point in the system. The rainwater collected is used external landscape irrigation and toilet flushing which was installed with an automatic rainwater/potable water change-over device. Overflow from this system is discharged through a pipe into the adjacent pit and drainage network.

Most of the surface runoff is directed to a bioretention garden via grass-lined swales, prior to discharge from the site. Runoff from the internal roadway is directed to the adjacent landscaping strip and ultimately collected by drainage pits. The bioretention garden treats stormwater from the landscape areas and is five meters squared in area.

Subsoil drainage includes a network of pits and subsoil drains for the drainage of water from behind the kerbs either side of the driveway and under the playground turf areas. All subsoils have been designed to discharge to a downstream stormwater network and include an upstream flushing point for maintenance.

Site personnel correspondence confirmed on the 14 March 2025 that *“the stormwater assets and connections are working according to the plans. The civil works beyond the site has also been inspected via camera and provided to the CoN assets team. Photos provided are also examples of the filters, grates and flush devices used to prevent gross pollution from entering the system.”* Refer to Photos 1 through to 7 for photos of the stormwater system including rainwater tank, drainage pits and bioretention garden.

The Auditors did not observe any issues with the stormwater system and associated infrastructure, and understand that no complaints have been received by NGS relating to the stormwater system. Based on this, and the advice from Site personnel, the Auditors have no reason to believe that the stormwater system is performing unsatisfactorily and not in accordance with the development consent.





Photo 1: Rainwater Tank (1)



Photo 2: Rainwater Tank (2)



Photo 3: Rainwater Tank (3)

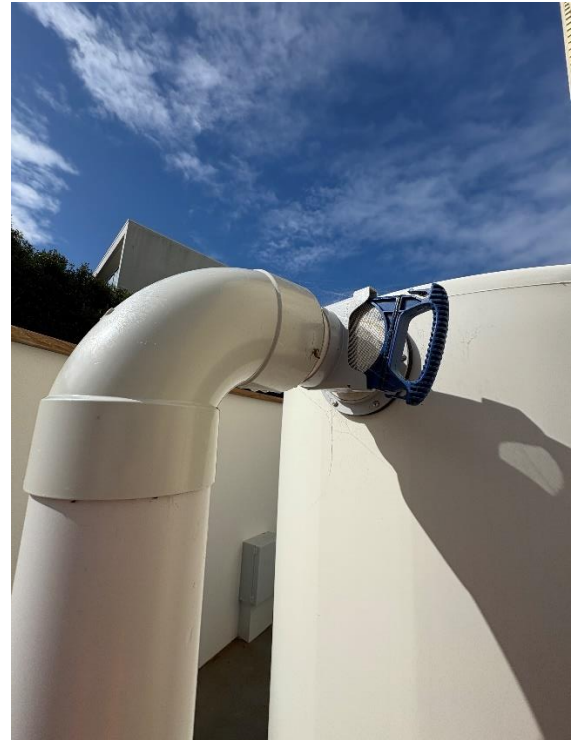


Photo 4: Rainwater Tank (4)





Photo 5: Drainage Pit



Photo 6: Drainage Pit

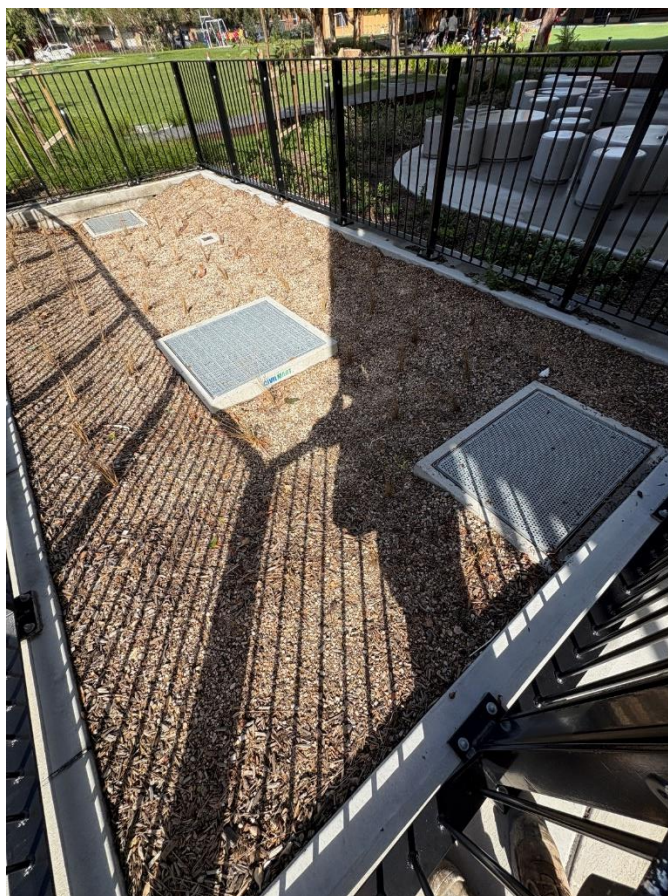


Photo 7: Bioretention Garden

### 3.7 EMP, Sub-plans and Post Approval Documents

The Project is managed under the *Environmental Management Plan* by CPG and APP Group dated March 2025, version 7 (the EMP). As discussed in **Section 2.2.4**, evaluation of post-approval documents is determined on the basis of whether there are 1) any non-compliances resulting from the implementation of the document; and 2) whether there are any opportunities for improvement in accordance with the IAPAR 2020.

No non-compliances were identified from the implementation of the EMP or associated sub-plans during this audit. Where non-compliances have been made, they relate to late submissions of documents and/or plans separate to the EMP (refer to **Section 3.4**). Further the EMP was updated during the Audit Period in response to findings of the previous audit (refer to **Section 0**) and no additional opportunities for improvement have been made regarding the EMP during this audit.

As such, the Auditors consider that the EMP is generally adequate for the management of environment matters under SSD-13895306.

### 3.8 Environmental Performance

The environmental performance of the Project is of a generally high standard as no incidents were recorded for the Audit Period. Further, at the time of site inspection, built areas of the site were now operational and functioning as a school and the landscaped areas were observed to be well-maintained. The one-way 'kiss and drive' drop off system was well managed with the gates closed during school hours, converting the area into a secure play space.

### 3.9 Actual versus Predicted Environmental Impacts

The Auditors have not identified inconsistencies between actual environmental impacts and the predicted environmental impacts.

### 3.10 Complaints

One complaint was made on 24 February 2025 whereby a hydrant pump located at north western end of Union Street Building was switching on and off throughout the night creating a disturbance to neighbouring residents. The complaints register for the Audit Period records that the response occurred on the following day, 25 February 2025, whereby the Principal Contractor and Hydraulic Subcontractor conducted investigation and testing. A leak was found to be causing issue and the fault was isolated and rectified. The complaint was then closed out on 17 February 2025.

Under SSD-13895306, there is no requirement for complaints to be notified to the DPHI. As such, the Auditors consider complaint management to be adequate for the Audit Period.

### 3.11 Incidents

No incidents, as defined under SSD-13895306 and requiring notification of DPHI, have occurred during the Audit Period.

### 3.12 Site Inspection and Interviews

The Auditors carried out a site inspection on 25 April 2025 accompanied by Project personnel referred to in **Section 2.2.5**. Most documents and records were provided electronically and reviewed off-site.

### 3.13 Key Strengths

The Auditors consider the Stage 1A construction management by CPG, APP and NGS to be of a generally high standard in relation to site management, community engagement, environmental performance, traffic management and record keeping.

## 4. Recommendations and Opportunities

### 4.1 Non-compliance Recommendations

Where non-compliances have been identified (refer to **Section 3.4**), no recommendations have been made as corrective action had been implemented. Further details provided in the Independent Audit Table presented as **Appendix 1**.

### 4.2 Opportunities for improvement

No opportunities for improvement were identified during this audit.

## 5. Conclusion

The Auditors assessed the development to be generally compliant with the conditions of approval in SSD-13895306. Two non-compliance findings have been made in relation SSD-13895306 with regards to the late submission of a plan or report, however, the Auditors note that environmental performance was of a high-standard and no major complaints or incidents have been recorded for the Audit Period. No opportunities for improvement were identified during the audit.



## Appendix 1

### Audit Table for SSD-13895306

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #								
PART A – ADMINISTRATIVE CONDITIONS													
DETERMINATION OF FUTURE APPLICATIONS													
A1.	In accordance with Section 4.22(4) of the EP&A Act all development under the Concept Proposal must be the subject of future development application(s), other than the development of Stage 1 that is subject to the conditions of consent in Schedule 3.	<ul style="list-style-type: none"><li>Site inspection 28/04/2025</li><li>Site personnel correspondence on 19/05/2025</li></ul>	At the time of Audit, all development has been limited to Stage 1 subject to the conditions of consent in Schedule 3.	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.	<ul style="list-style-type: none"><li>Site personnel correspondence on 19/05/2025</li><li>Modification Report SSD-13895306 Newcastle Grammar School (Park Campus) by SLR Consulting dated 06/05/2025</li></ul>	No applications relating to future stages of the development under the SSD-13895306 Concept Approval were sought by the Applicant during the Audit Period. One modification to SSD-13895306 ('SSD-13895306-Mod-1') was sought by the Applicant during the Audit Period relating to the approved Stage 1 of the Park Campus involving the enlargement of the basketball court up to a standard court size. At the time of audit, the status of SSD-13895306-Mod-1 is under assessment.	Not triggered									
TERMS OF CONSENT													
A3.	<div>The development may only be carried out if: (a) the plans are in compliance with the conditions of this consent (b) the plans are in accordance with all written directions of the Planning Secretary (c) the plans are generally in accordance with the EIS and Response to Submissions (d) the plans are in accordance with approved plans in the table below:</div> <table><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>MP1.01</td><td>D</td><td>Proposed Masterplan</td><td>07.10.21</td></tr></table> <div>Architectural Masterplan prepared by SHAC Project No. 4293</div>	Dwg No.	Rev	Name of Plan	Date	MP1.01	D	Proposed Masterplan	07.10.21	<ul style="list-style-type: none"><li>Site inspection 28/04/2025</li><li>This Audit Table</li><li><a href="#">NSW Government Major Projects Portal for SSD-13895306</a></li><li>Architectural Masterplan Set 4293 MP1.01-</li></ul>	The requirements of this condition have been met during the Audit Period as follows: (a) Plans are considered to be in compliance as they form part of the development consent granted for SSD-13895306 on 09/01/23. (b) Plans are considered to be in accordance with all written directions of the Planning Secretary. (c) Plans are generally in accordance with the Environmental Impact Statement and Response to Submissions	Compliant	
Dwg No.	Rev	Name of Plan	Date										
MP1.01	D	Proposed Masterplan	07.10.21										

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)				Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	MP1.02	E	Masterplan – Ground Floor	07.10.21	MP1.09 by SHAC dated 07/10/21 <ul style="list-style-type: none"><li>Landscape Plan Set by Gallagher Studio dated 08/03/2022</li><li>Response to submissions Redevelopment Masterplan and Stage 1 Refurbishment and Buildings Newcastle Grammar School, Park Campus by SLR Consulting Australia Pty Ltd dated April 2022</li><li>Newcastle Grammar School Park Campus – SSD13895306 Independent Environmental Audit #1 – Amended for RFI 68492218_2 by EMM Consulting Pty Ltd dated June 2024 ('IEA#1')</li></ul>	(d) Plans are considered to be in accordance with the Architectural Masterplan Set 4293 MP1.01-MP1.09 and Landscape Plan Set.		
	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				

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	202008_LA301 A Materials & Fisheries Plan 01 09.06.2022	<ul style="list-style-type: none"> <li>Newcastle Grammar School Park Campus – SSD13895306 Independent Environmental Audit #2 by EMM Consulting Pty Ltd dated July 2024 ('IEA#2')</li> <li>Newcastle Grammar School Park Campus Independent Environmental Audit #3 ('IEA#3')</li> </ul>			
A4.	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <ul style="list-style-type: none"> <li>(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;</li> <li>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</li> <li>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</li> </ul>	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> </ul>	Noted. The Auditors are not aware of any requests made by the Planning Secretary of this nature. Therefore, this requirement was not triggered for the Audit Period.	Not triggered	
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.		Noted. No inconsistencies, ambiguities or conflicts between the documents listed in condition C2(c) and the conditions of this consent or the directions of the Planning Secretary were identified during this Audit.	Not triggered	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #															
LIMITS OF CONSENT																				
A6.	This consent lapses five years after the date of consent unless work is physically commenced within the meaning of Section 4.53 of the EP&A Act.	<ul style="list-style-type: none"><li>IEA#1</li><li>IEA#2</li><li>IEA#3</li></ul>	Works physically commenced on 14 September 2023, in accordance with the requirements of this condition to be less than five years following the date of consent which is dated 09 January 2023.	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).	<ul style="list-style-type: none"><li>Site inspection 28/04/2025</li><li>Site personnel correspondence on 19/05/2025</li></ul>	At the time of Audit, all development has been limited to Stage 1 subject to the conditions of consent in Schedule 3.	Compliant																
STAFF AND STUDENT NUMBERS																				
A8.	<p>The maximum student and staff population 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. 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><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	<ul style="list-style-type: none"><li>Email Correspondence Subject: <i>RE: Grammar School Park Campus: Upcoming IEA</i> from NGS dated 08/05/2025</li></ul>	<p>A screenshot of the Newcastle Grammar School Park Campus’s student enrolment numbers was provided via email correspondence dated 08/05/2025. The total number of students was confirmed as 372 as of 30 April 2025.</p> <p>A screenshot of the Newcastle Grammar School Park Campus Payroll Employee Listing was also provided via email correspondence dated 08/05/2025. The total number of staff was confirmed as 48.2 full-time equivalent. These student and staff numbers are compliant with the maximum student/staff cap specified ‘at the completion of Stage 1’ as required by this condition.</p>	Compliant	
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																		
PART B – CONDITIONS TO BE SATISFIED IN FUTURE DEVELOPMENT APPLICATIONS																				

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
<b>BUILD DESIGN</b>					
B1.	All future development applications relating to the concept development will 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.	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	At the time of Audit, all development has been limited to Stage 1 works only. No development applications relating to future stages under the concept development have been prepared and/ or submitted by the Applicant during the Audit Period. Therefore, this requirement was not triggered for the Audit Period.	Not triggered	
B2.	All future built form must be contained wholly within the approved envelopes, illustrated in the approved plans referenced at Schedule 2 Condition A3.	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	At the time of Audit, all development has been limited to Stage 1 works only. No development applications relating to future stages under the concept development have been prepared and/ or submitted by the Applicant during the Audit Period. Therefore, this requirement was not triggered for the Audit Period.	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, will provide parking for a minimum of 37 vehicles, 2 motorcycles and a total of 70 bicycles across the <b>whole</b> site.	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	At the time of Audit, all development has been limited to Stage 1 works only. No development applications relating to future stages under the concept development have been prepared and/ or submitted by the Applicant during the Audit Period. Therefore, this requirement was not triggered for the Audit Period.	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, will include traffic modelling for the signalised intersection of Union Street and Parkway Avenue. The modelling is	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> </ul>	At the time of Audit, all development has been limited to Stage 1 works only. No development applications relating to future stages under the concept development have been prepared	Not triggered	



**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	required to demonstrate that there would be sufficient intersection capacity to support the increase in student numbers.	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> </ul>	and/ or submitted by the Applicant during the Audit Period. Therefore, this requirement was not triggered for the Audit Period.		
<b>LANDSCAPING</b>					
B5.	Any future development application will include detailed landscape plans identifying any vegetation to be removed or relocated, and the location of any replacement plantings and/or additional landscaping.	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	At the time of Audit, all development has been limited to Stage 1 works only. No development applications relating to future stages under the concept development have been prepared and/ or submitted by the Applicant during the Audit Period. Therefore, this requirement was not triggered for the Audit Period.	Not triggered	
<b>ECOLOGICAL SUSTAINABLE DEVELOPMENT</b>					
B7.	Where relevant, the 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.	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	At the time of Audit, all development has been limited to Stage 1 works only. No development applications relating to future stages under the concept development have been prepared and/ or submitted by the Applicant during the Audit Period. Therefore, this requirement was not triggered for the Audit Period.	Not triggered	
<b>DISABILITY ACCESS</b>					
B8.	All future development applications for any new built form will be accompanied by a Disability Access Review to demonstrate an appropriate degree of accessibility in accordance with the <i>Disability (Access to Premises – buildings) standards 2010</i> (the Premises Standards).	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	At the time of Audit, all development has been limited to Stage 1 works only. No development applications relating to future stages under the concept development have been prepared and/ or submitted by the Applicant during the Audit Period. Therefore, this requirement was not triggered for the Audit Period.	Not triggered	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
<b>NOISE AND VIBRATION</b>					
B9.	All future development applications for demolition and/or any new built form will 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.	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	At the time of Audit, all development has been limited to Stage 1 works only. No development applications relating to future stages under the concept development have been prepared and/ or submitted by the Applicant during the Audit Period. Therefore, this requirement was not triggered for the Audit Period.	Not triggered	
<b>CONTAMINATION</b>					
B10.	All future development applications for demolition and/or any new built form will be accompanied by a Detailed Site Investigation Report, including an assessment of potential site contamination.	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	At the time of Audit, all development has been limited to Stage 1 works only. No development applications relating to future stages under the concept development have been prepared and/ or submitted by the Applicant during the Audit Period. Therefore, this requirement was not triggered for the Audit Period.	Not triggered	
B11.	Should the investigations required by condition B10 identify that remediation works are required, that a RAP will be prepared by a suitably qualified consultant.		Refer to response to Condition B10.	Not triggered	
<b>FLOODING</b>					
B12.	All future development applications for demolition and/or any new built form will 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.	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	At the time of Audit, all development has been limited to Stage 1 works only. No development applications relating to future stages under the concept development have been prepared and/ or submitted by the Applicant during the Audit Period. Therefore, this requirement was not triggered for the Audit Period.	Not triggered	
B13.	All future development applications for demolition and/or any new built form will include a revised flood emergency response plan (FERP)	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> </ul>	At the time of Audit, all development has been limited to Stage 1 works only. No development	Not triggered	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	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.	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> </ul>	applications relating to future stages under the concept development have been prepared and/ or submitted by the Applicant during the Audit Period. Therefore, this requirement was not triggered for the Audit Period.		
<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.	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	At the time of Audit, all development has been limited to Stage 1 works only. No development applications relating to future stages under the concept development have been prepared and/ or submitted by the Applicant during the Audit Period. Therefore, this requirement was not triggered for the Audit Period.	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.	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	At the time of Audit, all development has been limited to Stage 1 works only. No development applications relating to future stages under the concept development have been prepared and/ or submitted by the Applicant during the Audit Period. Therefore, this requirement was not triggered for the Audit Period.	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.	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	At the time of Audit, all development has been limited to Stage 1 works only. No development applications relating to future stages under the concept development have been prepared and/ or submitted by the Applicant during the Audit Period.	Not triggered	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
			Therefore, this requirement was not triggered for the Audit Period.		
<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.	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	At the time of Audit, all development has been limited to Stage 1 works only. No development applications relating to future stages under the concept development have been prepared and/ or submitted by the Applicant during the Audit Period. Therefore, this requirement was not triggered for the Audit Period.	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.	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	At the time of Audit, all development has been limited to Stage 1 works only. No development applications relating to future stages under the concept development have been prepared and/ or submitted by the Applicant during the Audit Period. Therefore, this requirement was not triggered for the Audit Period.	Not triggered	
<b>SCHEDULE 3 CONDITIONS OF CONSENT FOR STAGE 1</b>					
<b>PART C – ADMINISTRATIVE CONDITIONS FOR STAGE 1</b>					
<b>OBLIGATIONS 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.	<ul style="list-style-type: none"> <li>This Audit Table</li> <li>Site inspection 28/04/2025</li> <li>Environmental Management Plan by Core Project Group and APP Group and dated</li> </ul>	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. The Auditors have no reason to believe that development has caused material harm to the environment based on the lack of complaints and incidents during the Audit Period.	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #																																
		<div>25/03/2025 (the '2025 EMP')</div> <ul style="list-style-type: none"><li>Aboriginal Cultural Heritage Management Sub-Plan by Heritage Now Pty Ltd dated 01/11/2023 (the '2023 ACHMSP')</li><li>Complaints register</li><li>Incident register</li></ul>																																			
C2.	<div>The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, Request for Information Response (RFI), and Response to Submissions; (d) in accordance with the approved plans in the table below:</div> <table><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><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></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	<ul style="list-style-type: none"><li>This Audit Table</li><li>Site inspection 28/04/2025</li></ul>	<div>The requirements of this condition have generally been met during the Audit Period as follows:</div> <div>(a) The Auditors consider the development to have been carried out generally in accordance with the conditions of consent. <b>However, as non-compliances with SSD-13895306 were identified as noted in this table (refer to NC2 and NC3) it is considered that there has been non-compliance with this condition during the Audit Period.</b></div> <div>(b) Plans are considered to be in accordance with all written directions of the Planning Secretary.</div> <div>(c) Plans are generally in accordance with the Environmental Impact Statement and Response to Submissions</div>	Non-compliant	NC1
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																																		
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**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)				Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	2.13	G	Block B Elevations – South & East	15.10.21		(d) Plans are considered to be in accordance with the Stage 01 Architectural prepared by SHAC Project No. 4293, Landscape Plan prepared by GallagherStudio, Finishes Schedule prepared by SHAC, and Stormwater Management Plan prepared by Lindsay Dynan.		
	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	O	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							
	<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>				
	2020_08	F	Landscape Plan	08.03.22				
	NG_DA_01_							



**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #																																
	<div>Finishes Schedule prepared by SHAC</div> <table><thead><tr><th>Dwg No.</th><th>Rev</th><th>Name of plan</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> <div>Stormwater Management Plan prepared by Lindsay Dynan</div> <table><thead><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 Plan</td><td>13/10/2021</td></tr><tr><td>16194-LD-DR-C-0020</td><td>P03</td><td>Stormwater Drainage Plan</td><td>30/10/2021</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>	Dwg No.	Rev	Name of plan	Date	Finishes Schedule	A	4293 NGS Park Campus Stage 1 – Finishes Schedule	-	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 Plan	13/10/2021	16194-LD-DR-C-0020	P03	Stormwater Drainage Plan	30/10/2021	16194-LD-DR-C-0025	P02	Civil Details	13/10/2021				
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16194-LD-DR-C-0025	P02	Civil Details	13/10/2021																																		
C3.	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Application 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.	<ul style="list-style-type: none"><li>Site personnel correspondence on 19/05/2025</li></ul>	Noted. Site personnel correspondence confirmed that no requests of this nature were made by the Planning Secretary during the Audit Period.	Not triggered																																	
C4.	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!</b>		Noted. No inconsistencies, ambiguities or conflicts between the documents listed in condition C2(c) and the conditions of this	Not triggered																																	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	<b>Reference source not found</b> (sic).. 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> (sic)., the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.		consent or the directions of the Planning Secretary were identified during this Audit.		
<b>Limits of Consent</b>					
C5.	This consent lapses five years after the date of consent unless work is physically commenced within the meaning of section 4.53(4) of the EP&A Act.	<ul style="list-style-type: none"> <li>IEA#1</li> <li>IEA#2</li> <li>IEA#3</li> </ul>	Works physically commenced on 14 September 2023, in accordance with the requirements of this condition to be less than five years following the date of consent which is dated 09 January 2023.	Compliant	
<b>Prescribed Conditions</b>					
C6.	The Applicant must comply with all relevant prescribed conditions of development consent under part 6, Division 8A of the EP&A Regulation 2000.	<ul style="list-style-type: none"> <li>This Audit Table</li> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> <li>IEA#1</li> <li>IEA#2</li> <li>IEA#3</li> <li>Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B (part) dated 24/01/2025</li> <li>Occupation Certificate (No. 23-046-OC1) for Block A</li> </ul>	<p>The Auditors note that the 'EP&amp;A Regulation 2000' cited in this condition was repealed by Section 10(2) of the <i>Subordinate Legislation Act 1989</i> No 146 with effect from 01/03/22. For the purposes of completing the audit, the Auditors have reviewed the same prescribed conditions that were audited in IEA#1, IEA#2 and IEA#3 which included:</p> <ul style="list-style-type: none"> <li>Condition 98 – Compliance with Building Code of Australia and insurance requirements under the <i>Home Building Act 1989</i>. This condition is considered to be met for the Audit Period as operation certificates have been issued for the development by the private certifier (NewCert Pty Ltd).</li> <li>98A – Erection of signs. Letter correspondence from Trielle Projects dated 16/12/2024 certified that the signage and cladding installed on the Union Street</li> </ul>	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		<p>(administration areas and end-of-trip facilities) dated 24/01/2024</p> <ul style="list-style-type: none"> <li>Letter correspondence Subject: <i>Manufacture and Installation Certificate</i> from Trielle Projects to CPG dated 16/12/2024</li> </ul>	building exterior complies with the relevant sections of the EP&A Regulation 2000.		
<b>Planning Secretary as Moderator</b>					
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.	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> </ul>	Site personnel correspondence confirmed no disputes between the Applicant and any public authorities took place during the Audit Period. Therefore, this condition was not triggered during the Audit Period.	Not triggered	
<b>Evidence of Consultation</b>					
C8.	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> <li>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>(b) provide details of the consultation undertaken including:               <ul style="list-style-type: none"> <li>(i) the outcome of that consultation, matters resolved and unresolved; and</li> <li>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>This Audit Table</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	Site personnel correspondence confirmed that no consultation occurred during the Audit Period. Therefore, this requirement was not triggered during the Audit Period.	Not triggered	
<b>Staging</b>					

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
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).	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> <li>Newcastle Grammar School Park Campus – Stage 1 Staging Report by APP and dated 10/12/2024</li> <li>Letter Correspondence Subject: Newcastle Grammar School – Park Campus (SSD-13895306) Staging Report, Condition C9 from DPHI dated 11/12/2024</li> </ul>	<p>A Staging Report was prepared and submitted to the satisfaction of the Planning Secretary during the Audit Period as evidenced by letter correspondence from DPHI dated 11/12/2024 confirming approval of the Staging Report. The Staging Report proposed splitting Stage 1 of the development into Stage 1A and Stage 1B, whereby Stage 1A includes the Union Street Building and Landscaping (now operational) and Stage 1B includes the Block B Refurbishment (proposed to commence 3-10 years from the completion of Stage 1A). Specifically, Stage 1A and Stage 1B are detailed as follows.</p> <p>Stage 1A includes:</p> <ul style="list-style-type: none"> <li>Demolition of existing covered outdoor learning area (COLA) and existing Blocks C, D and F;</li> <li>Construction of kiss &amp; drop driveway</li> <li>Union Street Building – three-storey building with under-croft and rooftop play space</li> <li>Associated landscaping and stormwater upgrades</li> <li>Building B lift and associated minor works</li> <li>Bicycle parking</li> </ul> <p>Stage 1B includes:</p> <ul style="list-style-type: none"> <li>Building B refurbishment for administration, staff room and offices</li> </ul> <p><b>Under this staged approach, construction activities will be required to complete Stage 1B. Demolition and construction works associated with Stage 1 commenced on 14/09/2023. Therefore,</b></p>	Non-compliant	NC2

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
			<p><b>the submission of the Staging Report is considered to be non-compliant with the timing requirements of Condition C9 which specifies that 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.</b></p> <p><b>However, no recommendations are made as the Staging Report has been approved by the Planning Secretary. Further, the applicant has demonstrated compliance with Conditions C10-C12 which further relate to the Staging Report.</b></p>		
C10.	<p>A Staging Report prepared in accordance with condition C9 must:</p> <p>(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p> <p>(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	<ul style="list-style-type: none"> <li>Newcastle Grammar School Park Campus – Stage 1 Staging Report by APP and dated 10/12/2024</li> <li>Letter Correspondence Subject: Newcastle Grammar School – Park Campus (SSD-13895306) Staging Report, Condition C9 from DPHI dated 11/12/2024</li> </ul>	<p>Review of the Staging Report dated 10/12/2024 confirms the requirements of this condition have been met during the Audit Period in the following sections of the Staging Report:</p> <p>(a) Section 2.0 'Staging' including Figure 1</p> <p>(b) Section 2.0 'Staging'</p> <p>(c) Section 3.0 'Compliance Management' and Appendix A 'Newcastle Grammar School stage 1 – Staging Matrix'</p> <p>(d) Section 3.5 'Cumulative Impacts'</p>	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
C11.	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<ul style="list-style-type: none"> <li>Newcastle Grammar School Park Campus – Stage 1 Staging Report by APP and dated 10/12/2024</li> <li>Letter Correspondence Subject: Newcastle Grammar School – Park Campus (SSD-13895306) Staging Report, Condition C9 from DPHI dated 11/12/2024</li> </ul>	Letter correspondence from the DPHI dated 11/12/2024 provides evidence of approval of the Staging Report by the Planning Secretary. At the time of audit, all works have been undertaken as per Stage 1A in accordance with the Staging Report.	Compliant	
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.	<ul style="list-style-type: none"> <li>This Audit Table</li> <li>Newcastle Grammar School Park Campus – Stage 1 Staging Report by APP and dated 10/12/2024</li> <li>IEA#1</li> <li>IEA#2</li> <li>IEA#3</li> </ul>	Stage 1A has been subject to three previous Independent Environmental Audits in accordance with the requirements of SSD-13895306. The Auditors understand that this condition now requires another IEA to be completed for Stage 1B of the project.	Compliant	
<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	<ul style="list-style-type: none"> <li><a href="#">NSW Government Major Projects</a></li> </ul>	No new plans, updates to existing plans or consolidation of existing plans have been prepared by the Applicant under the	Not triggered	



**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	<p>consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	<p><a href="#">Portal for SSD-13895306</a></p> <ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> </ul>	requirements of Condition C13 during the Audit Period. Therefore, this requirement was not triggered for the Audit Period.		
C14.	Any strategy, plan or program prepared in accordance with condition C13, where previously approved by the Planning Secretary under this consent, will be submitted to the satisfaction of the Planning Secretary.		Refer to response to Condition C13.	Not triggered	
C15.	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.		Refer to response to Condition C13.	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.		Refer to response to Condition C13.	Not triggered	
<b>Structural Adequacy</b>					

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
C17.	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA and any additional requirements of Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District.</p> <p>Notes:</p> <ul style="list-style-type: none"> <li>• <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i></li> <li>• <i>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.</i></li> </ul>	<ul style="list-style-type: none"> <li>• Letter Correspondence (no subject) from the Subsidence Advisory to APP dated 12/12/2024</li> <li>• Letter Correspondence Subject: <i>RE Proposed New 3 Storey Building, Kiss &amp; Drop and Building Refurbishment at Newcastle Grammar School – 127 Union Street Cooks Hill; Lot 102 DP 861562; TBA22-04274</i> from Subsidence Advisory to APP dated 14/12/2022</li> </ul>	<p>Letter correspondence dated 14/12/2024 from the Subsidence Advisory states that "<i>Subsidence Advisory NSW has determined to grant approval under section 22 of the Coal Mine Subsidence Compensation Act 2017. Approval has been granted, subject to the conditions set out in the attached determination under Schedule 2. The stamped approved plans are attached</i>"</p> <p>Therefore, the buildings and structures completed during the Audit Period are considered compliant with the relevant requirements of the BCA and the additional requirements of Subsidence Advisory NSW.</p>	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.	<ul style="list-style-type: none"> <li>• IEA#1</li> <li>• IEA#2</li> </ul>	This condition has been previously assessed and therefore not triggered during the Audit Period.	Not triggered	
<b>Applicability of Guidelines</b>					

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
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.		Noted.	Not triggered	
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.		Noted.	Not triggered	
<b>Monitoring and Environmental Audits</b>					
C21.	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<ul style="list-style-type: none"> <li>This Audit</li> <li>2025 EMP</li> <li>Newcastle Grammar School Construction Noise and Vibration Management Plan by RCA Australia Pty Ltd dated 12/02/2024 (the '2024 CNVMP')</li> <li>Complaints register</li> </ul>	<p>This Audit has been completed in accordance with the requirements of this condition and Condition F37 through to Condition F42 which stipulates the requirement for an Independent Environmental Audit.</p> <p>Monitoring required under this consent by way of the 2025 EMP includes noise and vibration monitoring in accordance with the sub-plan the 2024 CNVMP. However, in accordance with the 2024 CNVMP, vibration monitoring is only required at the start of a new phase of construction and noise monitoring is only required upon receiving a complaint. As there was no commencement of a new phase of construction or receipt of a noise related complaint during the Audit Period, no monitoring was undertaken for the Audit Period.</p>	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:	<ul style="list-style-type: none"> <li><a href="#">NGS Park Campus website</a></li> </ul>	The requirements under this condition have been met during the Audit Period as follows:	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	<p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>(i) the documents referred to in condition C2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</li> <li>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</li> <li>(vi) a summary of the current stage and progress of the development;</li> <li>(vii) contact details to enquire about the development or to make a complaint;</li> <li>(viii) a complaints register, updated monthly;</li> <li>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</li> <li>(x) any other matter required by the Planning Secretary; and</li> </ul> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the commencement of operations.</p>	<ul style="list-style-type: none"> <li>• <a href="#">NSW Government Major Projects Portal for SSD-13895306</a></li> <li>• 2025 EMP</li> </ul>	<p>(a) The information and documents listed under this condition were or were not listed in the NGS Park Campus website as follows:</p> <ul style="list-style-type: none"> <li>(i) Documents listed in C2 of this consent is available as a link to the Major Projects Portal for SSD-13895306;</li> <li>(ii) All current and statutory approvals for the development are available as a link to the Major Projects Portal for SSD-13895306;</li> <li>(iii) The 2025 EMP and 2023 ACHMSP are available as a link to download;</li> <li>(iv) Review of the 2025 EMP inclusive of sub-plans indicates that there are no reporting arrangements prescribed for the Applicant that relate to the requirements of this condition.</li> <li>(v) No environmental monitoring was required during the Audit Period. Therefore, this sub-requirement was not triggered.</li> <li>(vi) A summary of the current stage and progress of the development is provided as a table under the subheading 'logistics';</li> <li>(vii) Contact details are listed as 'Enquiries or comments: <a href="mailto:parkbuild@ngs.nsw.edu.au">parkbuild@ngs.nsw.edu.au</a>';</li> <li>(viii) A complaints register is included as a link to download for each month</li> </ul>		

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
			<p>inclusive of September 2023 to October 2024;</p> <p>(ix) Audit Reports are available for both IEA#1, IEA#2 and IEA#3 as a link to download;</p> <p>(x) The Auditors are not aware of any additional matters required by the Planning Secretary.</p> <p>(b) The operation of Stage 1A of the development commenced 03/02/2025. At time of audit, all information referenced above was available at the website.</p>		
<b>Compliance</b>					
C23.	The Applicant must ensure that all 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.	<ul style="list-style-type: none"> <li>Example Site Induction Form</li> </ul>	An example site induction record was viewed by the Auditors. The site induction includes a summary of the health, safety and environmental management of the site and included a short quiz to ensure inductees were competent in the induction material.	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.	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> <li>Incidents register</li> </ul>	Site personnel correspondence confirmed that no incidents occurred during the Audit Period that required notification to the Planning Secretary. This was further confirmed during review of Incidents register for the Audit Period.	Not triggered	
C25.	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 12.		Refer to response to Condition C24.	Not triggered	
<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	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> </ul>	Site personnel correspondence confirmed that no non-compliances occurred during the Audit	Not triggered	

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Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	through the major projects portal within seven days after they identify any non-compliance.		Period that required notification to the Planning Secretary.		
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		Refer to response to Condition C26.	Not triggered	
C28.	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance		Refer to response to Condition C26.	Not triggered	
<b>Revision of Strategies, Plans and Programs</b>					
C29.	<p>Within three months of:</p> <p>(a) the submission of a compliance report under condition C32;</p> <p>(b) the submission of an incident report under condition C25<sup>1</sup>;</p> <p>(c) the submission of an Independent Audit under condition F37;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition C3 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<ul style="list-style-type: none"> <li>2025 EMP</li> <li>IEA#3</li> <li>Letter Correspondence Subject: <i>RE: Newcastle Grammar School Park Campus – SSD 13895306: Independent Environmental Audit #3 Version 3.0, dated 20/01/2025, from CPG to DPHI dated 19/03/2025</i></li> </ul>	<p>The requirements under this condition have been met during the Audit Period as follows:</p> <p>(a) the requirement to submit a compliance report under condition C32 has not been triggered;</p> <p>(b) the requirement to submit an incident report under condition C25 has not been triggered;</p> <p>(c) the submission of IEA#3 triggered a review of the 2025 EMP.</p> <p>The Planning Secretary was notified via letter correspondence dated 19/03/2025 during the Applicant's Response to Audit Recommendations for IEA#3 that a review of the EMP and associated sub-plans was being carried out.</p>	Compliant	

<sup>1</sup> The Auditors assume the wording of consent condition C28(b) is intended to refer to Condition 'C25' and not 'C252'.



**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		<ul style="list-style-type: none"> <li>Email Correspondence Subject: <i>RE: NGS SSD13895306 Condition C29 and E15</i>, from CPG to Newy Cert dated 25/03/2025</li> </ul>	<p>Email correspondence dated 25/03/2025 provides evidence of notification to the Certifier (Newy Cert) that a review of management plans was being carried out.</p> <p>(d) no modification applications were sought by the Applicant during the Audit Period; (e) no directions from the Planning Secretary triggered a review of any strategies, plans and programs;</p>		
C30.	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and/or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<ul style="list-style-type: none"> <li>Post Approval Form for Condition C29 dated 26/03/2025</li> </ul>	<p>Evidence of submission of the 2025 EMP to DPHI within six-weeks of the review notification was provided as the post approval form dated 26/03/2025 which satisfies the criteria to be within six weeks of review notification (provided on 19/03/2025).</p>	Compliant	
<b>Compliance Reporting</b>					
C31.	<p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).</p>		<p>The reporting requirements of the <i>Compliance Reporting Post Approval Requirements</i> (2020) guide relates to operational-phase reporting at a minimum frequency of 52-weeks following the date of commencement of operation. Operations commenced on 03/02/2025 and therefore the first compliance report is required to be completed no later than the 03/02/2026 under the <i>Compliance Reporting Post Approval Requirements</i> (2020).</p>	Not triggered	

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Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
			Therefore, this requirement was not triggered during the Audit Period.		
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.		Refer to response to Condition C31.	Not triggered	
C33.	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.		Refer to response to Condition C31.	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.		Refer to response to Condition C31.	Not triggered	
<b>Part D – Prior to the Issue of a Construction Certification 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.	<ul style="list-style-type: none"> <li>Site Personnel Correspondence on 19/05/225</li> <li>IEA#2</li> </ul>	No construction certificates were issued for the development during the Audit Period, and therefore, this condition is not triggered. The Auditors note that this condition was previously assessed (IEA#2).	Not triggered	

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Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
<b>Storm Water Management System</b>					
D2.	<p>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:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(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).</p> <p>(c) be designed and managed in accordance with the requirements of Section 7.06 'Stormwater' of the Newcastle Development Control Plan 2012, the associated Technical Manual and the latest issue of AS 3500.3 as applicable, as indicated on the stormwater management concept plan prepared by Lindsay Dynan Consulting Engineers (Drg. No. 16194-LD-DR-C-0020, Revision P03, dated 30/03/2022).</p> <p>(d) be in accordance with applicable Australian Standards; and</p> <p>(e) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.</p>	<ul style="list-style-type: none"> <li>Site Personnel Correspondence on 19/05/225</li> <li>IEA#3</li> </ul>	No construction certificates were issued for the development during the Audit Period, and therefore, this condition is not triggered. The Auditors note that this condition was previously assessed (IEA#3).	Not triggered	
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>					
D3.	<p>The Applicant must, prior to the issue of any construction certificate of mechanical plant and equipment:</p> <p>(a) an assessment of mechanical plant and equipment must be undertaken by a suitably qualified person and must demonstrate</p>	<ul style="list-style-type: none"> <li>Site Personnel Correspondence on 19/05/225</li> </ul>	No construction certificates were issued for the development during the Audit Period, and therefore, this condition is not triggered.	Not triggered	

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Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	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.				
<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.	<ul style="list-style-type: none"> <li>Site Personnel Correspondence on 19/05/225</li> </ul>	No construction certificates were issued for the development during the Audit Period, and therefore, this condition is not triggered.	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.	<ul style="list-style-type: none"> <li>Site Personnel Correspondence on 19/05/225</li> </ul>	No construction certificates were issued for the development during the Audit Period, and therefore, this condition is not triggered.	Not triggered	
<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	<ul style="list-style-type: none"> <li>Site Personnel Correspondence on 19/05/225</li> </ul>	No construction certificates were issued for the development during the Audit Period, and therefore, this condition is not triggered.	Not triggered	
<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;	<ul style="list-style-type: none"> <li>Site Personnel Correspondence on 19/05/225</li> </ul>	No construction certificates were issued for the development during the Audit Period, and therefore, this condition is not triggered.	Not triggered	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	(b) compliance of the layout, design and security of bicycle facilities with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and; (c) the provision of end-of-trip facilities for staff.				
<b>Part E – Prior to Commencement of Construction for Stage 1</b>					
<b>Notifications 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.	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	Demolition and construction works commenced on 14 September 2023. This condition was previously assessed and therefore, not triggered during the Audit Period.	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.	<ul style="list-style-type: none"> <li>Newcastle Grammar School Park Campus – Stage 1 Staging Report by APP and dated 10/12/2024</li> </ul>	Noted. The Auditors understand that this condition now relates to notification of the start of Stage 1B in accordance with the Staging Report.	Not triggered	
<b>Certification Drawings</b>					
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 practising Structural Engineer that demonstrates compliance with this development consent.	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	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-AI, dated 30 July 2021.	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed and therefore not triggered during the Audit Period.	Not triggered	

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Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
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.	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed and therefore not triggered during the Audit Period.	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 <i>Compensation Act 2017</i> prior to commencement of construction.	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	Not triggered	
<b>Pre-Construction Dilapidation Report – Protection of Public Interest</b>					
E7.	Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> <li>(a) consult with the relevant owner and provider of services 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;</li> <li>(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;</li> <li>(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</li> <li>(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.</li> </ul>	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	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.	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	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	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14	Not triggered	



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Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings		September 2023. Therefore, this condition was not triggered during the Audit Period.		
E10.	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition E9, the Applicant must:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and</li> <li>(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.</li> </ul>	<ul style="list-style-type: none"> <li>• IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	Not triggered	
<b>Community Communication Strategy</b>					
E11.	<p>No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> <li>(a) identify people to be consulted during the design and construction phases;</li> <li>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>(d) set out procedures and mechanisms:</li> </ul>	<ul style="list-style-type: none"> <li>• IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	Not triggered	

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Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	<ul style="list-style-type: none"> <li>(i) through which the community can discuss or provide feedback to the Applicant;</li> <li>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</li> </ul>				
<b>Demolition</b>					
E12.	Prior to the commencement of construction, demolition work plans required by <i>AS 2601-2001 The demolition of structures</i> (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.	<ul style="list-style-type: none"> <li>• IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	Not triggered	
<b>Ecologically Sustainable Development</b>					
E13.	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <ul style="list-style-type: none"> <li>(a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</li> <li>(b) seeking approval from the Planning Secretary for an alternative certification process.</li> </ul>	<ul style="list-style-type: none"> <li>• IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	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 <i>AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements</i> and <i>AS 4282-2019 Control of the obtrusive effects of outdoor lighting</i> .	<ul style="list-style-type: none"> <li>• IEA #2</li> <li>• IEA #3</li> </ul>	<p>This condition was previously assessed and therefore not triggered during the Audit Period.</p> <p>Refer to Condition H10 for further details of external lighting works during the Audit Period.</p>	Not triggered	

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Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
<b>Environmental Management Plan Requirements</b>					
E15.	<p>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).</p> <p><i>Note: The Environmental Management Plan Guideline is available on the Planning Portal at:</i>  <a href="https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval">https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval</a></p> <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p>	<ul style="list-style-type: none"> <li>2025 EMP</li> <li>IEA#3</li> </ul>	The most recent revision of the 2025 EMP including sub-plans (version 7 dated 25/03/2025) was updated during the Audit Period in response to the findings of IEA#3. Review of the 2025 EMP confirms it has now been prepared in accordance with the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).	Compliant	
<b>Construction Environmental Management Plan</b>					
E16.	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) stormwater control and discharge; groundwater management plan including measures to prevent groundwater contamination;</li> <li>(v) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>(vi) community consultation and complaints handling as set out in the Community Communication Strategy required by condition E11;</li> <li>(vii) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</li> </ul>	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	Not triggered	

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Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	(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.				
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.	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	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.	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	Not triggered	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
E19.	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced acoustic consultant;</li> <li>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>(d) include strategies that have been developed with the community for managing high noise generating works;</li> <li>(e) describe the community consultation undertaken to develop the strategies in condition (d) above;</li> <li>(f) include a complaints management system that would be implemented for the duration of the construction; and</li> <li>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition E155.</li> </ul>	<ul style="list-style-type: none"> <li>• IEA #1</li> </ul>	<p>This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.</p>	Not triggered	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
E20.	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified expert, in consultation with Council;</li> <li>(b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</li> <li>(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;</li> <li>(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);</li> <li>(e) detail any off-Site flows from the Site;</li> <li>(f) detail any requirements for offsite disposal of soil and the importation of fill.</li> <li>(g) measures to minimise any groundwater ingress;</li> <li>(h) detail any required dewatering of the Site; and</li> <li>(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.</li> </ul>	<ul style="list-style-type: none"> <li>• IEA #1</li> </ul>	<p>This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.</p>	Not triggered	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
E21.	<p>The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;</li> <li>(b) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development;</li> <li>(c) details of an archaeological test and salvage excavation program to occur post-project approval but implemented before natural soil layers are disturbed;</li> <li>(d) protocols for unexpected finds and human remains;</li> <li>(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</li> <li>(f) management of archaeological resources.</li> </ul>	<ul style="list-style-type: none"> <li>• IEA #1</li> </ul>	<p>This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.</p>	Not triggered	
E22.	<p>The Construction Flood Emergency Management Sub-Plan (FEMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) address the provisions of the Floodplain Risk Management Guidelines (EHG);</li> <li>(c) include details of: <ul style="list-style-type: none"> <li>(i) the flood emergency responses the construction phases of the development;</li> <li>(ii) predicted flood levels;</li> <li>(iii) flood warning time and flood notification;</li> <li>(iv) assembly points and evacuation routes;</li> <li>(v) evacuation and refuge protocols; and</li> <li>(vi) awareness training for employees and contractors, and students.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• IEA #1</li> </ul>	<p>This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.</p>	Not triggered	



**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
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.	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	Not triggered	
<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.	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	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.	<ul style="list-style-type: none"> <li>Site Induction Slide Deck</li> </ul>	Evidence for the implementation of the flood warning procedure was viewed as a copy of the Site Induction slide deck which demonstrated compliance with the Construction Flood Emergency Plan.	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	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	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	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	Not triggered	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
<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.	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	Not triggered	
<b>Site Contamination</b>					
E29.	<p>Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Planning Secretary that:</p> <p>(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.</p> <p>(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.</p> <p>(c) the adopted remediation strategy would not result in the pollution of land or waters, or cause harm to the environment.</p> <p>(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.</p>	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	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.	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	Not triggered	
<b>Landscaping</b>					

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
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.	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	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.	<ul style="list-style-type: none"> <li>IEA #1</li> </ul>	This condition was previously assessed as construction works commenced on 14 September 2023. Therefore, this condition was not triggered during the Audit Period.	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.	<ul style="list-style-type: none"> <li>IEA #2</li> </ul>	This condition was previously assessed as approval from Council for the Section 138 application was received on 20/12/2023. Therefore, this condition was not triggered during the Audit Period.	Not triggered	
<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	<ul style="list-style-type: none"> <li>IEA#3</li> </ul>	This audit covers part construction and part operational phases of the development under SSD-13895306. The site inspection undertaken on 28/04/2025 was during operation of the project. As such, construction phase site observations were unable to be made by the Auditors for the current Audit Period.  The Auditors have no reason to believe that a change in site hoarding maintenance and management would have occurred since the	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	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.		observations made during IEA#3 (during the site inspection dated 30/10/2024).		
<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.	<ul style="list-style-type: none"> <li>Inspection record titled <i>Inspection: CPG0255 Plant Safety Verification Report V7 #103</i> by CPG dated 25/02/2025</li> </ul>	Evidence of proper and efficient maintenance and operation of construction plant and equipment was viewed as an example plant and equipment inspection record dated 25 February 2025 for a Skid-steer loader. The inspection record included but not limited to plant registration, guards/safety devices, certification, warning devices, operator ticket/licence, SWMS/JSAs required, service records, noise suppression devices, and working load limits.	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.	<ul style="list-style-type: none"> <li>IEA #1</li> <li>IEA #2</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	No demolition works were undertaken during the Audit Period. Therefore, this condition was not triggered during the 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.	<ul style="list-style-type: none"> <li>Daily site briefing record dated 09/01/2025</li> <li>Complaints register</li> </ul>	Evidence of construction being limited to the hours specified in Condition F4 was viewed as example records of Daily Site Briefings. Both daily site briefing records described that construction hours are to be adhered to. Further, no noise complaints were received during the Audit Period relating to out-of-hours construction activities.	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
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.	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> <li>Newcastle Grammar School Construction Noise and Vibration Management Plan by RCA Australia Pty Ltd dated 12/02/2024 (the '2024 CNVMP')</li> </ul>	Site personnel correspondence confirmed that no works were required outside of the hours listed in Condition F4 during the Audit Period. Therefore, this condition was not triggered during the Audit Period.	Not triggered	
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.		Refer to response to Condition F5.	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.	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> <li>2024 CNVMP</li> </ul>	Site personnel correspondence confirmed that no rock breaking, rock hammering, sheet piling, pile driving, or similar activities were undertaken during the Audit Period. Therefore, this condition was not triggered during the Audit Period.	Not triggered	
<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).	<ul style="list-style-type: none"> <li>This Audit Table</li> <li>2025 EMP (inclusive of sub-plans)</li> <li>Complaints register</li> </ul>	The Applicant is generally carrying out the development in accordance with the 2025 EMP inclusive of sub-plans as: <ul style="list-style-type: none"> <li>they have been developed in accordance with the conditions of consent; and</li> </ul>	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		<ul style="list-style-type: none"> <li>Incidents register</li> </ul>	<ul style="list-style-type: none"> <li>there have been no complaints or incidents identified for the Audit Period resulting from the implementation of the 2025 EMP.</li> </ul>		
<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.	<ul style="list-style-type: none"> <li>IEA#3</li> <li>Site photo dated 12/12/2024</li> </ul>	<p>This audit covers part construction and part operational phases of the development under SSD-13895306. The site inspection undertaken on 28/04/2025 was during operation of the project. As such, construction phase site observations were unable to be made by the Auditors for the current Audit Period.</p> <p>The Auditors have no reason to believe that a change in traffic management would have occurred since the observations made during IEA#3 (during the site inspection dated 30/10/2024).</p> <p>Further, time-stamped photographic evidence was provided for the Audit Period, for the date 12/12/2024 which demonstrated construction vehicles were parked onsite and therefore contained wholly within the site.</p>	Compliant	
<b>Hoarding Requirements</b>					
F10.	The following hoarding requirements shall 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.	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	<p>The requirements of this condition have been met during the Audit Period as follows:</p> <p>(a) At the time of site inspection, the development was operational, and no hoarding/fencing was erected on the site.</p> <p>(b) Site personnel correspondence confirmed that the site hoarding/fencing was not graffitied during the Audit Period.</p>	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
			The Auditors have no reason to believe that the hoarding requirements were not adhered to during the Audit Period.		
<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.	<ul style="list-style-type: none"> <li>IEA#3</li> <li>Site photo dated 12/12/2024</li> </ul>	<p>This audit covers part construction and part operational phases of the development under SSD-13895306. The site inspection undertaken on 28/04/2025 was during operation of the project. As such, construction phase site observations were unable to be made by the Auditors for the current Audit Period.</p> <p>The Auditors have no reason to believe that a change in public way management would have occurred since the observations made during IEA#3 (during the site inspection dated 30/10/2024).</p> <p>Further, time-stamped photographic evidence was provided for the Audit Period, for the date 12/12/2024 which demonstrated construction vehicles were parked onsite and waste storage areas were contained onsite as to not obstruct the public way.</p>	Compliant	
<b>Construction Noise Limits</b>					
F12.	The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (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	<ul style="list-style-type: none"> <li>2024 CNVMP</li> <li>Daily site briefing record dated 09/01/2025</li> <li>Complaints register</li> </ul>	The 2024 CNVMP lists the mitigation measures to be adopted for the project including: noise and vibration letterbox drops; use of quieter and less noise/vibration emitting construction methods; use of non-beeper reverse alarms; dedicated loading/unloading areas to be shielded; additional noise minimising fittings to equipment; environmental noise induction; and complaint management.	Compliant	



**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
			<p>The Auditors viewed an example daily site briefing dated 09/01/2025 which included reference to construction hours and the requirements to adhere to all noise restrictions.</p> <p>For the reasons above in addition to the lack of any noise complaints from nearby residents during the Audit Period, this condition is considered compliant.</p>		
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.	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> </ul>	Site personnel correspondence confirmed that no works were required outside of the hours listed in Condition F4 during the Audit Period. Therefore, this condition was not triggered 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.	<ul style="list-style-type: none"> <li>IEA#3</li> <li>Complaints register</li> </ul>	<p>This audit covers part construction and part operational phases of the development under SSD-13895306. The site inspection undertaken on 28/04/2025 was during operation of the project. As such, construction phase site observations were unable to be made by the Auditors for the current Audit Period.</p> <p>The Auditors have no reason to believe that the use of non-beeper reserve alarms would have still been in use as consistent with the observations made during IEA#3 (during the site inspection dated 30/10/2024).</p> <p>Further, as no noise-related complaints were recorded for the Audit Period this condition is considered compliant.</p>	Compliant	
<b>Vibration Criteria</b>					

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
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).	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> <li>Complaints register</li> </ul>	Site personnel correspondence confirmed that no vibratory compactors, or other vibration-intensive works occurred during the Audit Period. Further, as no vibration-related complaints were received during the Audit Period, the Auditors have no reason to believe the human exposure criteria were exceeded for the Audit Period.	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.		Refer to response to Condition F15.	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.		Refer to response to Condition F15.	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.	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> </ul>	Site personnel correspondence confirmed that no trees were removed during the Audit Period. Therefore, this condition was not triggered during the Audit Period.	Not triggered	
<b>Tree Protection</b>					
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	<ul style="list-style-type: none"> <li>Site inspection on 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> <li>Photo evidence provided by CPG of tree protections during construction</li> </ul>	The requirements of this condition were met during the Audit Period as follows: (a) Site personnel correspondence confirmed that no trees were removed or trimmed during the Audit Period. Therefore, this sub-requirement was not triggered during the Audit Period. (b) At time of site inspection, the development was operational and no tree protections were required to be in place. However, photo evidence provided pertaining to the construction period was provided by CPG	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	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.		to demonstrate implementation of tree protections. (c) Site personnel correspondence confirmed that no access was required to the Tree Protection Zone during the Audit Period. Therefore, this sub-requirement was not triggered during the Audit Period.		
<b>Air Quality</b>					
F20.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Complaints register</li> </ul>	It is understood that dust management measures were implemented early in the project's construction stage to minimise dust generation during works. This included construction of a hard stand internal access road and implementation of a sprinkler system available for additional dust suppression. For the reasons above in addition to the lack of any dust complaints from nearby residents during the Audit Period, this condition is considered compliant.	Compliant	
F21.	During the construction period, the Applicant must ensure that: <ul style="list-style-type: none"> <li>(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</li> <li>(b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>(c) trucks associated with the development do not track dirt onto the public road network;</li> <li>(d) public roads used by these trucks are kept clean; and</li> <li>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	The requirements of this condition have been met during the Audit Period as follows: <ul style="list-style-type: none"> <li>(d) Refer to response to condition F20.</li> <li>(e) Site personnel correspondence confirmed that all truck loads are covered prior to leaving the site.</li> <li>(f) Site personnel correspondence confirmed that traffic controllers and construction workers regularly sweep near access points to promptly remove debris. These actions are also initiated through regular Health, Safety, and Environment Checklist's, which prompts management to</li> </ul>	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
			<p>inspect both the site access road and public roads periodically.</p> <p>(g) As per response to (c). The Auditors note that the adjacent streets were all observed to be clean at time of site inspection (during operations).</p> <p>(h) The access road was stabilised at the start of construction via application of a tack coat to minimise dust generation from construction traffic. At the time of site inspection, earthworks were completed, and land was vegetated or hardstand. No truck movements were observed by the Auditors at the time of site inspection due to the development being operational.</p>		
<b>Erosion and Sediment Control</b>					
F22.	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	<ul style="list-style-type: none"> <li>IEA#3</li> <li>Site photo dated 29/11/2024</li> </ul>	<p>This audit covers part construction and part operational phases of the development under SSD-13895306. The site inspection undertaken on 28/04/2025 was during operation of the project. As such, construction phase site observations were unable to be made by the Auditors for the current Audit Period.</p> <p>The Auditors have no reason to believe that a change in erosion and sediment control management would have occurred since the observations made during IEA#3 (during the site inspection dated 30/10/2024).</p> <p>Further, time-stamped photographic evidence was provided for the Audit Period, for the date 29/11/2024 which demonstrated implementation of erosion and sediment</p>	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
			controls on the Union Street frontage of the school.		
<b>Imported Fill</b>					
F23.	<p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) keep accurate records of the volume and type of fill to be used; and</li> <li>(c) make these records available to the Certifier upon request.</li> </ul>	<ul style="list-style-type: none"> <li>• Site personnel correspondence on 19/05/2025</li> <li>• Tax Invoice(s) from Alexander's Mulch and Soil Supplies to CPG for the dates: 13/01/2025 14/01/2025 15/01/2025 29/01/2025 30/01/2025 31/01/2025 05/02/2025 13/01/2025</li> <li>• Tax Invoice(s) from Australian Native Landscapes for the dates: 28/01/2025 10/02/2025 20/02/2025</li> <li>• Laboratory report for contamination test of garden mix sample by SESL Australia</li> </ul>	<p>The requirements of this condition have been met during the Audit Period as follows:</p> <ul style="list-style-type: none"> <li>(a) Material brought onto the site during the Audit Period included garden mix and mulch</li> <li>(b) Site personnel correspondence confirmed that no fill material was brought onto site during the Audit Period. Therefore, this sub-requirement was not triggered for the Audit Period.</li> <li>(c) The Auditors are not aware of any requests made by the Certifier to view records. Further, in accordance with response to F23(b) no records were required to be kept for the Audit Period.</li> </ul>	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
<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.	<ul style="list-style-type: none"> <li>IEA#1</li> <li>IEA#2</li> <li>IEA#3</li> </ul>	<p>This condition was previously assessed and therefore not triggered during the Audit Period.</p> <p>The Auditors note that the site was connected to the stormwater system for the duration of the Audit Period.</p>	Not triggered	
<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.	<ul style="list-style-type: none"> <li>Copy of Site Induction slides by CPG</li> </ul>	Review of the site induction slide deck by CPG demonstrated suitable communication of the site's assembly points and evacuation routes.	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.	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> <li>2023 ACHMSP Waste Management Plan by SLR Consulting Pty Ltd dated October 2021 (the '2021 WMP')</li> </ul>	Works are considered to be undertaken in accordance with the 2023 ACHMSP for the Audit Period. Site personnel confirmed that no unexpected finds have been encountered for the Audit Period.	Compliant	
<b>Waste and Storage 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.	<ul style="list-style-type: none"> <li>IEA#3</li> <li>Site photo dated 04/12/2024</li> </ul>	This audit covers part construction and part operational phases of the development under SSD-13895306. The site inspection undertaken on 28/04/2025 was during operation of the project. As such, construction phase site observations were unable to be	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
			made by the Auditors for the current Audit Period. The Auditors have no reason to believe that a change in waste storage would have occurred since the observations made during IEA#3 (during the site inspection dated 30/10/2024). Further, time-stamped photographic evidence was provided for the Audit Period, for the date 04/12/2024 which demonstrated suitability of the designated waste storage area in accordance with the requirements of this condition.		
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).	<ul style="list-style-type: none"> <li>2025 EMP inclusive of 2021 WMP</li> <li>Resource Recovery Report by Central Waste Station Pty Ltd for the month November 2024</li> </ul>	Construction waste generation at the site included metals, concrete, masonry/tiles, timber, glazing, plasterboard and other (plastics, paints, paper, cardboard). Waste collection is engaged both through private contractors and the City of Newcastle for general wastes. Review of the monthly Resource Recovery Reports by Central Waste Station Pty Ltd for the part of the Audit Period subject to construction (November 2024) indicates that scrap metal, cardboard, timber, green waste, concrete bricks were sent to resource recovery facilities for the Audit Period.	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.	<ul style="list-style-type: none"> <li>2021 WMP</li> <li>Resource Recovery Report by Central Waste Station Pty Ltd for the month November 2024</li> <li>IEA#3</li> </ul>	Review of the monthly Resource Recovery Reports by Central Waste Station Pty Ltd for the part of the Audit Period subject to construction (November 2024) indicates that concrete bricks were disposed at a resource recovery facilities during the Audit Period. The Auditors understand that the during construction the excess concrete was returned	Compliant	



**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
			via the concrete agitator truck and not disposed onsite. When a concrete pump was required on-site and must 'wash-out' the site had a concrete collection tray to collect the washout water and concrete waste which is then disposed of through Central Waste Station waste collection.		
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.	<ul style="list-style-type: none"> <li>2021 WMP</li> <li>Resource Recovery Report by Central Waste Station Pty Ltd for the month November 2024</li> </ul>	<p>The November 2024 Waste Report includes a summary of waste management at the site including a breakdown of the total waste amount received, the total amount of waste that was able to be recovered, and the total amount of waste that was unable not be recovered/recycled.</p> <p>The report also includes a breakdown of waste materials for the month. For November 2024, the waste materials comprised timber, (40.34%) gyprock (36.82%), cardboard (1.06%), scrap metal (8.10%), concrete/brick (5.32%) and non-recycle (8.35%).</p>	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.	<ul style="list-style-type: none"> <li>2021 WMP</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>	Site personnel correspondence confirmed that no hazardous materials were encountered that required disposal during the Audit Period. Therefore, this requirement was not triggered.	Not triggered	
<b>Outdoor Lighting</b>					
F32.	The Applicant must ensure that all external lighting is constructed and maintained in accordance with <i>AS 4282-2019 Control of the obtrusive effects of outdoor lighting</i> .	<ul style="list-style-type: none"> <li>Letter Correspondence Subject: <i>RE: External Lighting Certification</i> from Electrical</li> </ul>	The External Lighting Certification letter dated 17/12/2024 provides evidence that Electrical Projects Australia certified that the installed lighting associated with the development has been installed in accordance with the design and therefore achieves the objective of	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		Projects Australia to CPG dated 17/12/2024	minimising light spillage to any adjoining or adjacent sensitive receivers and the external lighting complies with the latest version of AS 4282-2019 – <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997).		
<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.	<ul style="list-style-type: none"> <li>IEA#3</li> </ul>	This condition was previously assessed and therefore, not triggered during the Audit Period.	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 <b>Error! Reference source not found</b> (sic)..	<ul style="list-style-type: none"> <li>Remediation Action Plan (RAP) Newcastle Grammar School – Park Campus: 127 Union Street, Cooks Hill NSW by Tera Tech Coffey dated 13/10/21</li> </ul>	Works are considered to be carried out in accordance with the Remediation Action Plan prepared by Tetra Tech Coffey and dated 13 October 2021. No updates to the Remediation Action Plan have been undertaken during the Audit Period.	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)	<ul style="list-style-type: none"> <li>Site Audit Report: Newcastle Grammar School Park Campus by Ramboll dated 11/03/2025</li> </ul>	Noted. A Site Audit Report dated 11/03/2025 was completed by a NSW Accredited Site Auditor (1506) for the completion of Stage 1A in accordance with Condition E29. The Auditors understand this condition now also relates to completion of Stage 1B in accordance with the Staging Report.	Not triggered	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
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.		Noted. The Auditors are not aware of any activities undertaken during the Audit Period that would result in a change of risk in relation to any pre-existing contamination on the site that would result in a significant contamination.	Not triggered	
<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).	<ul style="list-style-type: none"> <li>IEA #1</li> <li>IEA #2</li> <li>IEA #3</li> <li>This Audit table</li> </ul>	This Audit (IEA #4) has been undertaken in accordance with the requirements of this condition in addition to the Independent Audit Post Approval Requirements (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.	<ul style="list-style-type: none"> <li>Letter correspondence subject <i>Newcastle Grammar School – Park Campus – IEA Auditor Proposal</i> from DPPI dated 18/03/2025</li> </ul>	The Audit team proposed to undertake this Audit (IEA #4) received endorsement from DPPI on the 18 March 2025.	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.		Noted. The Auditors are not aware of any directions from the Planning Secretary of this nature.	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	<ul style="list-style-type: none"> <li>This Audit table</li> <li>IEA #3</li> <li><a href="#">NSW Government Major Projects</a></li> </ul>	The requirements under this condition were met during the Audit Period for the previous IEA (IEA #3) as follows: (a) The Applicant's response to audit recommendations was available on the project's major projects website as a letter	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	(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.	<a href="#">Portal for SSD-13895306</a> <ul style="list-style-type: none"> <li>Email Correspondence Subject: <i>NGS SSD3895306 Condition C29 and E15</i> from CPG to Newy Cert dated 25/03/2025</li> <li>Email correspondence from Major Projects (no reply) to NGS dated 21/03/2025</li> </ul>	<p>report by CPG dated 19/03/2025 which included an acknowledgement of all recommendations and opportunities made in the IEA#3</p> <p>(b) Email correspondence dated 25/03/2025 confirms that the response to audit recommendations was provided to the Certifier (Newy Cert)</p> <p>(c) Email correspondence dated 21/03/2025 confirms submission of IEA#3 to the Planning Secretary.</p>		
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.	<ul style="list-style-type: none"> <li>IEA#3</li> <li>Email correspondence from Major Projects (no reply) to NGS dated 21/03/2025</li> </ul>	Email correspondence dated 21/03/2025 confirms submission of IEA#3 to the Planning Secretary in accordance with the requirements of this condition.	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.		Noted. The Auditors are not aware of any requests from the Planning Secretary for the ongoing independent operational audits to be ceased.	Not triggered	
<b>Part G – Prior to the issue of occupation certification/ commencement of Operation for Stage 1</b>					
<b>Notification of Occupation</b>					

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
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.	<ul style="list-style-type: none"> <li>Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B (part) dated 24/01/2025</li> <li>Occupation Certificate (No. 23-046-OC1) for Block A (administration areas and end-of-trip facilities) dated 24/01/2025</li> <li>Letter correspondence subject: <i>RE: State Significant Development Matrix (SSD 13895306) – Condition G1</i> from CPG to DPHI dated 19/12/2024</li> <li>Post Approval Form for Condition G1 notification, dated 19/12/2024</li> </ul>	<p>The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025.</p> <p>Notification of the commencement of operation of the development was provided to the Planning Secretary on the 19 December 2024 via letter correspondence uploaded to the planning portal as evidenced by the letter correspondence and the post approval form, both dated 19/12/2024.</p> <p>Prior to this notification, the Staging Report (prepared by the Applicant under Condition C9) was submitted to the satisfaction of the Planning Secretary during the Audit Period as evidenced by letter correspondence from DPHI dated 11/12/2024 confirming approval of the Staging Report.</p> <p>Therefore, the timing requirement for this condition was therefore satisfied as the letter notification was submitted one month in advance of the final occupation certificate and the commencement of operation.</p>	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
<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.	<ul style="list-style-type: none"> <li>Letter correspondence subject: <i>RE: State Significant Development Matrix (SSD 13895306) – Condition G2 and G3</i> from CPG To DPHI dated 19/12/2024</li> <li>Letter correspondence Subject: <i>Manufacture and Installation Certificate</i> from Trielle Projects to CPG dated 16/12/2024</li> <li>Classification Report by Warrington Fire dated 20/11/2024</li> </ul>	Letter correspondence from Trielle Projects dated 16/12/2024 certified that the signage and cladding installed on the Union Street building exterior complies with the relevant clauses of the BCA. Evidence of submission to the Certifier was provided as email correspondence dated 19/12/2024.	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
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.	<ul style="list-style-type: none"> <li>Email Correspondence Subject: OC Check List Item G2 from Newy Cert to CPG dated 19/12/2024</li> <li>Post Approval Form for 'Condition G2 and G3 letter' dated 19/12/2024</li> </ul>	Evidence of acceptance of the documentation listed in Condition G2 by the Certifier (Newy Cert) was provided as email correspondence dated 19/12/2024. Evidence of submission to the Planning Secretary within seven days was evidenced by the Post Approval Form dated 19/12/2024.	Compliant	
<b>Post-Construction Dilapidation Report – Protection of Public Infrastructure</b>					
G4.	<p>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:</p> <p>(a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition E7 of this consent;</p> <p>(b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).</p> <p>(c) be submitted to the Certifier;</p> <p>(d) be forwarded to Council for information; and</p> <p>(e) be provided to the Planning Secretary when requested.</p>	<ul style="list-style-type: none"> <li>Post Construction Dilapidation Report: Newcastle Grammar School – Sequence 1 works by Northrop dated 16/12/2024</li> <li>Post Construction Dilapidation Report: Newcastle Grammar School – Sequence 2 works – Part 1</li> </ul>	<p>The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025.</p> <p>The requirements of this condition have been met during the Audit Period as follows:</p> <p>(a) The Post Construction Dilapidation Reports prepared for Sequence 1 works and Sequence 2 works (Parts 1, 2 and 3) includes an assessment of any structural damage to public infrastructure including: the Eclipse Apartments; externals and internals of the Sandi Warren and Sarich buildings within Newcastle Grammar School; and, public site surroundings including roads, pathways, gutters, street signs and service pits. The assessment includes a comparison to the results of the</p>	Compliant	



**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		<p>by Northrop dated 25/02/2025</p> <ul style="list-style-type: none"> <li>Post Construction Dilapidation Report: Newcastle Grammar School – Sequence 2 works – Part 2</li> </ul> <p>by Northrop dated 25/02/2025</p> <ul style="list-style-type: none"> <li>Post Construction Dilapidation Report: Newcastle Grammar School – Sequence 2 works – Part 3</li> </ul> <p>by Northrop dated 25/02/2025</p> <ul style="list-style-type: none"> <li>Letter Correspondence Subject Re: Newcastle Grammar School – Park Campus Stage 1 – Occupation Certificate from</li> </ul>	<p>Pre-Construction Dilapidation Report dated August 2023.</p> <p>(b) Email correspondence from Council dated 03/03/2025 confirms receipt of the Post Construction Dilapidation Report and associated certificate. Council's response also stated that <i>"The post-construction dilapidation report indicates there were some outstanding restoration works in the public domain (Figures 7-10). Council confirms all Council infrastructure disturbed during the construction process has been repaired to CN standards and there is no further indication of any additional damage determinable from the dilapidation reports"</i> and therefore, satisfies the sub-requirement of this condition.</p> <p>(c) Evidence of submission of the Post Construction Dilapidation Report to the Certifier (Newy Cert) was provided via email correspondence dated 03/03/2025</p> <p>(d) Evidence of submission of the Post Construction Dilapidation Report to the City of Newcastle Council was provided via email correspondence dated 27/02/2025</p> <p>(e) Site personnel correspondence confirmed that no requests of this nature have come from the Planning Secretary during the Audit Period.</p>		

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		<p>Northrop to CPG dated 27/02/2025</p> <ul style="list-style-type: none"> <li>Email correspondence Subject: <i>RE: Newcastle Grammar School - SSD - 13895306</i> from CPG to City of Newcastle dated 27/02/2025</li> <li>Email correspondence Subject: <i>NGS SSD 13895306 Condition G4 - G8</i> from CPG to Newy Cert dated 3 March 2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>			
<b>Repair of Public Infrastructure</b>					
G5.	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or</p>	<ul style="list-style-type: none"> <li>Email correspondence Subject: <i>RE: Newcastle Grammar School - SSD - 13895306</i> from CoN to CPG</li> </ul>	Email correspondence from the CoN to CPG dated 03/03/2025 provides evidence of Council's confirmation that all Council infrastructure disturbed during the construction process, as identified in the Post Construction Dilapidation Reports has been repaired to CoN standards and that there was	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	<p>(c) pay compensation for the damage as agreed with the owner of the public infrastructure.</p> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</i></p>	dated 03/03/2025	no further indication of any additional damage determinable from the dilapidation reports.		
<b>Road Damage</b>					
G6.	<p>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.</p>	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> <li>Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B (part) dated 24/01/2025</li> <li>Occupation Certificate (No. 23-046-OC1) for Block A (administration areas and end-of-trip facilities) dated 24/01/2025</li> </ul>	<p>The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025.</p> <p>Site personnel correspondence confirmed that no payment was required to be made to the Council. Therefore, this requirement was not triggered for the Audit Period.</p>	Not triggered	
<b>Post-Construction Survey – Adjoining Properties</b>					
G7.	<p>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:</p>	<ul style="list-style-type: none"> <li>Post Construction Dilapidation Report: Newcastle Grammar School</li> </ul>	<p>The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025.</p> <p>The requirements of this condition have been met during the Audit Period as follows:</p>	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	<p>(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;</p> <p>(b) be provided to the owner of the relevant buildings surveyed;</p> <p>(c) be provided to the Certifier; and</p> <p>(d) be provided to the Planning Secretary when requested.</p>	<p>– Sequence 1 works by Northrop dated 16/12/2024</p> <ul style="list-style-type: none"> <li>• Post Construction Dilapidation Report: Newcastle Grammar School</li> <li>– Sequence 2 works – Part 1 by Northrop dated 25/02/2025</li> <li>• Post Construction Dilapidation Report: Newcastle Grammar School</li> <li>– Sequence 2 works – Part 2 by Northrop dated 25/02/2025</li> <li>• Post Construction Dilapidation Report: Newcastle Grammar School</li> <li>– Sequence 2 works – Part 3</li> </ul>	<p>(a) The Post Construction Dilapidation Reports prepared for Sequence 1 works and Sequence 2 works (Parts 1, 2 and 3) includes an assessment of any structural damage to public infrastructure. Specifically, <i>The Post Construction Dilapidation Report Sequence 2 works – Part 1</i> includes an assessment of the neighbouring Eclipse Apartments. The assessment includes a comparison to the results of the Pre-Construction Dilapidation Report dated August 2023.</p> <p>(b) Evidence of submission of the Post Construction Dilapidation Report to the Eclipse Apartments was provided via email correspondence dated 03/03/2025</p> <p>(c) Evidence of submission of the Post Construction Dilapidation Report to the Certifier (Newy Cert) was provided via email correspondence dated 03/03/2025</p> <p>(d) Site personnel correspondence confirmed that no requests of this nature have come from the Planning Secretary during the Audit Period.</p>		

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		<p>by Northrop dated 25/02/2025</p> <ul style="list-style-type: none"> <li>Letter Correspondence Subject Re: <i>Newcastle Grammar School – Park Campus Stage 1 – Occupation Certificate</i> from Northrop to CPG dated 27/02/2025</li> <li>Email correspondence Subject: <i>NGS SSD 13895306 Condition G4 – G8</i> from CPG to Newy Cert dated 3 March 2025</li> <li>Site personnel correspondence on 19/05/2025</li> </ul>			

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
G8.	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant shall repair, or meet 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.	<ul style="list-style-type: none"> <li>Letter Correspondence Subject: <i>RE: Newcastle Grammar School – Park Campus Stage 1 – Occupation Certificate</i> from Northrop to CPG dated 27/02/2025</li> </ul>	The certificate dated 27/02/2025 issued by Northrop following completion of Post Construction Dilapidation Reporting (refer to Conditions G4-G7) confirms that no new or remaining defects or damage is remaining for NGS, CoN and Eclipse.	Compliant	
<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.	<ul style="list-style-type: none"> <li>Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B (part) dated 24/01/2025</li> <li>Occupation Certificate (No. 23-046-OC1) for Block A (administration areas and end-of-trip facilities) dated 24/01/2025</li> <li>Email Correspondence Subject: <i>RE: OC</i></li> </ul>	The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025. Evidence for the provision of the work-as-executed drawings as signed by the registered surveyor (Northrop) for the stormwater drainage and finished ground levels was provided as email correspondence between CPG and the Certifier (Newy Cert) dated 16/01/2025, prior to the issuing of the occupation certificates.	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		Check List G9 from CPG to Newy Cert dated 16/01/2025			
<b>Operational Transport, and Pedestrian Management Plan (OTPMP)</b>					
G10.	<p>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:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) the location and operational management procedures of the drop-off and pick-up parking, including staff management/traffic controller arrangements;</li> <li>(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;</li> <li>(d) closure of the drop-off and pick-up driveway outside of the drop-off and pick-up times.</li> <li>(e) delivery and services vehicle and bus access and management arrangements;</li> <li>(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;</li> <li>(g) a monitoring and review program.</li> </ul>	<ul style="list-style-type: none"> <li>• Newcastle Grammar School Park Campus: Operational Transport and Access Management Plan by SECA Solutions dated 22/12/2024 (the '2024 OTAMP')</li> <li>• Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B (part) dated 24/01/2025</li> <li>• Occupation Certificate (No. 23-046-OC1) for Block A (administration areas and end-of-trip facilities) dated 24/01/2025</li> </ul>	<p>The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025.</p> <p>The 2024 OTAMP was prepared by a suitably qualified traffic consultant (SECA Solutions). Consultation with CoN was undertaken during the preparation of the 2024 OTAMP as evidenced by email correspondence dated 16/12/2024 as documented in Appendix A of the 2024 OTAMP. The final plan was sent to CoN on the 20/01/2025 as evidenced by email correspondence.</p> <p>The 2024 OTAMP was submitted to the satisfaction of the Certifier (Newy Cert) on the 20/12/2024 as evidenced by email correspondence.</p> <p>The requirements of this condition have been met during the Audit Period as follows:</p> <ul style="list-style-type: none"> <li>(a) The pedestrian analysis and safe route options analysis is included within Chapter 2 of the 2024 OTAMP</li> <li>(b) The location and operational management procedures of the drop-off and pick-up parking is included within Chapter 3 of the 2024 OTAMP.</li> <li>(c) The location and operational management procedures for the drop-off and pick-up of students by buses and coaches is</li> </ul>	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		<ul style="list-style-type: none"> <li>Email Correspondence Subject: RE: NGS – Stage 1 – Condition G10 Operational Transport and Pedestrian Management Plan from APP to Newy Cert dated 20/12/2024</li> <li>Email Correspondence Subject: RE: P3099 APP Newcastle Grammar School OTAMP from SECA Solution to CoN dated 20/01/2025</li> </ul>	<p>provided within Chapter 4 of the 2024 OTAMP.</p> <p>(d) The closure of the drop-off and pick-up driveway outside of the drop-off and pick-up times is provided within Chapter 3 of the 2024 OTAMP.</p> <p>(e) The delivery and services vehicle and bus access and management arrangements are provided within Chapter 5 of the 2024 OTAMP.</p> <p>(f) Potential traffic impacts are discussed within Chapter 3 of the 2024 OTAMP.</p> <p>(g) The monitoring and review program is included within Chapter 6 of the 2024 OTAMP.</p>		
<b>Mechanical Ventilation</b>					
G11.	<p>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:</p> <p>(a) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>	<ul style="list-style-type: none"> <li>Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B (part) dated 24/01/2025</li> <li>Occupation Certificate (No.</li> </ul>	<p>The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025.</p> <p>Letter correspondence from the development's mechanical services contractor (Air Extreme Airconditioning) certified that the mechanical ventilation complies with BCA 2022 F6D6 and AS 1668.2-2012 and that the fire dampers complies with BCA 2022 Clause C4D15 and</p>	Compliant	



**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		<p>23-046-OC1) for Block A (administration areas and end-of-trip facilities) dated 24/01/2025</p> <ul style="list-style-type: none"> <li>Letter Correspondence Subject: <i>Mechanical Services Certification</i> from Air Extreme Airconditioning to CPG dated 03/12/2024</li> <li>Email Correspondence Subject: <i>RE: OC Check List Link</i> from CPG to Newy Cert dated 23/12/2024</li> </ul>	<p>AS/NZS 1668.1-2015(A1), AS 1682.1-2015 and AS 1682.2-2015.</p> <p>Email correspondence dated 23/12/2024 provided evidence of submission of the Mechanical Services certification from Air Extreme Airconditioning to the Certifier prior to the issue of the occupation certificate.</p>		
<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.	<ul style="list-style-type: none"> <li>Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B (part) dated 24/01/2025</li> </ul>	<p>The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025.</p> <p>The noise mitigation measures under Condition D3 relate to Table 5 of the Noise Impact Assessment dated 12 October 2021 prepared by SLR Consulting Australia.</p>	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		<ul style="list-style-type: none"> <li>Occupation Certificate (No. 23-046-OC1) for Block A (administration areas and end-of-trip facilities) dated 24/01/2025</li> <li>Letter Report: <i>RE: Newcastle Grammar School Park Campus Stage 1 - Mechanical Plant Assessment</i> by SLR Consulting Australia dated 18/12/2023</li> <li>Letter Correspondence Subject: <i>OC Item G12</i> from Air Extreme Airconditioning Pty Ltd to CPG dated 25/10/2024</li> <li>Email Correspondence Subject: <i>RE: OC Check List Link</i> from CPG to</li> </ul>	<p>The letter report dated December 2023 included an assessment of the mechanical plant and equipment proposed for the project. The assessment concluded that noise emission levels from operation of the proposed mechanical plant are predicted to comply with the daytime Project Trigger Noise Level at all surrounding residential receiver locations.</p> <p>For operation of the development, a certificate by Air Extreme Airconditioning Pty Ltd dated 25/10/2024 provided certification that the mechanical ventilation will not exceed the project noise trigger levels as identified in the Noise Impact Assessment dated 12 October 2021 prepared by SLR Australia Consulting. Email correspondence dated 23/12/2024 provided evidence of submission of the certificate from Air Extreme Airconditioning to the Certifier prior to the issue of the occupation certificate.</p>		

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		Newy Cert dated 23/12/2024			
<b>Service Vehicles and Bicycle parking Arrangements</b>					
G13.	<p>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:</p> <p>(a) bicycle parking facilities comply with condition D8;</p> <p>(b) appropriate pedestrian and cyclist advisory signs are to be provided;</p> <p>(c) all works/regulatory signposting associated with the proposed developments have been undertaken at no cost to the relevant roads authority;</p> <p>(d) the bicycle parking spaces are located in easy to access, well-lit areas that incorporate passive surveillance; and</p> <p>(e) end-of-trip facilities for staff are provided.</p>	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> <li>Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B (part) dated 24/01/2025</li> <li>Email Correspondence Subject: <i>Newcastle Grammar School Park Campus – Service Vehicles and Bicycle Parking Arrangements</i> from DPHI Senior Compliance Officer to CPG and the Certifier (Newy Cert) dated 05/03/2025</li> </ul>	<p>The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025.</p> <p>Email correspondence between a Compliance Officer of DPHI, the Certifier (Newy Cert) and CPG was provided as evidence of submission of all the requirements of (a) to (e) as required under this condition.</p>	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
<b>Fire Safety Certification</b>					
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.	<ul style="list-style-type: none"> <li>Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B (part) dated 24/01/2025</li> <li>Occupation Certificate (No. 23-046-OC1) for Block A (administration areas and end-of-trip facilities) dated 24/01/2025</li> <li>Site photo from CPG</li> <li>Email correspondence from CPG to Council dated 13/05/2025</li> </ul>	<p>The Fire Safety Schedule and Fire Safety Certificate forms an attachment to each Occupation Certificate issued by New Cert for the project and dated 24/01/2025.</p> <p>Fire Safety Certificates were provided to Council via upload to the NSW Planning Portal. (reference no. CR-2025-4499) on 24/01/2025. Email correspondence dated 13/05/2025 from CPG to Council further confirmed receipt of Fire Safety Certificates via the NSW Planning Portal.</p> <p>Evidence of the display of the Fire Safety Certificate in the building was sighted by the Auditor as photo evidence provided by CPG showing the certificates in the Union Street Building.</p>	Compliant	
<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:	<ul style="list-style-type: none"> <li>Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B</li> </ul>	<p>The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025.</p> <p>Letter correspondence dated 16/12/2024 from the Structural Engineer of Northrop certifies that the structural drawings were prepared: Under the supervision of a professional</p>	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	<p>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>	<p>(part) dated 24/01/2025</p> <ul style="list-style-type: none"> <li>Occupation Certificate (No. 23-046-OC1) for Block A (administration areas and end-of-trip facilities) dated 24/01/2025</li> <li>Letter Correspondence Subject: <i>RE: Newcastle Grammar School – Park Campus Stage 1 – Occupation Certificate</i> by Northrop dated 16/12/2024</li> <li>Email Correspondence Subject: <i>RE: OC Checklist G15</i> from CPG to Newy Cert dated 12/12/2024</li> <li>Email Correspondence Subject: <i>NGS Park Campus – SSD 13895306</i></li> </ul>	<p>structural engineer registered under NER; In accordance with the relevant structural requirements of Australian Standards as applicable; and, in accordance with the relevant structural requirements of the National Construction Code 2022. The Certificate also certifies that “a) <i>We have carried out periodic visits to site during construction. b) The works that were inspected conformed generally with those drawings and engineering instruction</i>”</p> <p>Email correspondence dated 02/01/2025 provides evidence of submission of the Structural Inspection Certificate to the City of Newcastle and prior to the issue of the Occupation Certificates and after “the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate.”</p>		

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		<i>G15 Structural Inspection Certificate</i> from CPG to CoN dated 02/01/2025			
<b>Stormwater Quality Management Plan</b>					
G16.	<p>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:</p> <p>(a) maintenance schedule of all stormwater quality treatment devices;</p> <p>(b) record and reporting details;</p> <p>(c) relevant contact information; and</p> <p>(d) Work Health and Safety requirements.</p>	<ul style="list-style-type: none"> <li>Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B (part) dated 24/01/2025</li> <li>Occupation Certificate (No. 23-046-OC1) for Block A (administration areas and end-of-trip facilities) dated 24/01/2025</li> <li>Stormwater Drainage Infrastructure – Operation and Maintenance Plan for Newcastle Grammar School Park Campus –</li> </ul>	<p>The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025.</p> <p>Email correspondence dated 23/12/2024 provides evidence of CPG submitting the 2024 SMP OMP to the satisfaction of the Certifier (Newy Cert), prior to the issue of the Occupations Certificates.</p> <p>The sub-requirements of this condition have been met during the Audit Period as follows:</p> <p>(a) The maintenance schedule is provided in Table 1 and Appendix 1 of the 2024 SMP OMP.</p> <p>(b) The record and reporting details are integrated into the maintenance schedule provided in Table 1 and Appendix 1 of the 2024 SMP OMP.</p> <p>(c) The relevant contact information is provided in Section 1.0 of the 2024 SMP OMP.</p> <p>(d) The Work Health and Safety requirements are integrated into the maintenance schedule provided in Table 1 and Appendix 1 of the 2024 SMP OMP.</p>	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		Stage 1 by Northrop dated 19/12/2024 (the '2024 SMP OMP') <ul style="list-style-type: none"> <li>Email Correspondence Subject: <i>RE: OC Check List Link</i> from CPG to Newy Cert dated 23/12/2024</li> </ul>			
<b>Warm Water Systems and Cooling Systems</b>					
G17.	The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i> ) must comply with the <i>Public Health Act 2010, Public Health Regulation 2012</i> and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	<ul style="list-style-type: none"> <li>Letter Correspondence Subject: <i>RE: Newcastle Grammar School – Park Campus Stage 1 Occupancy Checklist Item 17</i> from Edwards &amp; Vickermans Consulting Engineers Pty Ltd to Newy Cert dated 25/10/2024</li> </ul>	Letter correspondence dated 25/10/2024 from the development's air conditioning system designer stated the following: <i>"I confirm that the air conditioning systems that are being installed in this project are AIR-COOLED not WATER-COOLED systems &amp; therefore the above Occupancy Checklist item is not relevant to this project."</i> Therefore, the requirements of this condition were not triggered during the Audit Period.	Not triggered	
<b>Outdoor Lighting</b>					
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	<ul style="list-style-type: none"> <li>Occupation Certificate (No. 20-066-OC1) for Union Street</li> </ul>	The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025.	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	<p>development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <p>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</p>	<p>Building (whole) and Block B (part) dated 24/01/2025</p> <ul style="list-style-type: none"> <li>Occupation Certificate (No. 23-046-OC1) for Block A (administration areas and end-of-trip facilities) dated 24/01/2025</li> <li>Letter Correspondence Subject: <i>RE: External Lighting Certification</i> from Electrical Projects Australia to CPG dated 17/12/2024</li> <li>Email Correspondence Subject: <i>RE: OC Check List Link</i> from CPG to Newy Cert dated 23/12/2024</li> </ul>	<p>The External Lighting Certification letter dated 17/12/2024 provides evidence that Electrical Projects Australia certified that the installed lighting associated with the development has been installed in accordance with the design and therefore achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <p>(a) complies with the latest version of AS 4282-2019 – Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</p> <p>Email correspondence dated 23/12/2024 provides evidence of CPG submitting the External Lighting Certification letter dated 17/12/2024 to the satisfaction of the Certifier (Newy Cert), prior to the issue of the Occupations Certificates.</p>		



**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
<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.	<ul style="list-style-type: none"> <li>Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B (part) dated 24/01/2025</li> <li>Occupation Certificate (No. 23-046-OC1) for Block A (administration areas and end-of-trip facilities) dated 24/01/2025</li> <li>Site inspection 28/04/2025</li> </ul>	The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025. Way-finding signage and signage identifying the location of the kiss and ride facility was also observed at time of site inspection (Refer to <b>Appendix 5</b> for site inspection photos). The Auditors have no reason to believe the signage was installed after the issue of an occupation certificate.	Compliant	
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.	<ul style="list-style-type: none"> <li>Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B (part) dated 24/01/2025</li> <li>Occupation Certificate (No. 23-046-OC1) for Block A (administration</li> </ul>	The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025. Bicycle way-finding signage was also observed at time of site inspection (Refer to <b>Appendix 5</b> for site inspection photos). The Auditors have no reason to believe the signage was installed after the issue of an occupation certificate.	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		<p>areas and end-of-trip facilities) dated 24/01/2025</p> <ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> </ul>			
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.	<ul style="list-style-type: none"> <li>Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B (part) dated 24/01/2025</li> <li>Occupation Certificate (No. 23-046-OC1) for Block A (administration areas and end-of-trip facilities) dated 24/01/2025</li> <li>Site inspection 28/04/2025</li> </ul>	<p>The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025. The 'Left Turn Only' sign was also observed at time of site inspection (Refer to <b>Appendix 5</b> for site inspection photos). The Auditors have no reason to believe the signage was installed after the issue of an occupation certificate.</p>	Compliant	
<b>Site Contamination</b>					
G22.	<p>Prior to the occupation certificate, the Applicant must submit a Validation Report for the development to the Certifier. The Validation Report must:</p> <p>(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</p>	<ul style="list-style-type: none"> <li>Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B</li> </ul>	<p>The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025 (excluding landscaped areas of the school's play area in the northeast). A separate occupation certificate for Block A and Union and Block B was issued for the</p>	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	<p>Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme;</p> <p>(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;</p> <p>(c) include, but not be limited to:</p> <ul style="list-style-type: none"> <li>(i) comment on the extent and nature of the remediation undertaken;</li> <li>(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;</li> <li>(iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation;</li> <li>(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;</li> <li>(v) results of any validation sampling, compared to relevant guidelines/criteria;</li> <li>(vi) comment on the suitability of the area for the intended land use; and</li> </ul> <p>(d) be submitted to the Planning Secretary for information.</p>	<p>(part) dated 24/01/2025</p> <ul style="list-style-type: none"> <li>• Occupation Certificate (No. 23-046-OC1) for Block A (administration areas and end-of-trip facilities) dated 24/01/2025</li> <li>• Newcastle Grammar School – Park Campus Development: 127 Union Street, Cooks Hill NSW Remediation Validation Report (Final Rev-1) by Tetra Tech Coffey dated 25/02/2025</li> <li>• Post Approval Form for Site Validation Report dated 11/03/2025</li> <li>• Email Correspondence Subject: <i>RE: NGS SSD</i></li> </ul>	<p>landscaped areas of the school's play area in the northeast and is dated 11/03/2025. Email correspondence dated 21/01/2025 provides evidence of CPG submission of the Remediation Validation Report (Final Rev-0) dated 18/12/2024 to the Certifier prior to issue of the Occupation Certificate dated 24/01/2025.</p> <p>The submission of the Remediation Validation Report (Final Rev-0) dated 18/12/2024 to the Certifier also included the submission of the Interim Audit Advice from the Site's NSW EPA accredited Site Auditor dated 16/01/2025 which reviewed the Validation Report (Final Rev-0) dated 18/12/2024 and confirmed that <i>"Final construction of the soft capped area comprising a landscaped median strip in the access road and validation of imported material for this area is not yet completed, however this area poses a low risk to site users due to the small, localised area and unlikely use of the area by students and staff and therefore, the site in its current state is considered suitable for use as a primary school. Once documentation to verify suitability of final imported materials is provided to the auditor a final site audit report and statement will be provided"</i>.</p> <p>Further, email correspondence dated 11/03/2025 provides evidence of CPG submission of the Remediation Validation Report (Final Rev-1) dated 25/02/2025 to the Certifier prior to issue of the Occupation Certificate dated 11/03/2025. Therefore, this</p>		

TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		<p>13895306</p> <p>Condition G4 – G8 from CPG to Newy Cert dated 11/03/2025</p> <ul style="list-style-type: none"> <li>Interim Site Auditor Advice dated 16/01/2025</li> <li>Site Audit Statement dated 11/03/2025</li> </ul> <p>Additional evidence provided on 25/06/2025:</p> <ul style="list-style-type: none"> <li>Newcastle Grammar School – Park Campus Development: 127 Union Street, Cooks Hill NSW</li> <li>Remediation Validation Report (Final Rev-0) by Tetra Tech Coffey dated 18/12/2024</li> <li>Email correspondence from CPG to Newy Cert dated 21/01/2025</li> </ul>	<p>condition is considered compliant for the Audit Period.</p> <p>The sub-requirements of this condition have been met during the Audit Period as follows:</p> <p>(a) The Remediation Validation Report was approved by personnel certified under the CEnvP(SC) scheme.</p> <p><b>Observation: The Auditors note that evidence of the Remediation Validation Report being prepared, or reviewed and approved, by consultants certified under the CEnvP(SC) or the CPSS CSAM scheme was not able to be sourced within the report itself.</b></p> <p><b>However, the Auditors were able to confirm the report approver is certified under the NSW CEnvP(SC) scheme as evidenced by a search of the CEnvP Certification <a href="#">website</a> on the 3/06/2025.</b></p> <p>(b) It is understood the Remediation Validation Report was prepared in accordance with the relevant guidelines and/or legislation.</p> <p>(c) Review of the Site Validation Report indicates the requirements have been met in the following sections of the report:</p> <p>(i) Section 2.3 'Site History Summary'</p> <p>(ii) Section 2.4 'Final Site Condition' and Section 11.0 'Capping Compliance'</p> <p>(iii) Section 3.0 'Summary of Previous Assessments'</p>		

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
			(iv) Section 3.0 'Summary of Previous Assessments' (v) Section 7.0 'Validation Sampling, Analysis and Quality Programme, Capping Specification' (vi) Section 14.0 'Conclusions and Recommendations' (d) Submission of the Site Validation Report to the Planning Secretary was evidenced by the Post Approval Form dated 11/03/2025.		
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.		Refer to response to Condition G22.	Compliant	
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.	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> </ul>	Site personnel correspondence confirmed that no changes have been required to be made to the Remedial Action Plan prepared by Tetra Tech Coffey and dated 13 October 2021 under condition F34. Therefore, this condition was not triggered during the Audit Period.	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.	<ul style="list-style-type: none"> <li>Occupation Certificate (No. 20-066-OC1) for Union Street Building (whole) and Block B (part) dated 24/01/2025</li> <li>Occupation Certificate (No.</li> </ul>	The occupation certificate for Block A and separate occupation certificate for Union and Block B is dated 24/01/2025. Letter correspondence dated 20/01/2025 from Decas Landscapes Pty Ltd confirms that prior to the issuing of the occupation certificate, the landscape works were installed as per the Landscape Plans, and to the Australian Standards, BCA Standards and the Landscape Contractors Code of Ethics.	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		<p>23-046-OC1) for Block A (administration areas and end-of-trip facilities) dated 24/01/2025</p> <ul style="list-style-type: none"> <li>Letter Correspondence Subject: <i>RE: Interim Landscape Practical Completion Report</i> from Decas Landscapes Pty Ltd to CPG dated 20/01/2025</li> <li>Letter Correspondence Subject: <i>RE: Operation and Maintenance Manual</i> from Decas Landscapes Pty Ltd to CPG dated 24/01/2025</li> </ul>			
<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	<ul style="list-style-type: none"> <li>Newcastle Grammar School – Park Campus:</li> </ul>	Letter correspondence from the DPHI dated 10/01/2025 confirms that the 2024 FERP was updated to the satisfaction of the Planning	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	<p>(a) has been prepared by a suitably qualified and experienced person(s);</p> <p>(b) incorporates the following changes:</p> <p>(i) Update sections 2.2.1 and 2.2. to reflect the flood levels and hydraulic hazard in the 1% AEP food in post-development condition as modelled in the Flood Impact Assessment, prepared by Torrent Consulting, dated 25 March 2022.</p> <p>(ii) Update the timeline analysis in Section 3.3 and Appendix D to account for the potential 5-minute lag between trigger levels being reached and Early Warning Network (EWN) issuing a Flood Warning.</p> <p>(iii) Note that the school must subscribe to both EWN and the BoM services and ensure both are available and set up to deliver notifications on the devices of the Chief Warden and all other Wardens. The triggers should be monitored twice daily during normal operations.</p> <p>(iv) Modify the plan so that during normal operation the Chief Warden or delegate must twice daily monitor the BoM and EWN for triggers of the Alert Modes, once in the morning before school operational hours and once more in the evening.</p> <p>(v) Modify the emergency response on an Amber Alert including:</p> <ul style="list-style-type: none"> <li>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).</li> <li>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;</li> </ul>	<p>Flood Emergency Response Plan by Torrent Consulting dated 09/12/2024 (the '2024 FERP')</p> <ul style="list-style-type: none"> <li>Post Approval Form for Flood Emergency Response Plan dated 10/12/2024</li> <li>Post Approval Form for Flood Emergency Response Plan dated 17/12/2024</li> <li>Letter Correspondence Subject: <i>Newcastle Grammar School – Park Campus (SSD-13895306) Revised Flood Emergency Response Plan, Condition G26</i> by DPHI to NGS dated 10/01/2025</li> </ul>	<p>Secretary, prior to operations commencing on 03/02/2025.</p> <p>The requirements of this condition have been met for the Audit Period as follows:</p> <p>(a) Section 1.1</p> <p>(b) Each change was incorporated in the following section(s) of the 2024 FERP:</p> <p>(i) Section 2.2.1 and Section 2.2.3</p> <p>(ii) Section 3.3 and Appendix D</p> <p>(iii) Section 3.2</p> <p>(iv) Section 3.2</p> <p>(v) Section 4.0</p> <p>(vi) Section 4.4.4</p>		

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	<ul style="list-style-type: none"> <li>Note that evacuation of the site via bus or by any other means, as this may expose students or staff to a higher risk;</li> <li>Remove evacuation of vulnerable site occupants as it is considered a safer option to shelter in place; and</li> <li>Remove the closure of kiss and ride area.</li> </ul> (vi) Modify the emergency response on a Red Alert including: <ul style="list-style-type: none"> <li>All school children and staff within Block B must evacuate vertically to the upper levels of that building; and</li> <li>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.</li> </ul>				
<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.	<ul style="list-style-type: none"> <li>Email Correspondence Subject: <i>RE: Grammar School Park Campus: Upcoming IEA</i> from NGS dated 08/05/2025</li> </ul>	A screenshot of the Newcastle Grammar School Park Campus's student enrolment numbers was provided via email correspondence dated 08/05/2025. The total number of students is 372 as of 30 April 2025.	Compliant	
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.	<ul style="list-style-type: none"> <li>Email Correspondence Subject: <i>RE: Grammar School Park Campus: Upcoming IEA</i> from NGS dated 08/05/2025</li> </ul>	A screenshot of the Newcastle Grammar School Park Campus Payroll Employee Listing was provided via email correspondence dated 08/05/2025. The total number of staff is 48.2 full-time equivalent.	Compliant	



**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
<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.	<ul style="list-style-type: none"> <li>Electrical Installation Testing Record Sheet by Novocastrian Electrical dated 19/12/2024</li> <li>Newcastle Grammar School – Union St Building Cause and Effect Matrix (fire alarms), dated 20/01/2025</li> <li>ALINE OPERATIONAL TEST REPORT (Fire pumps) dated 17/12/2024</li> <li>NGS Park Campus Test Summary (security cameras) dated 12/19/2024</li> </ul>	Evidence of proper and efficient maintenance and operation of operational plant and equipment was viewed as an example testing record sheets for electrical installations, fire alarms, fire pumps and security cameras.	Compliant	
<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	<ul style="list-style-type: none"> <li>Letter Correspondence Subject: <i>RE: Newcastle</i></li> </ul>	Letter correspondence dated 25/10/2024 from the development's air conditioning system designer stated the following:	Not triggered	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
	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.	Grammar School – Park Campus Stage 1 Occupancy Checklist Item 17 from Edwards & Vickermans Consulting Engineers Pty Ltd to Newy Cert dated 25/10/2024	“I confirm that the air conditioning systems that are being installed in this project are AIR-COOLED not WATER-COOLED systems & therefore the above Occupancy Checklist item is not relevant to this project.”  Therefore, the requirements of this condition were not triggered during the Audit Period.		
<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	<ul style="list-style-type: none"> <li>Community Communication strategy by Core Project Group and APP Group dated 25/08/2023</li> <li>Newcastle Grammar School Park Campus <a href="#">website</a></li> </ul>	It is understood that the implementation of the Community Communication Strategy during the operational phase of the project includes keeping the project website up to date with project information. The Auditors noted that the project milestone table and access to information section had been updated in 2025.	Compliant	
<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.	<ul style="list-style-type: none"> <li>Letter Correspondence Subject: <i>OC Item G12</i> from Air Extreme Airconditioning Pty Ltd to CPG</li> </ul>	The certificate by Air Extreme Airconditioning Pty Ltd dated 25/10/2024 provides certification that the mechanical ventilation will not exceed the project noise trigger levels as identified in the Noise Impact Assessment dated 12 October 2021 prepared by SLR Australia Consulting.	Compliant	

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
		dated 25/10/2024			
<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.	<ul style="list-style-type: none"> <li>Site inspection on 28/04/2025</li> </ul>	Noted. At time of site inspection all driveways, footways and parking areas were unobstructed.	Compliant	
<b>Green Travel Plan</b>					
H8.	The Green Travel Plan approved under this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	<ul style="list-style-type: none"> <li>Site inspection on 28/04/2025</li> <li>Traffic and Parking Assessment by Intersect Traffic dated September 2021</li> </ul>	<p>The auditors understand the Green Travel Plan referred to under Condition C8 relates to the Traffic and Parking Assessment by Intersect Traffic dated September 2021 which includes the Green Travel Plan as Appendix B. The Green Travel Plan outlines the strategies to be implemented to encourage the use of more sustainable modes of transport by staff and students.</p> <p>The Auditors understand the Green Travel Plan is being implemented during the Audit Period as evidenced by the availability of bike parking and end-of trip facilities and this condition is therefore compliant for the Audit Period. Operations commenced on 03/02/2025, and therefore, the plan is required to be updated by 03/02/2026 (outside of the Audit Period). Therefore, this sub-requirement has not been triggered for the Audit Period.</p>	Compliant	
<b>Ecologically Sustainable Development</b>					

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
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.	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> </ul>	Operations commenced on 03/02/2025 and therefore the provision of the development's Green Star certification is required to be submitted to the Planning Secretary no later than the 03/08/2025. Site personnel correspondence confirmed that the ESD review is underway.	Not triggered	
<b>Outdoor lighting</b>					
H10.	Notwithstanding condition F3218 (sic) <sup>2</sup> , 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.	<ul style="list-style-type: none"> <li>Letter Correspondence Subject: <i>RE: External Lighting Certification</i> from Electrical Projects Australia to CPG dated 17/12/2024</li> </ul>	Letter correspondence dated 17/12/2024 certified that all outdoor lighting complies with the latest version of <i>AS 4282-2019 – Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and 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.	Compliant	
<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 <i>AS/NZS 2890.1:2004 - Parking facilities - Off-street car parking</i>	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> </ul>	At the time of site inspection, all letterboxes and landscaping within the property boundary each side of the access road was kept limited in height.	Compliant	

<sup>2</sup> The Auditors understand Condition H10 intends to refer to Condition F32 of SSD-13895306 and not "Condition F3218" as reported.

**TABLE A1: COMPLIANCE WITH CONDITIONS OF DEVELOPMENT APPROVAL SSD-13895306**

Con.	Compliance Requirement (SSD-13895306)	Evidence Collected	Audit Findings and Recommendations	Compliance Status	NC #
<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.	<ul style="list-style-type: none"> <li>Site inspection 28/04/2025</li> </ul>	At the time of site inspection, all signage was observed to be maintained in both a structurally sound and tidy manner.	Compliant	
H13.	The illumination of signage and LED screen/s must be switched off between 6pm and 7am, unless otherwise agreed by the Planning Secretary.	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> </ul>	Site personnel correspondence confirmed that no LED signage was installed during the Audit Period. Therefore, this condition was not triggered during the Audit Period.	Not triggered	
H14.	The lighting to be used in connection with approved signage including the LED screen must comply with the latest version of <i>AS 4282-2019 - Control of the obtrusive effects of outdoor lighting</i> .	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> </ul>	Site personnel correspondence confirmed that no LED signage was installed during the Audit Period. Therefore, this condition was not triggered during the Audit Period.	Not triggered	
H15.	<p>The LED sign must not:</p> <ul style="list-style-type: none"> <li>(a) dazzle or distract drivers due to colouring of the digital content;</li> <li>(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;</li> <li>(c) be able to be mistaken as an instruction to drivers;</li> <li>(d) display advertising or messages which contain fully animated or video/movie style advertising or images;</li> <li>(e) display advertising material unrelated to the school;</li> <li>(f) be used for any live television, satellite, internet or similar broadcast;</li> <li>(g) emit sound; and</li> <li>(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.</li> </ul>	<ul style="list-style-type: none"> <li>Site personnel correspondence on 19/05/2025</li> </ul>	Site personnel correspondence confirmed that no LED signage was installed during the Audit Period. Therefore, this condition was not triggered during the Audit Period.	Not triggered	

## Appendix 2

### Audit Team Endorsement

NSW Planning ref: SSD-13895306-PA-40

David Frazer  
Head of Finance and Business Services  
Newcastle Grammar School Limited  
Awabakal Country  
60 Newcomen Street  
The Hill New South Wales 2300  
18/03/2025

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Sent via the Major Projects Portal only

Subject: Newcastle Grammar School - Park Campus - IEA - Auditor Proposal

Dear Mr Frazer

I refer to your request for the Planning Secretary's approval of suitably qualified, experienced, and independent persons to conduct an Independent Environmental Audit (IEA) of the Newcastle Grammar School - Park Campus development, submitted as required by Schedule 3, Condition F38 of SSD-13895306 as modified (the consent) to NSW Department of Planning, Housing and Infrastructure (NSW Planning) on 11 March 2025.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed persons are suitably qualified, experienced, and independent.

In accordance with Schedule 3, Condition F38 of the consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I endorse the following independent audit team:

- Victoria Sedwick – Lead Auditor
- Shaun Taylor – Alternative Lead Auditor
- Charyssa Lawrence – Assistant Auditor

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of consent and the *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.

Please note, the Lead Auditor must attend the site inspection/s.

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

A handwritten signature in blue ink, appearing to be "L. Gothard".

Laura Gothard  
A/Team Leader  
Compliance

As nominee of the Planning Secretary



## Appendix 3

### Auditor Declaration of Independence

## Independent Audit Report Declaration Form

Project Name	Newcastle Grammar School Park Campus Alterations and Additions
Consent Number	SSD-13895306
Description of Project	Newcastle Grammar School Park Campus redevelopment including alterations and additions
Project Address	127 Union Street, Cooks Hill, NSW
Proponent	Newcastle Grammar School
Title of Audit	Newcastle Grammar School Park Campus Independent Environmental Audit 4
Date	25 June 2025

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

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Name of Auditor	Victoria Sedwick
Signature	
Qualification	Exemplar Global Lead Auditor Accreditation No. 13180
Company	Ramboll Australia Pty Ltd
Company Address	The Arc, 45a Watt Street, Newcastle NSW 2300 Level 3/100 Pacific Hwy, North Sydney NSW 2060 41 St Georges Terrace, Perth Western Australia 6000

## Independent Audit Report Declaration Form

Project Name	Newcastle Grammar School Park Campus Alterations and Additions
Consent Number	SSD-13895306
Description of Project	Newcastle Grammar School Park Campus redevelopment including alterations and additions
Project Address	127 Union Street, Cooks Hill, NSW
Proponent	Newcastle Grammar School
Title of Audit	Newcastle Grammar School Park Campus Independent Environmental Audit 4
Date	25 June 2025

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor	Shaun Taylor
Signature	
Qualification	B App Sc (Env Ass & Mgt) (Hons)
Company	Ramboll Australia Pty Ltd
Company Address	The Arc, 45a Watt Street, Newcastle NSW 2300 Level 3/100 Pacific Hwy, North Sydney NSW 2060 41 St Georges Terrace, Perth Western Australia 6000

## Independent Audit Report Declaration Form

Project Name	Newcastle Grammar School Park Campus Alterations and Additions
Consent Number	SSD-13895306
Description of Project	Newcastle Grammar School Park Campus redevelopment including alterations and additions
Project Address	127 Union Street, Cooks Hill, NSW
Proponent	Newcastle Grammar School
Title of Audit	Newcastle Grammar School Park Campus Independent Environmental Audit 4
Date	25 June 2025

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

---

Name of Auditor	Charyssa Lawrence
Signature	<i>C. Lawrence</i>
Qualification	B Sc (Earth Science) (Hons)
Company	Ramboll Australia Pty Ltd
Company Address	The Arc, 45a Watt Street, Newcastle NSW 2300 Level 3/100 Pacific Hwy, North Sydney NSW 2060 41 St Georges Terrace, Perth Western Australia 6000

## Appendix 4 Consultation



**From:** [Charyssa Lawrence](#)  
**To:** [Heidi Watters](#); [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)  
**Cc:** [Shaun Taylor](#)  
**Subject:** Request for Consultation: Newcastle Grammar School Park Campus IEA [Filed 02 May 2025 09:12]  
**Date:** Friday, 2 May 2025 9:11:56 AM  
**Attachments:** [image001.png](#)  
[318002161\\_NGS IEA25 Consult Letter DPHI v1.0 250502.pdf](#)

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Hello Heidi and Joel,

Ramboll have been engaged by Newcastle Grammar School to conduct the fourth Independent Environmental Audit of the Newcastle Grammar School Park Campus, located at 127 Union Street, Cooks Hill, within the Newcastle City Council local government area, New South Wales.

The *Independent Audit: Post Approval Requirements* (2020) stipulates that the Independent Environmental Audit be undertaken in consultation with the relevant government agencies. We are therefore inviting you as representatives of the Department of Planning, Housing and Infrastructure to provide feedback on the overall environmental performance of the Newcastle Grammar School Park Campus for the Audit Period being **8 November 2024 to 9 May 2025**.

Please see the attached letter for further information. We would appreciate a response prior to 16 May 2025 so we can review and observe any site operations of interest to the Department during the Audit.

Please feel free to call me on the below number should you wish to discuss anything.

Kind regards

**Charyssa Lawrence**

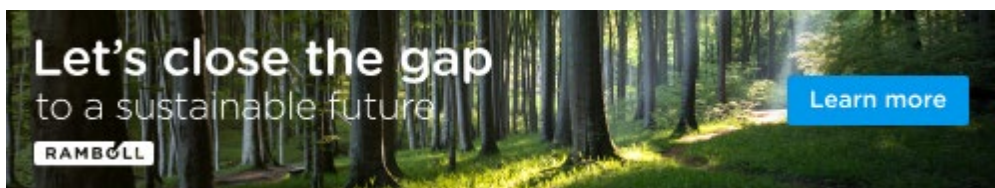
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Environmental Scientist  
Impact Assessment

D +61 2 9954 8174  
[clawrence@ramboll.com](mailto:clawrence@ramboll.com)

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Ramboll  
The Arc, 45a Watt St  
Newcastle, NSW 2300  
<https://www.ramboll.com/>

Ramboll Australia Pty Ltd.  
ACN 095 437 442  
ABN 49 095 437 442



Department of Planning, Housing and Infrastructure  
The Store, 6 Stewart Avenue,  
Newcastle West NSW 2302

Attention: Heidi Watters and Joel Fleming  
Email: [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)  
[Heidi.Watters@Planning.nsw.gov.au](mailto:Heidi.Watters@Planning.nsw.gov.au)

**RE: Newcastle Grammar School Independent Environmental Audit**

2 May 2025

Dear Heidi and Joel,

Ramboll Australia Pty Ltd (Ramboll) has been engaged by Newcastle Grammar School (NGS) to conduct an Independent Environmental Audit of the NGS Park Campus, located at 127 Union Street, Cooks Hills, within the Newcastle City Council local government area, New South Wales (NSW).

Ramboll  
The Arc, 45a Watt St  
Newcastle, NSW 2300  
Australia

The Independent Environmental Audit is a statutory requirement by the NSW Department of Planning, Housing and Infrastructure (DPHI) under Conditions F37 to F42 of the State Significant Development (SSD) development consent (SSD-13895306) as follows:

T +61 2 4962 5444  
<https://www.ramboll.com/>

Ref: NGS IEA #4 (318002161)

**"Independent Environmental Audit**

- F37. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).*
- 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.*
- 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.*
- 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.*

- 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.*
- 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."*

The audit period covered by the Independent Environmental Audit is from **8 November 2024 to 9 May 2025**. Ramboll's proposed Audit Team received endorsement by the DPHI on the 18 March 2025.

The *Independent Audit: Post Approval Requirements (2020)* stipulates that the Independent Environmental Audit be undertaken in consultation with the DPHI. We are therefore asking the Department to provide feedback on the overall environmental performance of NGS Park Campus facility from November 2024 to May 2025. We also ask the Department to raise any concerns (if any) regarding areas that would require particular focus in the scope of the Independent Environmental Audit.

We would appreciate a preliminary response by **16 May 2025** to focus on areas of interest to the Department during the audit. We are also consulting with the City of Newcastle for input into the scope of the audit.

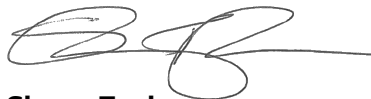
Please feel free to call me on the below number should you wish to discuss anything.

Yours sincerely  
Ramboll Australia Pty Ltd



**Charyssa Lawrence**  
Environmental Scientist

M +61 2 9954 8174  
Mclawrence@ramboll.com



**Shaun Taylor**  
Senior Managing Consultant

M +61 408 386 663  
staylor@ramboll.com

**From:** [Geof Mansfield](#)  
**To:** [Charyssa Lawrence](#)  
**Subject:** FW: Request for Consultation: Newcastle Grammar School Park Campus IEA  
**Date:** Friday, 9 May 2025 2:27:13 PM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)  
[image003.png](#)  
[318002161\\_NGS\\_IFA25\\_Consult\\_Letter\\_CoN\\_v1.0\\_250502.pdf](#)

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Hi Charyssa

Your consultation letter has been circulated to other sections of City of Newcastle.

In response, our Stormwater Team have advised as follows:

'There are stormwater detention tanks and overflow pipes through to Union St. It would be ideal to know the WAE on the tanks, and if they are working according to the DA plans, and if the stormwater connection to the street is working ok, or not.

There may also be pit baskets or other water quality assets which would be ideal to check are working to prevent gross pollution entering Union St stormwater system.'

I trust this advice is of assistance to you.

Regards

**Geof Mansfield | Principal Development Officer (Planning)**

**City of Newcastle | Planning & Environment**

Planning & Development | City Significant & Strategic Planning

E: [gmansfield@ncc.nsw.gov.au](mailto:gmansfield@ncc.nsw.gov.au) | T: [+61249742767](tel:+61249742767) | M: [+61407286899](tel:+61407286899)

City of Newcastle



*City of Newcastle acknowledges the Traditional Custodians of the land of the Newcastle LGA, the Awabakal and Worimi peoples.*

---

**Classification: Confidential**

**From:** Charyssa Lawrence <[CLAWRENCE@ramboll.com](mailto:CLAWRENCE@ramboll.com)>

**Sent:** Friday, 2 May 2025 9:14 AM

**To:** Robert Manev <[rmanev@ncc.nsw.gov.au](mailto:rmanev@ncc.nsw.gov.au)>

**Cc:** Shaun Taylor <[staylor@ramboll.com](mailto:staylor@ramboll.com)>

**Subject:** Request for Consultation: Newcastle Grammar School Park Campus IEA

Hi Robert,

Ramboll have been engaged by Newcastle Grammar School to conduct the fourth Independent Environmental Audit of the Newcastle Grammar School Park Campus, located at 127 Union Street, Cooks Hill, within the Newcastle City Council local government area, New South Wales.

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Please see the attached letter for further information. We would appreciate a response prior to 16 May 2025 so we can review and observe any site operations of interest to the City of Newcastle during the Audit.

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Kind regards

**Charyssa Lawrence**

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<https://www.ramboll.com/>

Ramboll Australia Pty Ltd.  
ACN 095 437 442  
ABN 49 095 437 442

[Lets Glose The Gap on Biodiversity 1](#)



Classification: Confidential

City of Newcastle  
12 Stewart Avenue,  
Newcastle West NSW 2300

Attention: Robert Manev  
Email: rmanev@ncc.nsw.gov.au

**RE: Newcastle Grammar School Independent Environmental Audit**

2 May 2025

Dear Robert,

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Ramboll  
The Arc, 45a Watt St  
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Australia

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<https://www.ramboll.com/>

Ref: NGS IEA#4 (318002161)

**"Independent Environmental Audit**

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Please feel free to call me on the below number should you wish to discuss anything.

Yours sincerely  
Ramboll Australia Pty Ltd

*C. Lawrence*  
**Charyssa Lawrence**  
Environmental Scientist

M +61 2 9954 8174  
Mclawrence@ramboll.com

  
**Shaun Taylor**  
Senior Managing Consultant

M +61 408 386 663  
staylor@ramboll.com

## Appendix 5

### Site Inspection Photographs

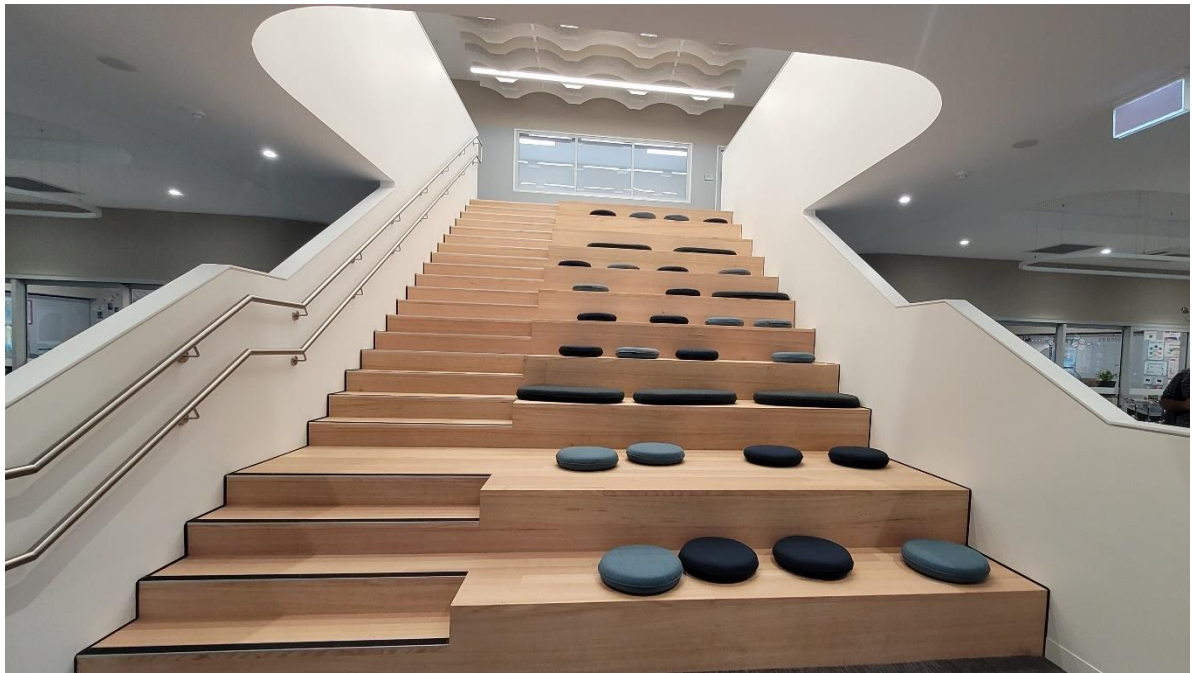




1. Union Street Stage 1 Building: Level 1



2. Union Street Stage 1 Building: Level 1

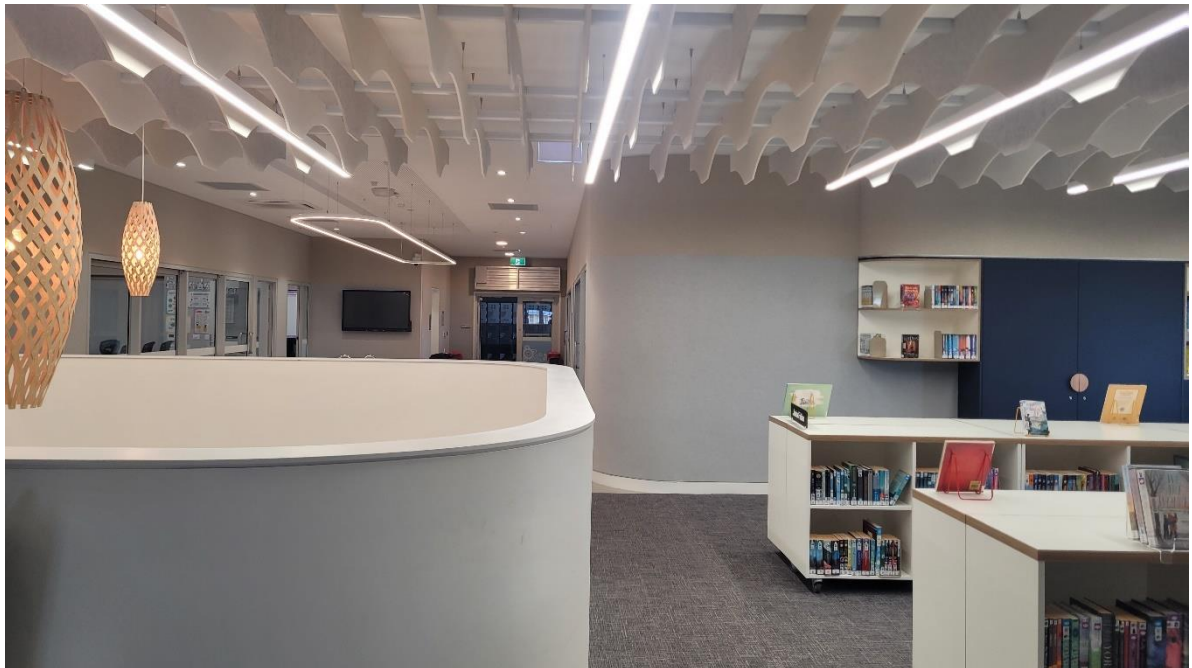


### 3. Union Street Stage 1 Building: Level 1

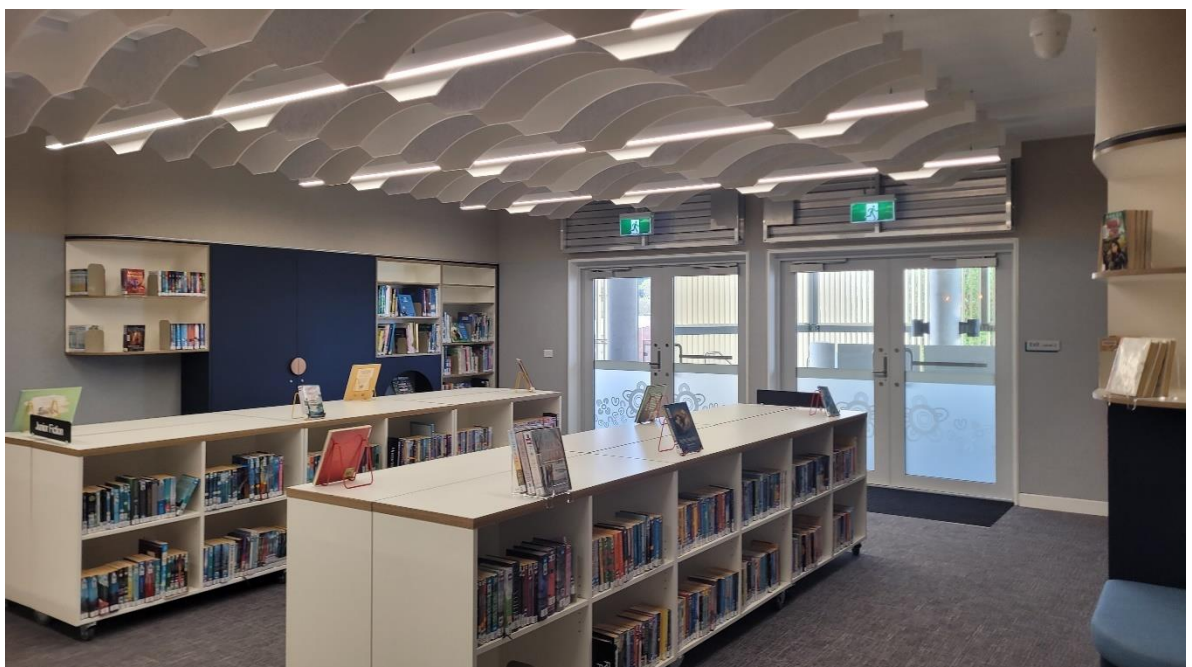


### 4. Union Street Stage 1 Building: Level 1





5. Union Street Stage 1 Building: Level 2 (showing ceiling noise mitigation panels)



6. Union Street Stage 1 Building: Level 2 (showing ceiling noise mitigation panels)



**7. Union Street Stage 1 Building: Level 3**

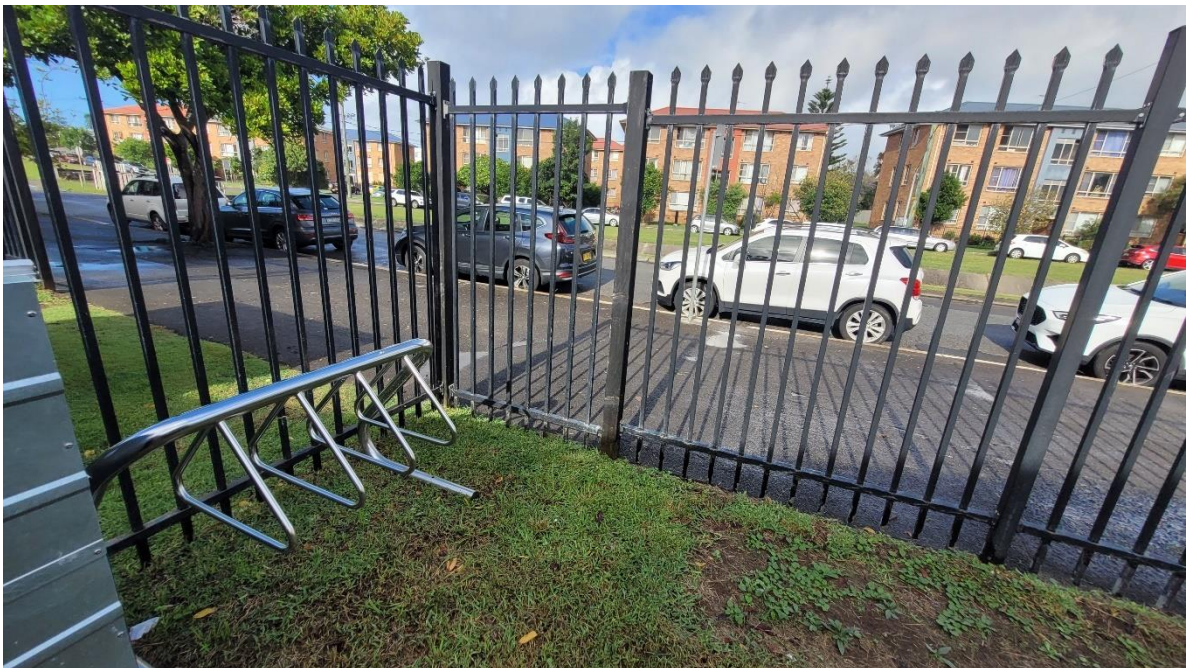


**8. Union Street Stage 1 Building: Level 3**





9. Parkway Avenue Bicycle Hub (1)



10. Parkway Avenue Bicycle Hub (2)





#### 11. Union Street Bicycle Hub



#### 12. Bicycle Way-Finding Signage



13. Kiss and Ride Facility (Facing Union Street)

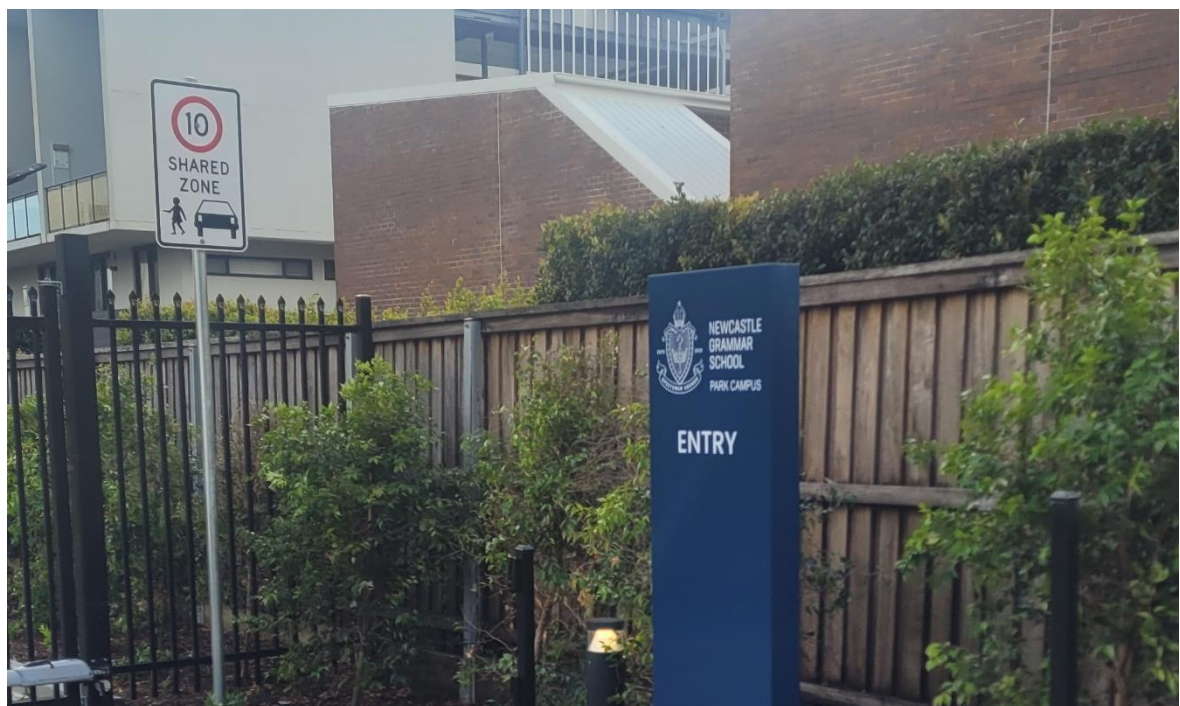


14. Kiss and Ride Facility (Facing Corlette Street)





15. Kiss and Ride Facility Way-Finding Signage (Drop Off Zone)



16. Kiss and Ride Facility Way-Finding Signage (Corlette Street Entry)





#### 17. Landscaping (1)



#### 18. Landscaping (2)





#### 19. Landscaping (3)



#### 20. Landscaping (4)