



Independent Audit Report #1

SAINT IGNATIUS' COLLEGE RIVERVIEW— SSD 10424

JUNE 2023

1. REVISIONS

Revision	Date	Report No.	Description	Prepared by	Approved by
1	12/07/2023	J1921230712.1	Draft to client	M. Williams	R. Johnson
2	21/07/2023	J1921230712.2	Final	M. Williams	R. Johnson

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Development Name	Saint Ignatius' College Riverview
Consent Number	SSD 10424
Description of Development	<p>Stage 2 of the of Saint Ignatius' College Riverview development comprising:</p> <ul style="list-style-type: none"> • demolition works, removal of services and construction of new five storey building (Ignis building) to accommodate flexible teaching and learning facilities, six pastoral care areas, staff rooms, multi-purpose hall, canteen and basement service level; • internal demolition works and refurbishment of the O'Neil Building to integrate with the new building; • redevelopment of the courtyard area and inclusion of a covered outdoor learning area; and • associated landscaping upgrade works.
Development Address	2-60 Riverview Street and Tambourine Bay Road, Riverview (Lot 10 DP 1142773)
Proponent	Saint Ignatius' College Riverview Limited

EXECUTIVE SUMMARY

The conditions of consent (CoC) issued for State significant development SSD 10424 (25 October 2021) require, under condition D37, that independent audits of the development be carried out in accordance the Independent Audit Post Approvals Requirements (2020). This independent audit report satisfies that requirement.

This audit has been conducted in accordance with:

- the requirements of the Independent Audit Methodology and Independent Audit report from the Independent Audit Post Approval Requirements (Department of Planning and Environment, May 2020)
- the processes and practice procedures identified in AS/NZS ISO 19011:2019 - Guidelines for Auditing Management Systems.

The audit report documents the outcomes of the compliance review undertaken by Aspect Environmental Pty Limited (Aspect). The audit process comprised pre-site audit documentation review, stakeholder scoping review, opening meeting, site audit, closing meeting and post-site audit documentation review and follow up.

The site inspection and interviews were conducted on 02 June 2023. Findings of the audit are presented against the required scope within the body of this report, the attached audit findings table (Appendix A and Appendix B) and in the photo log provided (Appendix G).

Consultation was undertaken with the Department of Planning and Environment (DPE) and Lane Cove Council (Appendix D).

It was found that the site was generally compliant, and the development was being managed in accordance with the requirements of the SSD 10424 consent. In summary, the following findings of compliance were made:

- 108 CoC were assessed
- 56 were compliant
- 3 were non-compliant
- 49 were not triggered and
- 10 observations were recorded relating to guideline referencing, site personnel awareness of consent conditions, consultation, stockpile management and data tracking.

Environmental performance of the development was considered satisfactory with no significant discernible offsite impacts at the time of the audit and there were appropriate management controls implemented on site to reduce potential for environmental impacts.

This audit constitutes the first independent environmental construction audit completed for the development. The audit protocol and findings are summarised in Section 3 of the report and provided in detail in Appendix A.

The audit concludes that the Saint Ignatius' College Riverview development is being constructed generally in compliance with the requirements of the SSD.

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Glossary	
Audit	Systematic, independent and documented process for obtaining audit evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled.
Audit criteria	Set of policies, procedures or requirements.
Audit evidence	Records, statements of fact or other information, which are relevant to the audit criteria and verifiable. Audit evidence may be qualitative or quantitative.
Audit findings	Results of the evaluation of the collected audit evidence against the audit criteria.
Audit conclusion	Outcome of an audit provided by the audit team after consideration of the audit objectives and all audit findings.
Audit client	Organisation or person requesting an audit.
Auditee	Organisation being audited.
Auditor	Person with competence to conduct an audit.
Audit team	One or more auditors conducting an audit, supported if needed by technical experts. One auditor of the audit team is appointed as the audit team leader. The audit team may include auditors in training.
Audit plan	Description of the activities and arrangements for an audit.
Audit scope	Extent and boundaries of an audit.
CEMP	Construction Environmental Management Plan
CoC	Conditions of Consent
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.
DPE	Department of Planning and Environment
EP&A Act	Environmental Planning and Assessment Act 1979
IAPAR	Independent Audit Post Approval Requirements 2020
Improvement opportunity	A finding resulting from either site inspection or document review which enables the auditee to consider the adoption of an action or strategy that will enhance environmental performance against the audit criteria.
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.
Observation	A comment on an environmental aspect, value or management control, process or record that is not a specific requirement of the audit criteria.

1. INTRODUCTION

1.1. Development Background

Saint Ignatius' College Riverview (the college) is located at 2-60 Riverview Street and Tambourine Bay Road. The development (Stage 2) involves the construction and redevelopment to provide new teaching and educational facilities.

The development comprises the following works:

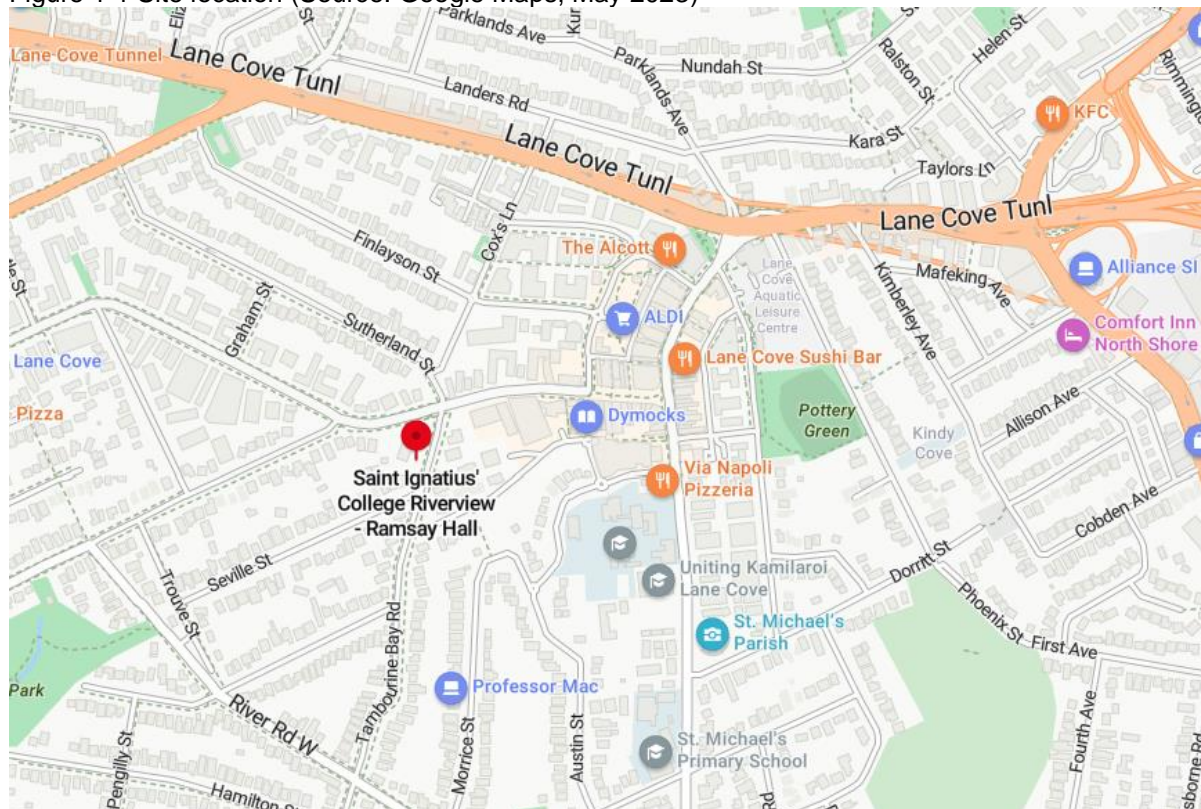
- Demolition works, removal of services and construction of a new five storey building (Ignis building) to accommodate flexible teaching and learning facilities, six pastoral care areas, staff rooms, multi-purpose hall, canteen and basement service level
- Internal demolition works and refurbishment of the O'Neil Building to integrate with the new building
- Redevelopment of the courtyard area and inclusion of a covered outdoor learning area
- Associated landscaping upgrade works.

1.2. Development Location

The site is located at 2-60 Riverview Street and Tambourine Bay Road, Riverview, NSW (Figure 1-1). The site is legally described as Lot 10 DP 1142773 and is owned by The Trustees of the Jesuit Fathers (ABN 80 167 682 043), a body corporate by virtue of the *Roman Catholic Church Communities' Land Act 1942* No 23 (NSW).

The College site covers an approximate area of 40 hectares including the Main Campus (Senior School) and Regis Campus (Junior School). The Site is a prime waterfront position on the Land Cove River and is bounded by Riverview Street to the north, Tambourine Bay Road to the east.

Figure 1-1 Site location (Source: Google Maps, May 2023)



1.3. State Significant Development

The Saint Ignatius' College Riverview stage 2 redevelopment is a State significant development (SSD 10424) that was assessed under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) by the NSW Department of Planning and Environment (DPE). Conditions of Consent (CoC) were issued by the DPE on 25 October 2021.

SSD 10424 Modification 1 was approved by DPE on the 29 November 2022. The modification comprises changes to the façade and internal layout of the approved Ignis building (previously known as the Wingaru building), landscape modifications, removal of solar array on the roof of the Wingaru building, and amendments to condition B9 relating to site contamination investigations.

The conditions of SSD 10224-MOD 1 are structured under the following category headings:

- Part A - Administrative Conditions (A1-A37)
- Part B - Prior to the Issue of a Construction Certificate (B1-B11)
- Part C - Prior to Commencement of Construction (C1-C19)
- Part D - During Construction (D1-D41)
- Part E - Prior to the Issue of Occupation Certificate / Commencement of Operation (E1-E25) and
- Part F - Post Occupation (F1-F10).

The SSD instrument also provides definitions for key terms used within the conditions and two appendices.

1.4. Audit Objectives

The objective of this Independent Audit is to satisfy SSD 10424 CoC D37 that states:

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

This Independent Audit was completed to fulfill the requirements of CoC D37 and to verify compliance, or otherwise, of the development against the relevant CoC and provide an objective evaluation of environmental performance of the development.

1.5. Audit Criteria

The audit criteria for this audit are identified by the CoC for SSD 10424 and by the expectations of the Independent Audit Post Approval Requirements (IAPAR) (DPE 2020).

The audit findings (Appendix A) identify the relevant criteria and the performance in terms of audit evidence collected or observed against the criteria to verify compliance during the course of conducting the audit.

1.6. Audit Scope

The scope of auditing requirements has been based on consideration of:

- The development SSD EIS (Willow Tree Planning, 26 November 2020) and associated Response to Submission documentation.
- The compliance requirements typical of such developments, in this instance referenced to the CoC procedural and documentation requirements:
 - to support the administrative conditions (Part A)
 - prior to issue of a construction certificate (Part B)
 - prior to commencement of construction (Part C) and
 - during construction (Part D).
- The independent auditing requirements and expectations specified in the IAPAR (2020).

The audit scope consisted of:

- An assessment of compliance with CoC and other relevant approvals and licences.
- An assessment of environmental performance of the development, including:
 - an assessment of incidents, non-compliances and complaints that have occurred on the development
 - an assessment of feedback received from the DPE and Lane Cove Council
 - an assessment of the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit.
- A high-level assessment of the adequacy of the development's environmental management plans and sub-plans.

- Any other matters considered relevant e.g. as identified through consultation with relevant agencies and review of complaints registers (management plan implementation and site contamination).

1.7. Audit Period

This Audit Report presents the findings from the first independent audit for the development covering the period from 24 February 2023 to 02 June 2023.

2. AUDIT METHODOLOGY

2.1. Selection and Endorsement of Auditor

In accordance with CoC D36 and Section 3.1 of IAPAR, independent auditors must be suitably qualified, experienced, independent of the development and appointed by the Planning Secretary.

The audit team comprises:

- Richard Johnson: EMS Internal Auditor – Det Norske Veritas 1997 RABQSA/Exemplar Global Certified Certificate No.: 204520
- Mathew Williams: Certified Lead Auditor EMS – ISO 14001 Exemplar Global Certified Certificate No.RDR-AU0187
- Daryle McKone: Certified Auditor EMS – ISO 14001 Exemplar Global Certified Certificate No.C-447639.

Approval of the Audit Team was provided by DPE on 23 May 2023 (Appendix C).

A statement of independence is provided in Appendix E to identify that no actual or perceived conflict exists in the performance of the independent audit.

2.2. Independent Audit Scope Development

The DPE sets out the minimum requirements to be met when undertaking independent audits in accordance with CoC and the IAPAR. These requirements apply to all SSD where an independent audit is required by the CoC.

Requirement for further development of the scope of the audit was considered through agency consultation and review of complaints registers and additional licence, permit or approval requirements.

Consultation

Aspect consulted with DPE Compliance and Lane Cove Council to obtain their input into the scope of the Independent Audit. A summary of the feedback received is provided in Table 2-1. Evidence of consultation is contained in Appendix D.

Table 2-1 Agency consultation outcomes

Stakeholder	Comment	How Addressed
DPE Compliance	DPE requested: The Department would like for the IEA to provide an assessment of the environmental performance of the development, with a focus on Erosion and Sediment Control (ERSED) and Noise. Please review the ERSED and noise monitoring requirements of the Consent, Environmental Management Plans, Sub-Plans and EIS and assess the development's performance against those requirements to assess whether activities and current measures satisfy the conditional requirements and associated plans. This detail is to be provided in addition to the IEA	Addressed in Section 3.6 and Appendix A (Audit Protocol).

Stakeholder	Comment	How Addressed
	requirements outlined in the Conditions of Consent and IAPARs.	
Lane Cove Council	<p>Council responded via email on 25 May 2023:</p> <p><i>I refer to your email of 24 May 2023 regarding SSD-10424 at Saint Ignatius College, Riverview.</i></p> <p><i>I can advise that Council has not received any complaints or concerns in relation to this development.</i></p>	NA

Review of Complaints Register

A review of documentation identified that complaints can be made via consultation meetings and via phone. Complaints are recorded and updated to the development's website <https://www.riverview.nsw.edu.au/our-future/wingar/compliance-documentation/>. Site signage identifies dedicated contact phone numbers for the developments Site Management team. Each of these complaints would be directed back to the single point source for collation and any subsequent action.

2.3. Evaluation of Compliance

The audit findings are based on verifiable evidence either sighted, reviewed, collated or observed. The following methods were used to obtain verifiable evidence relevant to the audit scope:

- Review of development records, documentation and reports including physical and digital versions either provided directly by development representatives or available as published, publicly available information online.
- Interviews with construction development personnel.
- Correspondence with third-party stakeholders.
- Site inspection, including collection of photographic evidence.

A review of verifiable evidence was undertaken against the identified audit criteria to determine the level of compliance.

2.4. Opening Meeting – Site Audit

The audit commenced with an opening meeting on 02 June 2023. During the opening meeting the objectives of the audit, the scope of the audit, the resources required and methodology to be applied were discussed. Attendees at the meeting were:

- Mathew Williams (Lead Auditor, Aspect Environmental)
- Daryle McKone (Auditor, Aspect Environmental)
- Brendon You (Site Engineer, Belmadar)
- Arvin Rezadoust (Project Coordinator, EPM Projects)
- Loui Abouhamad (Project Manager, Belmadar)
- James Blackburne (Site Manager, Belmadar)

2.5. Closing Meeting – Site Audit

The site audit closing meeting was held on the same day. The site audit closing meeting was attended by:

- Mathew Williams (Lead Auditor, Aspect Environmental)
- Daryle McKone (Auditor, Aspect Environmental)
- Brendon You (Site Engineer, Belmadar)
- Arvin Rezadoust (Project Coordinator, EPM Projects)
- Loui Abouhamad (Project Manager, Belmadar)
- James Blackburne (Site Manager, Belmadar)

It was identified that during the post-site audit phase further review of records and documentation would be undertaken prior to the issue of the draft audit findings. This process would provide the development with the ability to provide further evidence for verification (if required/available) against the audit criteria that may not have been identified or accessible at the time of the site audit.

Provision of any such evidence would enable the compliance assessment to be reviewed prior to issue of the draft audit findings, although it was identified that the review of supplementary evidence would not automatically change an audit finding.

2.6. Site Interviews

Site interviews with key personnel involved in development delivery, including those with responsibility for environmental management, were conducted on 02 June 2023. Interviews assisted with verifying the compliance status of the development.

2.7. Site Inspection

An onsite inspection of the entire development construction site was carried out on 02 June 2023. The site inspection was accompanied by the site management team.

The site inspection comprised a walkover of the defined construction footprint (including external boundary where accessible) and included internal and external work environments where accessible.

2.8. Compliance Status Descriptors

Compliance findings resulting from the assessment of audit evidence have been divided into three categories using the descriptors from Table 2 of the IAPAR as follows:

- **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.

Observations and notes may also be made to provide context and provide opportunities for improvement. Conformance with the CEMP and Sub-plans was also reviewed (Appendix B).

2.9. Review and Response to Draft Independent Audit Report

The draft Audit Report was provided to Belmadar for review on 12 July 2023 to allow an opportunity to provide any additional information before finalising the Audit Report.

A draft report finding would generally only be revised in instances where the auditor is satisfied that the additional information or evidence provided is sufficient to determine that an error of fact or misunderstanding has taken place, and this is adequately supported by the provision of additional objective audit evidence that was not available at the time of site audit. Any additional information provided by a proponent in this regard must be noted in the report and the auditor's view in relation to it recorded.

3. AUDIT FINDINGS

This section of the audit identifies the reported audit findings based on a review of available audit evidence during the audit period, evaluated against the defined audit criteria.

3.1. Development Boundary and Setting

The development boundary is identified by the boundaries of SSD 10424 as shown in Figure 3-1 below.

Documentation relevant to the audit scope was made available pre-site audit for information and review. Follow-up documentation was provided post-site audit to address questions or items raised at the time of the site audit, during the closing meeting or identified in the draft audit findings.

Figure 3-1 Approximate site boundary (Source: Staging report, EPM Projects, October 2022)



3.2. Approval and Document List

Documents referenced as part of this audit are provided in the tables below. A list of relevant approved and other relevant documents is provided in Table 3-1. Site specific registers, procedures and checklists sighted as part of this audit are provided in Table 3-2.

Table 3-1 Approval and document list

Approval Reference	Document Details
Environmental Impact Statement	Rev 2, WillowTree Planning, November 2020
State significant development consent instrument	SSD 10424 approved by DPE 25 October 2021
SSD 10224 Modification 1	SSD 10424 Modification 1 approved by DPE 29 November 2022
A12 to A14- Staging Report	Staging Report Wingaru Project St Ignatius' College Riverview Rev B, EPM Projects, October 2022 Approval Ref SSD-10424-PA-2 15/11/2022
C5 Pre- Construction Dilapidation Report	Sighted Dilapidation Report (Craigmar Consulting dated 13/12/22) Council Assets Sighted Dilapidation Report (Craigmar Consulting dated 14/12/22) Private Property Sited Structural Dilapidation Report (Shreeji Consulting dated 20/01/23 Report No 230106)
C6 Community Consultation and Complaints Handling Strategy	Saint Ignatius' College Riverview Redevelopment Stage 2 Community Consultation and Complaints Handling Strategy Rev 1, SLR, October 2022
C9 Construction Environmental Management Plan	Construction Environmental Management Plan Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 3, Belmadar, May 2023
C11 The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)	Construction Traffic and Pedestrian Management Plan, Rev A Transport Studies, Section 3.8 Construction Environmental Management Plan Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 3, Belmadar, May 2023
C12 The Construction Noise and Vibration Management Sub-Plan (CNVMSP)	CNVMP, REVERB ACOUSTICS, Jan 2023, Section 3.1 Construction Environmental Management Plan Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 3, Belmadar, May 2023
C13 Construction Soil and Water Management Plan (CSWMP)	Water and Soil Management Plan, Belmader, Rev0, Dec 2022, Section 3.3 Construction Environmental Management Plan Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 3, Belmadar, May 2023
D24 Unexpected Finds Protocol – Aboriginal Heritage	Unexpected Finds Protocol – Archaeological items, artefact, Fe 2023, Section 3.7 Construction Environmental Management Plan Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 3, Belmadar, May 2023
D25 Unexpected Finds Protocol – Historic Heritage	Unexpected Finds Protocol – Archaeological items, artefact, Fe 2023, Section 3.7 Construction Environmental Management Plan Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 3, Belmadar, May 2023

Table 3-2 Construction site document list

Document Details	Document Details & Observations
Equipment Induction Records	Plant and equipment details are saved on and managed by Procure (project management software/platform). Sighted Equipment Induction records: - Record Sumitomo (SH235x-6) 23t excavator, registered serial number 235N6-1343. Note service frequency of 250 hours is exceeded. Last service is recorded as 280hrs.
Site Induction	Sighted completed 1Breadcrumb induction dated 02/06/23. Sited a copy of the site induction template - Saint Ignatius College Riverview Induction (25755-151)
Site Materials Tracking Register and Waste Reports	Sighted monthly waste report (Bingo) for January 2023 through May 2023. Includes waste type, recycled waste and

Document Details	Document Details & Observations
	<p>% Report identifies that 93.67% of total waste has been recycled. Waste removed from site includes bricks/tile, concrete, metals, timber/paper/cardboard, plastic and general waste landfill.</p> <p>Interview with site management 2/06/2023 confirmed that hazardous waste (Asbestos Containing Material (ACM)) was removed of site.</p> <p>Sighted hazardous waste register that identified three loads of Asbestos in soils (total 34.52 tonnes) transferred to Eastern Creek Ecology Park</p> <p>Sighted tip dockets for ACM to Eastern Creek (Bingo Services) 10.94 tonne dated 20/03/2023, 13.22 tonne dated 17/03/23 and 10.36 tonne dated 17/03/23.</p> <p>Sighted Bingo Waste Management Plan - Bingo Recycling Ecology Park Eastern Creek - EPL No.20847. Fee based activity allows for the storage of ACM waste.</p>
Environmental Inspection	<p>Inspections (Safety walks) are carried out weekly as referenced in the CEMP.</p> <p>Sighted Safety Walk #20 dated 29/05/23 covers off silt fence inspection, EMP controls, wash out drums, water use permits, drains and pit protection, external road inspection and dust suppression. If observations are recorded, a non-conformance is raised. Sighted Observation #30 (part of weekly safety inspection #9). Action raised to rectify. Includes close out and photos of repair.</p>
Toolbox and Daily Pre-start Meetings	<p>Sighted Procore Pre-start and toolbox talk daily register.</p> <p>Sited Toolbox talk meeting register for 3/5/2021.</p> <p>Sited Prestart documentation dated 23/6/2023. Document identified hazards including noisy works (hours of work) and unexpected finds / asbestos and wet site conditions.</p>
Site Sign-in Register	<p>Audit team signed into the 1 Breadcrumb site access register and sighted 1 Breadcrumb site access register during site audit 02/06/23. Pre-starts commence at 0700.</p>
Out-of-Hours Works	<p>Auditees advised that no out-of-hours work has been undertake to date.</p>
Stormwater Water Quality Test Results	<p>Auditees advised that no discharged of construction waters has occurred to date.</p> <p>Site is not connected to Council's stormwater system.</p> <p>Water is captured and transferred to a 10,000L poly tank for storage, treatment and testing prior to discharge. Due to weather conditions, the transfer of water to the tank has not been required, hence, there is no water quality data to review for the audit period.</p>

3.3. Summary of Agency Notices, Orders, Penalty Notices or Prosecutions

To the Auditor's knowledge, the project was not issued with any agency notices, orders, penalty notices or prosecutions during the audit period. This determination reflects advice provided to the auditor by DPE and Council in audit consultation and in audit interviews.

3.4. Non-Compliance, Observations and Actions

Table 3-3 presents the non-compliances and observations from this Independent Audit. Detailed findings against each requirement are presented in Appendix A.

Table 3-3 Summary of audit non-compliances, observations, and actions

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
A2	Non-compliance	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> (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, Response to Submissions (RtS), Supplementary Response to Submissions (SRtS) and SSD-10424-Mod-1; (d) in accordance with the approved plans in the table below: <p>Audit Finding: Compliance with conditions A25 and C16 have not been demonstrated.</p>	<p>Proposed: Proponent to address all non-compliances noted during this audit.</p>	Open
A11	Observation	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. <p>Audit Finding</p> <p>An attempt was made to consult on the CTPMSP, the email was acknowledged by the recipient. There is no additional information relating further consultation attempts, there was no overview of consultation outcomes.</p>	<p>Proposed: Consultation evidence to be included in the relevant plan. Where responses were not received, evidence of follow up to be included in the plan. Include an overview statement of consultation undertaken.</p>	Open

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
A22	Observation	<p>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.</p> <p>Audit Finding The CEMP and sub-plans refer to relevant guidelines and policies. However, the CEMP does not refer to Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p>	<p>Proposed: Update the CEMP and sub-plans to include reference to relevant standards or policies identified by the consent.</p>	Open
A25	Non-compliance	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p>	<p>Proposed: Update the website to include all information that is required by the consent to be made publicly available.</p>	Open

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		<p>(b) keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the commencement of operations.</p> <p>Audit Finding The following information was not available on the website- (a) (i) Landscape Plans prepared by Arcadia, Response to Submissions and EIS appendices (ii) MOD Approval 29/22/2022 (iii) C9 CEMP, CTPMSP, CNVMP, CSWMSP B5 Landscape Plan, B10 (b) Stormwater Management System Plans, (iv) Construction has commenced, no performance reporting. (v) Construction has commenced, no performance reporting. (vi) A summary of the current stage and progress of the development. (vii) Improvement opportunity -contact details should be visible to the public without the need to search through a plan.</p>		
A26	Observation	<p>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.</p> <p>Audit Finding Whilst there is reference in the induction package to legislation and standards/codes, there is no explicit reference or instruction for workers to comply with the SSD Conditions of Consent.</p>	<p>Proposed: Update induction package to include compliance with legislation, standards/codes, and the SSD Conditions of Consent. Additional information regarding where this information can be obtained.</p>	Open
C8	Observation	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p>Note: • The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</p>	<p>Proposed: Review CEMP against the requirements of the EMP Guideline, DPIE April 2020. Update CEMP with reference to the EMP Guideline, DPIE April 2020.</p>	Open

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		<p>• The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p>Audit Finding The CEMP does not reference the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p>		
C11	Observation	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW/ TfNSW (RMS); (c) be consistent with the Preliminary Construction Traffic and Pedestrian Plan prepared by Positive Traffic Pty Ltd dated October 2020 submitted with the EIS; (d) include details of predicted number of construction vehicle movements per day and detail of vehicle types, noting that vehicle movements are to be minimised during peak traffic periods; (e) include assessment of potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works; (f) include details to demonstrate the construction vehicle access arrangements and student / staff access to the site during construction works to ensure safe operation of the school at all times; (g) 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; (h) detail the measures regarding existing students and operation; and (i) detail heavy vehicle routes, access and parking arrangements. <p>Observation:</p>	<p>Proposed: To demonstrate that the author is suitably qualified and experienced, update the CTPMSP to include author qualifications and experience.</p>	Open

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		<p>The CTPMSP does not explicitly identify the credentials of the author.</p> <p>An attempt was made to consult with relevant authorities.</p>		
C12	Observation	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) and the noise guidelines criteria in section 5.4 of the SEARs Acoustic Report Riverview Ignis Project - Stage 2, prepared by PKA Acoustic Consulting dated 14 October 2020 (R02v1); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include details of hours within which the rock hammering, sheet piling, pile driving and similar activities are proposed to be scheduled, such as (but not limited to); <ul style="list-style-type: none"> (i) 9am to 12pm, Monday to Friday; (ii) 2pm to 5pm Monday to Friday; and (iii) 9am to 12pm, Saturday. (e) include strategies that have been developed with the community for managing high noise generating works; (f) describe the community consultation undertaken to develop the strategies in condition C12(e); (g) includes details of the noise management measures (including scheduling of high noise generating activities, noise barriers within the site, hoardings etc) that would be installed to ensure that students / staff are not impacted by the construction noise; (h) include a complaints management system that would be implemented for the duration of the construction; and (l) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures. C8. <p>Observation:</p>	<p>Proposed: Engagement with residents potentially impacted by high noise activities. Discuss options for noise impact mitigation, provide an opportunity for comment. Review and update CNVMSP to include this engagement.</p>	Open

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		Part (e) High noise impact activities were predicted to be of minimal duration. The plan recommends notification of affected neighbours and provision of options for response to remedial action taken. The plan does not indicate that strategies have been developed with the community for managing high noise generating works.		
C13	Observation	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(d) detail all off-site flows from the site; and</p> <p>(e) 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.</p> <p>Observation: The CSWMP does not identify the credentials of the author, nor does it refer to consultation with council.</p>	<p>Proposed: To demonstrate that the author is suitably qualified and experienced, update the CTPMSP to include author qualifications and experience.</p> <p>Consultation evidence to be included in the plan. Where responses were not received, evidence of follow up to be included in the plan.</p>	Open
C16	Non-compliance	<p>Prior to the commencement of any construction, an induction must be provided to all construction staff, employees, contractors and sub-contractors in respect of Aboriginal heritage protection and their responsibilities under the National Park Act 1974 by a suitably qualified archaeologist. A written induction must also be provided and included in all environmental and safety documentation for future reference.</p> <p>Audit Finding Sited a copy of the site induction template - Saint Ignatius' College Riverview Induction (25755-151). Induction does not reference Aboriginal heritage protection</p>	<p>Proposed: Revise induction content to include relevant references in accordance with this condition.</p>	Open

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
D20	Observation	<p>During construction, the Applicant must ensure that:</p> <p>(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p> <p>Observation: Auditee advised that the stockpile located in the stockpile management area has been in place for at least 1 month. Dust and Air Quality Management Plan, section 4.2.4 - long standing stockpiles (greater than 1 month) shall be seeded to provide both wind and water erosion protection with crops or other covers.</p>	<p>Proposed: Manage stockpile in accordance with the Dust and Air Quality Management Plan. Consider revising the prescriptive management option in the plan to allow alternative stabilisation measures to be utilised.</p>	Open
D21	Observation	<p>All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.</p> <p>Observation: The development has carried out stormwater works on the eastern side of Loyola Drive opposite Area A (Belmadar Construction Site). The area of works was left mounded with loose soil material. The area is surrounded by turf which will filter water; however, best practice is to contain sedimentation by implementing erosion sedimentation controls.</p>	<p>Proposed: Implement Erosion sediment controls in accordance with CSWMSP.</p>	Open
D30	Observation	<p>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.</p> <p>Observation: Data is missing from the column 'Weight (Tonne)', register includes a waste destination, however, it does not indicate any proposed reuse (destination labelled St Ignatius College Site has been</p>	<p>Proposed: Complete all columns on the register (N/A as required). Update register to include details of waste facility permissibility to accept waste.</p>	Open

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		assumed as reuse). Details of permissibility (EPL / Development Consent) for the receiving facility are not included.		

3.5. Previous Audit Recommendations

As this was the first independent audit conducted for the development there are no previous audit findings to review.

3.6. DPE Compliance Items

Consultation with DPE identified several matters for specific consideration by this independent audit. These matters included:

- erosion and sediment control
- noise management.

These items have been specifically addressed below.

Erosion and Sediment Control

Erosion and sediment controls on site were generally observed to be functioning as intended with no materials observed to be leaving site. However, stormwater works were observed on the eastern side of Loyola Drive opposite Area A (Belmadar Construction Site). The area of works was left mounded with loose soil material. The area is surrounded by turf which will filter water; however, best practice is to contain sedimentation by implementing erosion sedimentation controls.

See Appendix G photo log image 5.

The CSWMSP should be prepared by a suitably qualified expert, in consultation with council. The plan does not indicate the qualifications of the author and no consultation was identified.

Monitoring of environment controls occurs weekly (as evidenced by site safety inspections), silt fences / erosion controls are included in this inspection.

The auditees advised that there has been no water discharge to date.

Noise

The Construction Noise and Vibration Management Plan (CNVMP) identifies potential impacts to the nearest college building. The CNVMP identifies additional mitigation measures to employ if noise impacts to line-of-sight facilities occur.

In respect of residential receivers, the CNVMP identifies that construction activities may exceed criteria, particularly demolition and mobile plant. The CNVMP identifies mitigation measures to assist in reducing the impact to residential receivers. The CNVMP also recommends attended noise and vibration monitoring to be carried out at the commencement of each process that has the potential to produce excessive noise and/or vibration.

The Auditee has identified that pile driving is an activity that would potentially generate excessive noise and require attended noise monitoring. To date this requirement has not been triggered.

No machinery was observed as being left idling on site. All observed machinery on site during the audit that was not in use was identified as being switched off.

The weekly site safety inspection includes item 14.14 noise disturbance - any noisy works/ monitoring/ complaints requiring follow up.

No noise issues were identified during the audit. No noise complaints have been received to date.

3.7. Assessment of Compliance with Environmental Management Plans and Post Approval Documents

The adequacy of post approval documents must be determined based on whether:

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

A review was conducted against the:

- CEMP
- Construction Noise and Vibration Management Plan
- Construction Water and Soil Management Plan.

The management plans are considered adequate for the works being undertaken (Appendix B). There were no non-compliances identified regarding compliance with management plans, however, there is an opportunity for improvement with the implementation of CSWMSP.

3.8. Review of Environmental Performance

The environmental performance of the development was assessed during the audit site inspection against the environmental aspects listed in Table 3-4. Environmental performance in respect of the relevant environmental aspects was found to be satisfactory, with sound site environmental management generally exhibited onsite.

Table 3-4 Environmental aspect audit scope

Environmental Aspect	Independent Audit Finding
Air	Stockpiles on the site were observed to be stable. No visible dust emissions were noted during the audit site inspection, 02/06/23.
Noise	Review of the online complaints register on 5/06/2023 - https://www.riverview.nsw.edu.au/wp-content/uploads/2023/02/Wingaru-Complaints-Register-2023-Complaints-Register.pdf , indicated no complaints received to date.
Land – Erosion and Sediment	ErSed controls were generally observed to be in place, including stormwater drain protection, and sediment fences in place and keyed in correctly. Attention is required to an area (40m ²) of loosely mounded (maximum 0.3m in height) soil material without stabilisation in an area opposite the main construction site (associated with stormwater works). No complaints have been received.
Land - Contamination	Asbestos soils were encountered in the course of works. Asbestos soils were removed offsite to an appropriately licensed facility for receipt of the waste type. Sighted Asbestos Soil Removal (Titan, Rev 01 dated 10/03/23). Sighted subcontract Asbestos Management Plan (Sydney Environmental Group dated 06/03/2023 Report No: 2027-AMP-01-060323.v1f. Section 3.3.3 Health Monitoring, 4.1.1 Atmospheric Monitoring and Section 4.4 Asbestos Removal Handling.

Environmental Aspect	Independent Audit Finding
	<p>Sighted Asbestos Register Form H1.7 completed for embankment for Area A bonded pieces 16/02/2023.</p> <p>Sighted Unexpected Contaminated Land and Asbestos Finds Procedure Rev 0 December 2022.</p>
Water	<p>There was no evidence of scouring or rill erosion on site during the audit site inspection, 02/06/23.</p> <p>Site surface water measures appear to be satisfactory.</p>
Waste	Mixed general waste skip bins were in place and being utilised. Waste records were available for review.
Heritage	No unexpected heritage finds have been encountered onsite.
Traffic	<p>All construction vehicles were observed to be contained within the development site boundary for the duration of the site audit 02/06/23.</p> <p>The tracking of soil / mud to public roads was not observed during the site audit inspection, 02/06/23.</p>
Flora and Fauna	<p>No damage observed to trees outside of site boundary during site audit inspection 02/06/23.</p> <p>One tree requires protection from construction activities. Tree is outside of the site security fencing.</p> <p>Native fauna was not observed by auditees.</p>

3.9. Complaints

Review of the online complaints register <https://www.riverview.nsw.edu.au/wp-content/uploads/2023/02/Wingar-Complaints-Register-2023-Complaints-Register.pdf>, indicated no complaint has been received for the development during audit period.

3.10. Incidents

The development did not identify any reportable incidents during the audit period.

3.11. Site Inspection

A site inspection as part of the audit was undertaken 2 June 2023. During the site inspection, observations on the development's environmental performance were made and captured by site photos (Appendix G).

Environmental performance was determined to be satisfactory, with appropriate implementation of environmental controls in accordance with developed management plans.

3.12. Site Interviews

Site interviews were generally structured around the prescribed SSD CoC and management plan expectations.

The site team was questioned on how the development achieves and communicates compliance requirements, and how it responds to, and addresses, changes in site

conditions. Follow up questions on documentation of processes and site procedures pertaining to environmental management onsite were used to assess understanding of environmental risk and performance management expectations onsite, inclusive of communications and change management.

The site interviews demonstrated that the development personnel had a good understanding of environmental risks and controls associated with the development.

3.13. Development Response to Independent Audit Report

Under SSD 10424 CoC D39, the Applicant is required to prepare a response to the Final Independent Audit Report and submit its response to the Department and Certifier and to make the Independent Audit Report and the Applicant's response publicly available within 60 days of submission.

4. CONCLUSION

This Independent Audit Report satisfies the requirements of SSD 10424 CoC D37.

The audit represents the first independent audit and has been conducted in accordance with the DPE Independent Audit Post Approval Requirements (2020) and the AS/NZS ISO 19011:2019 – Guidelines for Auditing Management Systems.

The audit report documents the outcomes of the review of compliance undertaken by Aspect. The audit process comprised pre-site audit documentation review, site audit, and post-site audit documentation review and follow up.

It was found that the development was generally compliant with the CoC and construction activities are being managed in accordance with the requirements of the SSD instrument.

The following findings of compliance were made:

- 108 CoC were assessed
- 56 were compliant
- 3 were non-compliant
- 49 were not triggered and
- 10 observations were recorded related to guideline referencing, site personnel awareness of consent conditions, consultation, stockpile management and data tracking.

Detailed findings are included in the Audit Protocol in Appendix A and the checklist of mitigation measures from the environmental management plans in Appendix B.

The audit concludes that the Saint Ignatius' College Riverview is generally being constructed in compliance with the requirements of the SSD instrument.

The auditor would like to thank the auditees from Belmadar and EPM Projects for their high level of organisation and assistance during the independent audit.

Appendix A Audit Table

SSD 10424-MOD 1 Draft

Auditor(s) Mathew Williams and Daryle McKone

Location Saint Ignatius' College Riverview Redevelopment Stage 2

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
Conditions of Consent - Modification 1 Approved 29/11/2022						
Part A - Administrative Conditions						
Obligation to Minimise Harm to the Environment						
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Observed site environmental controls in place in accordance with CEMP and sub-plans. No evidence of material harm on or offsite was observed during the site inspection. Site stated at site audit interview 02/06/2023 that no reported incidents had occurred during the audit period. Evidence referred to in other CoC in this table.	The proponent has demonstrated that reasonable and feasible measures are being implemented to prevent or minimise harm to the environment. Compliance demonstrated. Refer to Photo Log in Appendix G.			
Terms of Consent						
A2	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, Response to Submissions (RTS), Supplementary Response to Submissions (SRTS) and SSD-10424-Mod-1 ; (d) in accordance with the approved plans in the table below:	Generally verified through site observation during site audit inspection on 02/06/23, site interview on the same day with supervisory staff and document review.	Compliance with conditions A11, A25 and C16 has not been demonstrated. Recommendations: Proponent to address all non-compliances noted during this audit.			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	No directions issued by the Planning Secretary.	Not triggered.			
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	No project changes documented that triggered an accordance or consistency assessment.	Not triggered.			
Limits of Consent						
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Sighted letter notification from EPM Projects to DPE on 17/02/23 notifying commencement of first stage construction in accordance with Condition C1 as 24/02/23. Project advised during site audit interview that works commenced onsite 24/02/2023.	Compliance with condition has been demonstrated.			
A6	This development consent does not permit any changes to the approved student/staff numbers within the school.	Administrative note.	NA			
A7	This development consent does not approve any additional car parking provisions or alterations to the existing car parking provisions within the site.	Administrative note.	NA			
A8	This development consent does not permit any out of school hours community use or any additional out of school hours events outside of those that are existing and/or have been approved by the concept approval (SSD-7140) and/or by other development consents applicable to the site.	Administrative note.	NA			
Prescribed Conditions						
A9	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EP&A Regulation relates to prescribed conditions for: - compliance with the BCA (Crown Certificates received) - erection of signs - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons in venues (not relevant) - shoring and adjoining properties (no properties are adjoined to the Project).	Compliant.			
Planning Secretary as Moderator						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A10	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.	No resolutions have been provided by the Planning Secretary to date.	Not triggered.			
Evidence of Consultation						
A11	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Consultation is required for the CTPMSP and CSWMSP. - C11(b) CTPMSP - evidence of attempted consultation with Council and TfNSW. Consultation is partially addressed, an email to Council and TfNSW are included in the plan. - C13 (a) CSWMSP - requires preparation in consultation with Council. Consultation with Council was not addressed in the CSWMSP.	Compliance with condition has generally been demonstrated. Observation: An attempt was made to consult on the CTPMSP, the email was acknowledged by the recipient. There is no additional information relating further consultation attempts, there was no overview of consultation outcomes. Recommendation: Consultation evidence to be included in the relevant plan. Where responses were not received, evidence of follow up to be included in the plan.			
Staging						
A12	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to tagged 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).	Sighted letter from DPE dated 15/11/2022 (REF: SSD-10424-PA-2) approving the Staging Report Revision B dated 24/10/2022 confirms submission of staging report to DPE more than 1 month before construction commenced. Site audit interview 02/06/2023 confirmed that construction commenced 24/02/23. Sighted DPE Post Approval Form commencement of construction in accordance with C1 and C2 dated 15/02/2023. Verified Staging Report Version B is on SIC Riverview website 26/02/2023.	Compliance with condition has been demonstrated.			
A13	A Staging Report prepared in accordance with condition A12 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Sighted letter from DPE dated 15/11/2022 (REF: SSD-10424-PA-2) approving the Staging Report Revision B dated 24/10/2022 confirming submission of staging report to DPE more than 1 month before construction commenced. Site audit interview 02/06/2023 confirmed that construction commenced 24/02/23. Sighted DPE Post Approval Form commencement of construction in accordance with C1 and C2 dated 15/02/2023. Verified Staging Report Version B is on SIC Riverview website 26/02/2023.	Compliance with condition has been demonstrated.			
A14	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Sighted letter from DPE dated 15/11/2022 (REF: SSD-10424-PA-2) approving the Staging Report Revision B dated 24/10/2022 confirming submission of staging report to DPE more than 1 month before construction commenced. Site audit interview 02/06/2023 confirmed that construction commenced 24/02/23. Sighted DPE Post Approval Form commencement of construction in accordance with C1 and C2 dated 15/02/2023. Staging report identifies 4 construction stages - CC1, CC2, CC3 and CC4. Works onsite appear to align to the Staging Report.	Compliance with condition has been demonstrated.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A15	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.	Sighted letter from DPE dated 15/11/2022 (REF: SSD-10424-PA-2) approving the Staging Report Revision B dated 24/10/2022 confirming submission of staging report to DPE more than 1 month before construction commenced. Site audit interview 02/06/2023 confirmed that construction commenced 24/02/23. Sighted DPE Post Approval Form commencement of construction in accordance with C1 and C2 dated 15/02/2023. Staging report identifies 4 construction stages - CC1, CC2, CC3 and CC4. Works onsite appear to align to the Staging Report.	Compliance with condition has been demonstrated.			
Staging, Combining and Updating Strategies, Plans or Programs						
A16	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	No strategies, plans, programs or drawings have been staged or combined during the reporting period.	Not triggered.			
A17	Any strategy, plan or program prepared in accordance with condition A16, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	No strategies, plans, programs or drawings have been staged or combined during the reporting period.	Not triggered.			
A18	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.	No strategies, plans, programs or drawings have been staged or combined during the reporting period.	Not triggered.			
A19	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.	Nil to date.	Not triggered.			
Structural Adequacy						
A20	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. <i>Notes:</i> • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • 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.	Sighted BCA Design Certification from Northrop to Certifier (Steve Watson and Partners) dated 01/02/23 (Ref GDL210118) confirming compliance with BCA.	Compliance with condition has been demonstrated.			
External Walls and Cladding						
A21	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Works in early stages of construction. Currently working under CC1. Forms part of future construction certificates.	Not triggered.			
Applicability of Guidelines						
A22	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.	The CEMP and sub-plans refer to relevant guidelines and policies. However, CEMP does not refer to Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).	Compliance with condition has generally been demonstrated. Observation: The CEMP does not refer to Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Recommendations: Update the CEMP and sub-plans to include reference to relevant standards or policies identified by the consent.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A23	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.	No direction issued by Secretary.	Not triggered.			
Monitoring and Environmental Audits						
A24	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Procedural condition. This Independent Audit has been conducted in accordance with ISO 19011 and the DPE Independent Audit Post Approval Requirements.	This audit is aligned to the requirements of Div 9.4 of Part 9 of the EP&A Act. Div 9.4 is applicable to SSD developments. This IEA and its scope is aligned to the requirements of s9.39(2); s9.39(3); s9.40; s9.41(2); s9.42(1); and s9.42(2) of the EP&A Act.			
Access to Information						
A25	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the commencement of operations.	Reviewed applicant's website on 25/05/2023: https://www.riverview.nsw.edu.au/our-future/wingar/compliance-documentation/ The following information was not available on the website- (a) (i) Landscape Plans prepared by Arcadia, Response to Submissions and EIS appendices (ii) MOD Approval 29/22/2022 (iii) C9 CEMP, CTPMSP, CNVMP, CSWMSP, B5 Landscape Plan and B10 (b) Stormwater Management System Plans (iv) Construction has commenced, no performance reporting (v) Construction has commenced, no performance reporting (vi) A summary of the current stage and progress of the development (vii) Contact details should be visible to the public with out the need to search through a plan.	Compliance with this condition has not been demonstrated. Recommendation: Update the website to include all information that is required by the consent to be made publicly available.			
Compliance						
A26	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Sighted site induction package on 1 Breadcrumb. Includes references to legislation and standards/codes where workers can obtain relevant documents from Site Manager. Viewed subcontractor contract agreement Annexure A which references conditions of consent SSD 10424 and attaches them.	Compliance with this condition has generally been demonstrated. Observation: Whilst there is reference in the induction package to legislation and standards/codes, there is no explicit reference or instruction for workers to comply with the SSD Conditions of Consent. Recommendation: Update induction package to include compliance with legislation, standards/codes, and the SSD Conditions of Consent. Additional information regarding where this information can be obtained.			
Incident Notification, Reporting and Response						
A27	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.	The Project stated at site audit interview 02/06/23 that they did not identify any reportable incidents during the audit period.	Not triggered.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A28	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	The Project stated at site audit interview 02/06/23 that they did not identify any reportable incidents during the audit period.	Not triggered.			
Non- Compliance Notification						
A29	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance	The Project stated at site audit interview 02/06/23 that no non-compliances have been identified during the reporting period.	Not triggered.			
A30	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.	The Project stated at site audit interview 02/06/23 that no non-compliances have been identified during the reporting period.	Not triggered.			
A31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	For information.	Not triggered.			
Revision of Strategies, Plans and Programs						
A32	Within three months of: (a) the submission of a compliance report under condition A34; (b) the submission of an incident report under condition A28; (c) the submission of an Independent Audit under condition D37; (d) the approval of any modification of the conditions of this consent; or (d)the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	SSD-10424-Mod-1 approved 29/11/2022 - Confirm Notification to Planning Secretary and the Certifier by the 1 March 2023. Sighted email from DPE referencing notification that a review would be undertaken in accordance with A32 (within 3 months of MOD-1). Date of submission 21/11/2022. Sighted notification to the Certifier dated 02/06/2023 Aconex REF RCC-GCOR-007558) that a review was being undertaken in accordance with A32 within 3 months of the approval of MOD-1. Project stated during site audit interview 02/06/23 that no strategies, plans or programs or drawings required revision during the reporting period.	Compliance with condition has been demonstrated.			
A33	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 and / 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. 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.	No strategies, plans or programs or drawings required revision during the audit period.	Not triggered.			
Compliance Reporting						
A34	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).	Project to comply with Compliance Reporting and Post Approval Requirements (CRPAR) 2020 (DPIE May 2020). Under CRPAR 2020, construction compliance reports are not required. The first compliance report due is the Operation Compliance Report.	Not triggered.			
A35	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.	N/A	N/A			
A36	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	N/A	N/A			
A37	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.	N/A	N/A			
Part B- PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE						
External Walls and Cladding						
B1	Prior to the issue of any relevant 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.	Works in early stages of construction. Currently working under CC1. Forms part of future construction certificates.	Not triggered.			
Operational Noise – Design of Mechanical Plant and Equipment						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B2	Prior to the issue of any relevant construction certificate for the design of mechanical plant and equipment, the Applicant must incorporate the design related noise mitigation recommendations in the <i>SEARs Acoustic Report Riverview Ignis Project - Stage 2</i> , prepared by PKA Acoustic Consulting dated 14 October 2020 (R02v1), into the detailed design drawings. The Certifier must verify that all of the design related noise mitigation measures have been incorporated into the detailed design drawings to ensure the development will not exceed the recommended operational noise levels identified in the <i>SEARs Acoustic Report Riverview Ignis Project - Stage 2</i> , prepared by PKA Acoustic Consulting dated 14 October 2020 (R02v1).	Works in early stages of construction. Currently working under CC1. Forms part of future construction certificates.	Not triggered.			
Design of Operational Waste Storage and Processing						
B3	Prior to the issue of any relevant construction certificate for the new Ignis building, the Applicant must: (a) update the Ignatius College Riverview Operational Waste Management Plan prepared by Waste Audit dated September 2020 to incorporate the following: (i) details of waste collection areas and/or bin storage areas associated with the canteen located at the ground floor of the building including the number and types of waste bins needed for this facility, in accordance with Council's standards; (ii) details of the paths along which the bins would be carted from the waste storage areas in the Ignis building to the central waste storage facility within the site; and (iii) details of bin collection frequency from the canteen of the Ignis building; (b) update the detailed design plans for the Ignis building and the refurbished O'Neil building (if relevant) to incorporate the design of the operational waste storage area for the canteen and the various other relevant components of the building, in accordance with Council's standards; and (c) submit the updated reports and plans required by condition B3(a) and B3(b) to the Certifier for approval	Works in early stages of construction. Currently working under CC1. Forms part of future construction certificates. Sighted Operational Waste Management Plan dated August 2022 V2 (Wasteaudit).	Not triggered.			
Driveway and Service Vehicle Layout						
B4	Prior to the issue of any relevant construction certificate for the basement and service vehicle parking / loading / unloading areas, evidence must be submitted to the Certifier that the operational access and parking (where necessary) arrangements comply with the following requirements: (a) the swept path of the longest vehicle entering and exiting the building basement in association with the new work, as well as manoeuvrability immediately outside the Ignis Building, are in accordance with the latest version of AS 2890.2; and (b) the entry and exit driveway gradients as well as all proposed work is to the internal roundabout comply with the latest version of AS 2890.2.	Works in early stages of construction. Currently working under CC1. Forms part of future construction certificates.	Not triggered.			
Landscaping						
B5	Prior to the issue of any relevant construction certificate, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must: (a) be generally consistent with the approved Landscape Stage 2 Masterplan in condition A2 of this development consent; (b) allow for additional planting within the proposed courtyards where possible; (c) include evidence of consultation with the relevant Aboriginal Party (including the Cammeraygal people) in the development of the detailed landscape plan including, but not limited to, the useability, amenity and plant species selection (being cultural and sensory); (d) demonstrate that the users of the approved Ignis building would have multiple points of connection with the landscaped areas at the ground level; (e) ensure that the Figtree (identified in <i>Landscape Stage 2 Master Plan</i> prepared by Arcadia dated 23 October 2020) has suitable ground coverage supporting amenity for rigorous student use; (f) include details of materials, finishes and paving, consistent with <i>St Ignatius College Riverview Stage 2 Landscape SSDA</i> prepared by Arcadia dated October 2020, that provide opportunities for multi-use outdoor play areas; (g) include evidence to demonstrate that the stories learnt during the Connection with Country consultation have been used in the development of landscaping design as well as patterns, paving's and surface renders; (h) demonstrate that the 32 replacement trees, consistent with Landscape plans listed in condition A2, have been provided; (i) include details of any additional infrastructure, where relevant; (j) detail the location, species, maturity and height at maturity of plants to be planted on-site; and (k) include species (trees, shrubs and groundcovers) indigenous to the local area.	Sighted letter from DPE dated 13/12/2022 (REF: SSD-10424-PA-1) approving the Landscape Plan.	Compliance with condition has been demonstrated.			
Driveways, Vehicle Crossing and Access to Basement from Loyola Drive						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B6	Prior to the issue of any relevant construction certificate for the driveways and vehicular crossings connecting the Ignis building basement to Loyola Drive, the Applicant must submit design plans to the satisfaction of the Certifier which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of a small rigid vehicle (SRV) and the vehicular crossings (if any) are designed to meet the Council's standards.	Works in early stages of construction. Currently working under CC1. Forms part of future construction certificates.	Not triggered.			
Building Code of Australia						
B7	The construction certificate plans must demonstrate that the site can provide accessways from the main points of pedestrian entry to the proposed works in accordance with DP1 and DP2 of the Building Code of Australia.	Works in early stages of construction. Currently working under CC1. Forms part of future construction certificates.	Not triggered.			
B8	The construction certificate plans must demonstrate that the new parts and any affected part of the buildings comply with the Access Code under the Disability (Access to Premises – Buildings) Standards 2010 to ensure access to building, facilities and services within the building is provided for people with a disability.	Works in early stages of construction. Currently working under CC1. Forms part of future construction certificates.	Not triggered.			
Site Contamination						
B9	Prior to the issue of ANY construction certificate or within 6 months of the date of release of this development consent (whichever occurs earlier). Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and identified in Report on <i>Updated Preliminary Site (Contamination) Investigation</i> prepared by Douglas Partners dated 31 January 2020 and comply with the following requirements: (a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i> ; (b) the site investigation(s) must include borehole testing pits distributed within the development area (as defined in this consent), except the carriageway of Loyola Drive; (c) the recommendations of the <i>Report on Updated Preliminary Site (Contamination) Investigation</i> prepared by Douglas Partners dated 31 January 2020 and the unexpected finds procedure must be updated following results of further site investigations. (d) the documentation must include Detailed Investigation Reports and Remedial Action Plans, if recommended by the updated investigation report mentioned in condition B9(c); and (e) all reports required by condition B9 must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.	Sited - Report on Detailed Site Investigation (Contamination) Ignis Stage 2 St Ignatius' College, Tambourine Bay Road, Riverview, Douglas Partners, May 2022. The report recommended the preparation of an asbestos management plan. The report did not recommend the requirement to update the unexpected finds procedure. The report was reviewed by a certified contaminated sites practitioner and certified by Site Contamination Practitioners Australia.	Compliance with condition has been demonstrated.			
Stormwater Management System						
B10	Prior to the commencement of any relevant construction stage, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier for approval. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS and listed below; (c) be in accordance with applicable Australian Standards; (d) include all details of stormwater quality treatment measures as outlined in <i>Saint Ignatius' College Riverview Stage 2 Civil Engineering Report</i> prepared by Taylor Thomas Whitting dated 16 October 2020; and (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.	Works in early stages of construction. Currently working under CC1. Forms part of future construction certificates.	Not Triggered			
Geotechnical recommendations						
B11	Prior to commencement of any relevant construction stage which involves ground disturbance, the construction certificate plans must demonstrate compliance with the recommendations as outlined in <i>Saint Ignatius' College Riverview: Ignis Stage 2 Structural SSSA Report</i> prepared by Northrop Consulting Engineers Pty Ltd dated 5 November 2020.	Sited Construction certificate No. 22/0711/01 (Bulk excavation, shoring and piling), Steve Watson & Partners, 20/2/2023. The documentation relied upon to issue the construction certificate included <i>Saint Ignatius' College Riverview: Ignis Stage 2 Structural SSSA Report</i> prepared by Northrop Consulting Engineers Pty Ltd dated 5 November 2020. Sited email dated 21/2/2023 from Steve Watson Partners to the EPM Projects.	Compliance with condition has been demonstrated.			
Part C- PRIOR TO COMMENCEMENT OF CONSTRUCTION						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
Notification of Commencement						
C1	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.	Sighted letter notification from EPM Projects to DPE on 17/02/23 notifying commencement of first stage of construction in accordance with Condition C1 as 24/02/23. Project advised during site audit interview that works commenced onsite 24/02/2023. Sighted DPE Post Approval Form commencement of construction in accordance with C1 and C2 dated 15/02/2023.	Compliance with condition has been demonstrated.			
C2	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.	Sighted letter notification from EMP Project to DPE on 17/02/23 notifying commencement of first stage of construction in accordance with Condition C1 as 24/02/23. This is in line with the Staging Report. Notification occurred at least 48 hours before the commencement of Stage 1 operations.	Compliance with condition has been demonstrated.			
Certified Drawings						
C3	Prior to the commencement of construction of any relevant stage, 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.	Sited Construction certificate No. 22/0711/01 (Bulk excavation, shoring and piling), Steve Watson & Partners, 20/2/2023. The documentation relied upon to issue the Construction Certificate, Structural Design Certificate and Associated Drawings prepared by Northrop dated 1/2/23.	Compliance with condition has been demonstrated.			
Protection of Public Infrastructure						
C4	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (along Riverview Street and Tambourine Bay Road frontage and the roundabout at the intersection of the two roads with Loyola Drive) including roads, gutters and footpaths; and; and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	a) Letter Correspondence between Belmadar and the EPM Projects Pty Ltd, 15/5/23 confirming that affected service authorities have been consulted with. Ausgrid b) Sighted Dilapidation Report (Craigmar Consulting dated 13,12/22) Council Assets, Sighted Dilapidation Report (Craigmar Consulting dated 14/12/22) Private Property, Structural Dilapidation Report (Shreeji Consulting dated 20/01/23 Report No 230106). c) Sighted DPE confirmation of submission Dilapidation Report dated 09/02/23 Ref SSD-10424-PA-5. Sighted submission of dilapidation reports b) and c) to Certifier via email dated 02/02/23. Sighted email evidence of dilapidation report issue to Lane Cove Council, dated 16/02/23 including a revision of Dilapidation Report submission dated 01/05/23.	Compliance with condition has been demonstrated.			
Pre-Construction Dilapidation Report						
C5	Prior to the commencement of any construction, the Applicant must submit a pre commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, heritage items and Council assets (if any) in the zone of influence that are likely to be impacted by the proposed works.	Sighted Dilapidation Report (Craigmar Consulting dated 13,12/22) Council Assets, Sighted Dilapidation Report (Craigmar Consulting dated 14/12/22) Private Property, Structural Dilapidation Report (Shreeji Consulting dated 20/01/23 Report No 230106). Sighted submission of dilapidation reports a) and b) to Certifier via email dated 02/02/23. Sighted email evidence of dilapidation report issue to Lane Cove Council, dated 16/02/23 including a revision of Dilapidation Report submission dated 01/05/23.	Compliance with this condition has been demonstrated.			
Community Communication Strategy						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C6	<p>No later than two weeks before the commencement of any construction, a Community Communication Strategy must be submitted to the Planning Secretary for approval and approved by the Planning Secretary prior to the commencement of construction or within another timeframe agreed with the Planning Secretary. 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 construction of the development and for a minimum of 6 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the construction phase;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p> <p>(e) include any specific requirements about traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</p>	<p>Sighted Community Communication Strategy (CCS) DPE Approval letter - ref: SSD-10424-PA-3 dated 15/11/2022. The letter states that the CCS was submitted before commencement of construction.</p> <p>a) Section 2.1 Key Stakeholders</p> <p>b) Sections 4.4 Notification Procedure Table 5</p> <p>c) Section 4.3 Communication, Management and Mitigation Tools Table 4</p> <p>d) Section 4.3 Communication, Management and Mitigation Tools Table 4</p> <p>e) Section 4.4 Notification Procedure</p>	Compliance with condition has been demonstrated.			
Demolition						
C7	<p>Prior to the commencement of construction of any relevant stage, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.</p>	<p>Sighted written statement from Tital Contractors dated 23/01/23 that Demolition Plan complies with ASA 2601-2001.</p> <p>Sighted email submission of Demolition Plan to Certifier dated 30/01/23.</p> <p>Sighted confirmation from DPE dated 07/02/23 of receipt of Demolition Plan noting the Department has no comments.</p>	Compliance with condition has been demonstrated.			
Environmental Management Plan Requirements						
C8	<p>Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p>Note:</p> <ul style="list-style-type: none"> The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	<p>The CEMP and sub-plans refer to relevant guidelines and policies. However, the CEMP does not refer to Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p>	<p>Compliance with condition has generally been demonstrated.</p> <p>Observation: The CEMP does not reference the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p>Recommendation: Review CEMP against the requirements of the EMP Guideline, DPIE April 2020. Update CEMP with reference to the EMP Guideline, DPIE April 2020.</p>			
Construction Environmental Management Plan						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C9	<p>Prior to the commencement of any construction (including internal demolition works), 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> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>(vii) community consultation and complaints handling as set out in the Community Communication Strategy required by condition C6;</p> <p>(viii) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations generally consistent with <i>Saint Ignatius College Riverview Demolition & Construction Waste Management Plan</i> September 2020 prepared by Waste Audit & Consultancy Services;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C13);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition C14);</p> <p>(d) Construction Soil and Water Management Sub-Plan (see condition C16);</p> <p>(e) an unexpected finds protocol for contamination and associated communications procedure; and</p> <p>(f) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.</p>	<p>Sighted email submission of CEMP to Certifier dated 30/01/23.</p> <p>Sighted acknowledgment of receipt of CEMP from DPE dated 16/02/23 REF: SSD-10424-PA-7.</p> <p>Sighted CEMP (Rev 3, dated 15/5/2023), the plan includes required listed details for the condition. CEMP is not available on Project website. See CoC A25.</p>	<p>Compliance with condition has been demonstrated.</p>			
C10	<p>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.</p>	<p>Sighted CC1 approval construction certificate No 22/0711/01 dated 20/02/23/ CC1 checklist C10 Certifier comment "Part complied, evidence of CEMP submitted to Planning Secretary 16/02/23".</p> <p>Sighted acknowledgment of receipt of CEMP from DPE dated 16/02/23 REF: SSD-10424-PA-7.</p> <p>Works onsite commenced 24/02/23.</p>	<p>Compliance with condition has generally been demonstrated.</p> <p>Observation: No explicit approval of the CEMP available. Implied by the issue of CC1 reference C10 Certifier comment "Part complied, evidence of CEMP submitted to Planning Secretary 16/02/23".</p>			
C11	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW/ TfNSW (RMS);</p> <p>(c) be consistent with the <i>Preliminary Construction Traffic and Pedestrian Plan</i> prepared by Positive Traffic Pty Ltd dated October 2020 submitted with the EIS;</p> <p>(d) include details of predicted number of construction vehicle movements per day and detail of vehicle types, noting that vehicle movements are to be minimised during peak traffic periods;</p> <p>(e) include assessment of potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works;</p> <p>(f) include details to demonstrate the construction vehicle access arrangements and student / staff access to the site during construction works to ensure safe operation of the school at all times;</p> <p>(g) 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;</p> <p>(h) detail the measures regarding existing students and operation; and</p> <p>(i) detail heavy vehicle routes, access and parking arrangements.</p>	<p>Sighted copy of CTPMSP (Rev A, Transport Strategies, Section 3.8, CEMP Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 3, Belmadar, May 2023.</p> <p>(a) Prepared by a company that is Transport orientated, however, there are no details pertaining to the actual author or their qualifications.</p> <p>(b) Evidence of consultation with Council and TfNSW. Consultation is partially addressed, emails to Council and TfNSW are included in the plan, however there are no responses or additional attempts to consult.</p> <p>(c) Section 1.2 provides a statement identifying that the plan satisfies the condition.</p> <p>(d) Section 4.3, 4.4 and 4.5</p> <p>(e) Section 5</p> <p>(f) Section 3.4 and 4</p> <p>(g) Section 4 and 5</p> <p>(h) Section 3.4 and 5</p> <p>(i) Section 3.6, 4.3, 4.4 and 4.5</p>	<p>Compliance with condition has generally been demonstrated.</p> <p>Observation: The CTPMSP does not explicitly identify the credentials of the author, additionally, an attempt was made to consult with relevant authorities is identified in the plan.</p> <p>Recommendation: To demonstrate that the author is suitably qualified and experienced, update the CTPMSP to include author qualifications and experience.</p>			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C12	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009) and the noise guidelines criteria in section 5.4 of the <i>SEARs Acoustic Report Riverview Ignis Project - Stage 2</i> , prepared by PKA Acoustic Consulting dated 14 October 2020 (R02v1); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include details of hours within which the rock hammering, sheet piling, pile driving and similar activities are proposed to be scheduled, such as (but not limited to): (i) 9am to 12pm, Monday to Friday; (ii) 2pm to 5pm Monday to Friday; and (iii) 9am to 12pm, Saturday. (e) include strategies that have been developed with the community for managing high noise generating works; (f) describe the community consultation undertaken to develop the strategies in condition C12(e); (g) includes details of the noise management measures (including scheduling of high noise generating activities, noise barriers within the site, hoardings etc) that would be installed to ensure that students / staff are not impacted by the construction noise; (h) include a complaints management system that would be implemented for the duration of the construction; and (i) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures. C8.	Sighted copy of CNVMP Report No. 23-2836-R1, Reverb Acoustics, Jan 2023. (a) Signatory is a Principal Consultant with the following qualifications M.A.S.A. A.A.A.S. It is unclear if the person listed is the Author, nor is it clear what the qualifications pertain to. (b) Section 8 (c) Section 8 (d) Section 7.2 (should be reworded, CoC are not suggestions) (e) Not met (f) Not met (g) Section 7.2.1 and Table 8 (h) Section 8.4 (i) Section 8	Compliance with condition has generally been demonstrated. Observation: Part (e) High noise impact activities were predicted to be of minimal duration. The plan recommends notification of affected neighbours and provision of options for response to remedial action taken. The plan does not indicate that strategies have been developed with the community for managing high noise generating works. Recommendation: Engagement with residents potentially impacted by high noise activities. Discuss options for noise impact mitigation, provide an opportunity for comment. Review and update CNVMSP to include this engagement.			
C13	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication <i>Managing Urban Stormwater: Soils & Construction</i> (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (c) 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); (d) detail all off-Site flows from the Site; and (e) 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.	Sighted copy of WSMP, Rev 0, Belmadar, 9/12/2022. (a) Author qualifications not identified, consultation with Council was not identified. (b) Section 3.3.4 and Annexure 4 of the CEMP. (c) Section 3.3.4 and Annexure 4 of the CEMP. (d) Section 3.3.4 and Annexure 4 of the CEMP. (e) Section 3.3.4 and Annexure 4 of the CEMP.	Compliance with condition has generally been demonstrated. Observation: The CSWMSP does not identify the author's qualifications, nor does it refer to consultation with council. Recommendation: Update the CSWMSP to include author's qualifications and consultation with Council.			
C14	A 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.	Sighted Section 4.6 of CTPMSP (Rev A, Transport Strategies, Section 3.8, CEMP Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 3, Belmadar, May 2023. (a) met (b) met (c) met (d) met, sighted site induction, which identifies site access and sign in requirements.	Compliance with condition has been demonstrated.			
	Construction Parking					
C15	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Confirmed during site inspection 02/06/23, parking facilities are in place and being utilised. No parking on neighbouring public streets observed during site audit.	Compliance with condition has been demonstrated.			
	Aboriginal Heritage					
C16	Prior to the commencement of any construction, an induction must provided to all construction staff, employees, contractors and sub-contractors in respect of Aboriginal heritage protection and their responsibilities under the <i>National Park Act 1974</i> by a suitably qualified archaeologist. A written induction must also be provided and included in all environmental and safety documentation for future reference.	Sited a copy of the site induction template - Saint Ignatius' College Riverview Induction (25755-151). Induction does not reference Aboriginal heritage protection.	Compliance with the condition has not been demonstrated. Recommendation: Revise induction content to include relevant references in accordance with this condition.			
	Outdoor Lighting					

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				Compliant	Non-compliant	Not Triggered
C17	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 latest version of AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Works in early stages of construction. Currently working under CC1. Forms part of future construction certificates.	Not triggered.			
Ecologically Sustainable Development						
C18	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.	Sighted: a) registration for 4-star registration date 01/02/23 Green Building Council of Australia REF GS-7484DA. Sighted email transmittal dated 31/01/23 4-start registration to certifier. Sighted email from Certifier dated 12/05/23 confirming satisfaction with C18.	Compliance with condition has been demonstrated.			
Site Contamination						
C19	The Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	Sighted subcontractor statement/ letter statement of payment works from 01/03/23 to 27/03/23 from Belmadar to Enviroview (NSW EPA-accredited Site Auditor). Sighted letter of engagement for Enviroview dated 20/03/23.	Compliance with condition has been demonstrated.			
Part D- DURING CONSTRUCTION						
Site Notice						
D1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Project site notice was observed at the project site boundary during the site audit inspection on 02/06/2023. Site notice displays the required content of D1. See Appendix G Photo Log.	Compliance with condition has been demonstrated.			
Operation of Plant and Equipment						
D2	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.	Sighted Power Plant Compliance Certificate Form F1.3.1 Excavator 5.5T. Checklist includes last service date, service frequency and service date (04/12) dated 10/05/23. Also includes service record and risk assessment as attachments. Sighted Power Plant Compliance Certificate Form F1.3.1 for Roller dated 17/04/21 signed off by Safety officer.	Compliance with condition has been demonstrated.			
Demolition						
D3	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition C7.	Sighted written statement from Tital Contractors dated 23/01/23 that Demolition Plan complies with ASA 2601-2001. Sighted email submission of Demolition Plan to Certifier dated 30/01/23. Sighted confirmation from DPE dated 07/02/23 of receipt of Demolition Plan noting the Department has no comments.	Compliance with condition has been demonstrated.			
Construction Hours						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D4	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.	Project site notice was observed at the project site boundary during the site audit inspection on 02/06/2023 which includes site construction hours. Sighted 1 Breadcrumb site access register during site audit 02/06/23. Pre starts commence at 0700. Sighted completed 1Breadcrumb induction dated 02/06/23 which confirm the Project has adopted construction hours of 0700-1700. Sited a copy of the site induction template - Saint Ignatius' College Riverview Induction (25755-151), which includes construction hours. No community complaints received to date.	Compliance with condition has been demonstrated.			
D5	Construction activities may be undertaken outside of the hours in condition D4 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.	Site audit interview 02/06/2023, auditees confirmed no works were required under a), b) or c) during the audit period.	Not triggered.			
D6	Notification of such construction activities as referenced in condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Site audit interview 02/06/2023, auditees confirmed no works were required under CoC D5 a), b) or c) during the audit period.	Not triggered.			
D7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities must be scheduled during the hours as identified in the CNVMSP, unless otherwise agreed within the Planning Secretary.	Saw cutting and jack hammering conducted onsite during the audit period. CEMP Section 1.6 Duration and Hours of Work. Sighted Belmadar subcontractor agreement Scope of Works that reference construction work hours (D4) and rock breaking, hammering etc (D7). Sited a copy of the site induction template - Saint Ignatius' College Riverview Induction (25755-151), which includes noisy work hours.	Compliance with condition has been demonstrated.			
Implementation of Management Plans						
D8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Inspections (Safety walks) are carried out weekly as referenced in the CEMP. Sighted Safety Walk #20 dated 29/05/23 covers off silt fence inspection, EMP controls, wash out drums, water use permits, drains and pit protection, external road inspection and dust suppression. If observations are recorded, a non-conformance is raised. Sighted Observation #30 (part of weekly safety inspection #9). Action raised to rectify. Includes close out and photos of repair.	Compliance with condition has been demonstrated.			
Construction Traffic						
D9	All construction vehicles including site personnel vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	All construction vehicles (excluding site personnel vehicles) were observed to be contained within the development site boundary for the duration of the site audit. No approved on-street work zone.	Compliance with condition has been demonstrated.			
Hoarding Requirements						
D10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	No hoarding or graffiti issues were observed during the site audit 02/06/23.	Compliance with condition has been demonstrated.			
No Obstruction of Public Way						
D11	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.	All public ways in proximity of the development site were observed to be free of obstructions during the site audit 02/06/23.	Compliance with condition has been demonstrated.			
Construction Noise Limits						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D12	The development must be constructed to achieve the noise management levels and/or management and mitigation measures in the CNVMSP.	Sighted Construction Noise Vibration Management Sub Plan, Refurb Acoustics (Report number 23-2836-R1, January 2023). No attended noise monitoring conducted to date. Planned to occur once piling commences under CC1 in approximately 3-4 weeks. No complaints have been identified as being received from local residents for any perceived excessive noise generating activities from the development to date.	Compliance with condition has been demonstrated.			
D13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site outside of the construction hours of work outlined under condition D4 unless approved by D5.	Viewed subcontractor contract agreement Annexure A which references conditions of consent SSD 10424 inclusive of the requirement to schedule all deliveries with the Site Manager to a specific time slot a minimum of 48 hours prior to delivery. Site induction 1 Breadcrumb states all deliveries to be arranged with Site Manager prior to delivery. Sited a copy of the site induction template - Saint Ignatius' College Riverview Induction (25755-151), which includes construction work hours. No complaints have been identified as being received from local residents for any perceived excessive noise generating activities outside of the approved construction hours.	Compliance with condition has been demonstrated.			
D14	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.	No reversing beepers observed during site audit inspection 02/06/2023. No complaints have been identified as being received from local residents for any perceived excessive noise generating activities from the project to date.	Compliance with condition has been demonstrated.			
Vibration Criteria						
D15	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the latest version of <i>Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006)</i> .	CNVMSP refers to AS2187.2-1993 for dealing with building safety criteria. Additionally, references are made to DIN 4150-3 (1992-02) and the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006). There has been no identification of recorded incidents or complaints by local residents regarding perceived vibration impact from construction activities.	Compliance with condition has been demonstrated.			
D16	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 D15.	No complaints have been identified as being received from local residents for any perceived excessive vibration generating activities from the project to date.	Not triggered.			
D17	The limits in conditions D15 and D16 apply unless otherwise outlined in a CNVMSP, approved as part of the CEMP required by condition C12 of this consent.	N/A	Not triggered.			
Tree Protection						
D18	For the duration of the construction works: (a) all street trees immediately adjacent to the development area and/or the site, must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (b) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the <i>Arboriculturally Impact Assessment Tree Protection Specification</i> prepared by Tree IQ dated 2 November 2020 revision B; and (c) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	No Council trees located within site boundary. No damage observed to trees outside of site boundary during site audit inspection 02/06/23. 1 tree requires protection from construction activities. Tree is outside of the site security fencing. CEMP Section 1.1.14 Tree Protection.	Compliance with condition has been demonstrated.			
Air Quality						
D19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	No visible dust emissions were noted during the site audit inspection 02/06/23.	Compliance with condition has been demonstrated.			

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D20	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Observed during site inspection that 02/06/23 public roads were free from dirt or mud tracking. Rumble grid in place - Appendix G Photo Log.	Compliance with condition has generally been demonstrated. Observation: Dust and Air Quality Management Plan, section 4.2.4 - long standing stockpiles (greater than 1 month) shall be seeded to provide both wind and water erosion protection with crops or other covers. Auditee advised that stockpile potentially exceeds 1 month in location. Recommendation: Manage stockpile in accordance with the Dust and Air Quality Management Plan. Consider revising the prescriptive management option in the plan to allow alternative stabilisation measures to be utilised.			
Erosion and Sediment Control						
D21	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	ErSed controls were observed to be in place and functioning as designed. Drain protection in place. Sighted Concept Erosion and Sediment Control Plan (TTW, Rev 1 dated 10/02/23 for issue). Sighted Safety Walk #20 dated 29/05/23 covers off silt fence inspection, EMP controls, wash out drums, water use permits, drains and pit protection, external road inspection and dust suppression. If observations are recorded, a non-conformance is raised. Sighted Observation #30 (part of weekly safety inspection #9). Action raised to rectify. Includes close out and photos of repair. An adjacent area (on the other side of the road) associated with stormwater works contained loosely mounded soil and did not have any erosion and sediment controls in place. See Appendix G photo log image 5.	Compliance with condition has generally been demonstrated. Observation: The development has carried out stormwater works on the eastern side of Loyola Drive opposite Area A (Belmadar Construction Site). The area of works was left mounded with loose soil material. The area is surrounded by turf which will filter water; however, best practice is to contain sedimentation by implementing erosion sedimentation controls. Recommendation: Implement Erosion sediment controls in accordance with CSWMSP.			
Imported Soil						
D22	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	Project advised during audit site interviews 02/06/2023 no imported soil to date.	Not triggered.			
Disposal of Seepage and Stormwater						
D23	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.	Auditees advised that no discharged construction water has occurred to date. Site is not connected to Council's stormwater system. 10,000L poly tank onsite for storage of stormwater to treat and test future water prior to discharge.	Not triggered.			
Unexpected Finds Protocol- Aboriginal Heritage						
D24	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	NA - no new objects discovered.	Not triggered.			
Unexpected Finds Protocol- Historic Heritage						
D25	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	NA - no new objects discovered.	Not triggered.			
Protection of Aboriginal Sites						
D26	The registered Aboriginal sites within Saint Ignatius' College, Riverview campus must be protected at all times and not impacts in any way during the construction of the proposed works approved under this development consent.	Sighted Archaeological and Aboriginal Heritage Procedure, Artefact, Feb 2023. There are no registered Aboriginal sites within or adjacent to the project boundary or access points.	Not Triggered			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Waste Storage and Processing					
D27	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.	Site inspection 02/06/2023 confirmed waste secured and maintained within designated waste storage areas.	Compliance with condition has been demonstrated.			
D28	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Sighted monthly waste report (Bingo) for January 2023 through April 2023. Includes waste type, recycled waste and %. Report identifies that 94.01% of total waste has been recycled. Waste removed from site includes concrete, metals, timber/paper/cardboard, plastic and general waste. Sighted tip dockets for ACM to Eastern Creek (Bingo Services) 10.94 tonne dated 20/03/2023, 13.22 tonne dated 17/03/23 and 10.36 tonne dated 17/03/23. Sighted Bingo Waste Management Plan - Bingo Recycling Ecology Park Eastern Creek - EPL No.20847. Fee based activity allows for the storage of ACM waste.	Compliance with condition has been demonstrated.			
D29	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.	No concrete waste to date. Project is in the early stages on CC1 construction.	Not triggered.			
D30	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.	Sighted monthly waste report (Bingo) for January 2023 through April 2023. Includes waste type, recycled waste and %. Report identifies that 94.01% of total waste has been recycled. Waste removed from site includes concrete, metals, timber/paper/cardboard, plastic and general waste. Sighted waste register, last entry 25/5/2023 does not identify a destination. Sighted hazardous waste register that identified 3 loads of Asbestos in soils (total 34.52 tonnes) transferred to Eastern Creek Ecology Park	Compliance with condition has generally been demonstrated. Observation: Data is missing from the column 'Weight (Tonne)', register includes a waste destination, however, it does not indicate any proposed reuse (destination labelled St Ignatius' College Site has been assumed as reuse). Details of permissibility (EPL / Development Consent) for the receiving facility are not included. Recommendation: Complete all columns on the register (N/A as required). Update register to include details of waste facility permissibility to accept waste.			
D31	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.	ACM onsite. Sighted Asbestos Soil Removal (Titan, Rev 01 dated 10/03/23). Sighted subcontract Asbestos Management Plan (Sydney Environmental Group dated 06/03/2023 Report No: 2027-AMP-01-060323.v1f. Section 3.3.3 Health Monitoring, 4.1.1 Atmospheric Monitoring and Section 4.4 Asbestos Removal Handling. Sighted Asbestos Register Form H1.7 completed for embankment for Area A bonded pieces 16/02/2023. Sighted Unexpected Contaminated Land and Asbestos Finds Procedure Rev 0 December 2022.	Compliance with condition has been demonstrated.			
	Outdoor Lighting					
D32	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Project is in the early stages on CC1 construction.	Not triggered.			
	Site Contamination					
D33	Where relevant, if remediation is required for the site (as per requirements of condition B9), it must be carried out in accordance with a Remediation Action Plan (approved by an NSW EPA-accredited Site Auditor) required by condition B9 (where necessary) and the unexpected finds protocol required by condition C9.	Sighted RAP (Sydney Environmental Group, Report Date 22/03/23, Report No: 2027-RAP-01-1050323.v2f). Sighted approval by site auditor (Interim Advice 27/03/23 Ref: 0301-2303_3). Works are in the early stages of CC1 construction. Remediation works yet to commence.	Not triggered.			
D34	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).	NA	Not triggered.			
D35	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.	Procedural note. Works are in the early stages of CC1 construction. Remediation works yet to commence.	Not triggered.			
	Independent Environmental Audit					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D36	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.	Sighted written approval of independent audit team by Planning Secretary - dated 07/03/22.	Compliance with condition has been demonstrated.			
D37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	This audit.	This audit occurred in the time frame specified in the IAPAR.			
D38	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the applicant of the date or timing upon which the audit must be commenced.	NA	Not triggered.			
D39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) rreview and respond to each Independent Audit Report prepared under condition D37 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 after submission to the Planning Secretary.		Not triggered.			
D40	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.		Not triggered.			
D41	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.	No requests made to date.	Not triggered.			
Part E- PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE/ COMMENCEMENT OF OPERATION						
	Notification of Occupation					
E1	At least one month before the issue of any relevant 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.					
	External Walls and Cladding					
E2	Prior to the issue of any relevant 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.					
E3	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.					
	Post-construction Dilapidation Report					
E4	Prior to the issue of any relevant occupation certificate, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; (b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council for information.					
	Protection of Public Infrastructure					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
E5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage.					
	Protection of Property					
E6	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.					
	Utilities and Services					
E7	Prior to the issue of any relevant occupation certificate, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .					
	Works as Executed Plans					
E8	Prior to the issue of any relevant 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.					
	Green Travel Plan					
E9	Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be consistent with <i>Saint Ignatius College, Riverview Green Travel Plan FINAL</i> prepared by High Range Analytics Pty Ltd dated 27 November 2020; (b) be prepared by a suitably qualified traffic consultant in consultation with TfNSW; (c) include details based on the updated student catchment area including the number and/or proportion of students living in each postcode; (d) include a travel survey of school staff and students undertaken in 2023 or prior to commencement of operation of the Ignis building (whichever occurs earlier); (e) identify the number of staff and students within reasonable walking/cycling distance; (f) include staged mode share targets for staff and student which reflect a commitment to increase non-car mode share for travel to and from the site; (g) prepare a Transport Access Guide for staff and students providing information about the range of travel modes, access arrangements and supporting facilities that service the site; (h) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (i) include specific tools and actions to help achieve the objectives and mode share targets; (j) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (k) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.					
	Mechanical Ventilation					
E10	Prior to the issue of any relevant occupation certificate, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.					
	Operational Noise – Design of Mechanical Plant and Equipment					
E11	Prior to the issue of any relevant occupation certificate, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the <i>SEARs Acoustic Report Riverview Ignis Project - Stage 2</i> , prepared by PKA Acoustic Consulting dated 14 October 2020 (R02v1) have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the <i>SEARs Acoustic Report Riverview Ignis Project - Stage 2</i> , prepared by PKA Acoustic Consulting dated 14 October 2020 (R02v1).					
	Driveway and Service Vehicles					
E12	Prior to the issue of any relevant 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 the proposed driveway, roundabout works and the service vehicle layout, loading and unloading areas comply with the requirements of condition B4.					
	Road Damage					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
E13	Prior to the issue of any relevant 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.					
	Fire Safety Certification					
E14	Prior to issue of any relevant 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.					
	Structural Inspection Certificate					
E15	Prior to the of any relevant occupation certificate of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.					
	Compliance with Food Code					
E16	Prior to the issue of any relevant occupation certificate, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the <i>AS 4674 Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the satisfaction of the Certifier.					
	Stormwater Quality Management Plan					
E17	Prior to the issue of any relevant occupation certificate, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.					
	Warm Water System and Cooling Systems					
E18	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</i> , Public Health Regulation 2012 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.					
	Outdoor Lighting					
E19	Prior to the issue of any relevant occupation certificate, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.					
	Signage					
E20	Prior to the issue of any relevant occupation certificate or the commencement of operation of the buildings approved by this development consent (whichever occurs first), way-finding signage and signage identifying the necessary elements of this development must be installed.					
	Operational Waste Management					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
E21	Prior to the issue of any relevant occupation certificate for the canteen area of the Ignis building, the Applicant must prepare a final Operational Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) be generally consistent with the updated Operational Waste Management Plan in condition B3; (b) indicate the location of the waste storage areas, compliance of the bin storage area dimensions and number of bins with Council's standards; (c) detail the type and quantity of waste to be generated during operation of the development; (d) detail the methodology of collecting waste from the Ignis building and carting the waste to the central waste collection area within the site; (e) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009)</i> ; and (f) detail the materials to be reused or recycled, either on or off site.					
E22	Prior to the any relevant occupation certificate for the canteen area of the Ignis building, the Applicant must demonstrate to the satisfaction of the Certifier that all waste collection areas within the building and the landscaped areas (if relevant) have been designed and incorporated in accordance with condition B3.					
	Site Management					
E23	If, based on further site investigations undertaken in accordance with condition B9, it is determined that ongoing on-site management of soil or groundwater contamination is required, then the following requirements must be satisfied, prior to the issue of the any relevant occupation certificate for proposed works that would result in ground disturbance: (a) the Applicant must engage a NSW EPA-accredited Site Auditor to confirm the appropriateness of the site for the proposed use. The Applicant must obtain from a NSW EPA-accredited Site Auditor a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a certified consultant and submit it to the Planning Secretary and relevant Council for information prior to the issue of the relevant occupation certificate or the commencement of operation (whichever occurs earlier); (b) the development must not be used for the purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with.					
	Landscaping					
E24	Prior to the issue of any relevant occupation certificate, landscaping of the site must be completed in accordance with condition B5.					
E25	Prior to the issue of the any relevant occupation certificate, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping. The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.					
Part F- POST OCCUPATION						
	Operation of Plant and Equipment					
F1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner					
	Warm Water Systems and Cooling Systems					
F2	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.					
	Decommissioning of the existing canteen within the site					
F3	Within 3 months of the commencement of operation for the canteen within the Ignis building, the existing canteen within the site must be decommissioned and satisfactory evidence in this regard must be submitted to the Certifier.					
	Community Communication Strategy					
F4	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 6 months following the completion of construction.					
	Operational Noise Limits					
F5	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in <i>SEARs Acoustic Report Riverview Ignis Project - Stage 2</i> , prepared by PKA Acoustic Consulting dated 14 October 2020 (R02v1).					
	Unobstructed Driverways and Parking Areas					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
F6	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.					
	Green Travel Plan					
F7	The Green Travel Plan required by condition E9 of this consent must be updated every three years and implemented unless otherwise agreed by the Planning Secretary.					
	Ecologically Sustainable Development					
F8	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 C18, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.					
	Outdoor Lighting					
F9	Notwithstanding condition D32, 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.					
	Landscaping					
F10	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition E24 for the duration of occupation of the development.					
APPENDIX 1- ADVISORY NOTES						
	General					
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.					
	Long Service Levy					
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.					
	Legal Notices					
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.					
	Access for People with Disabilities					
AN4	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.					
	Utilities and Services					
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.					
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.					
	Road Design and Traffic Facilities					
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW(RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.					
	Road Occupancy Licence					
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.					
	SafeWork Requirements					
AN9	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.					
	Hoarding Requirements					
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.					
	Handling of Asbestos					
AN11	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
	Fire Safety Certificate					
AN12	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement					
APPENDIX 2 - WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS						
	Written Incident Notification Requirement					
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A27 or, having given such notification, subsequently forms the view that an incident has not occurred.					
2	Written notification of an incident must: a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident.					
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.					
4	The Incident Report must include: a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident.					

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.

Appendix B CEMP and Sub-Plan Checklist

Reference #	Subject	Requirement	Observation
Construction Environmental Management Plan (CEMP)			
Section 1.1.10	Duration and Hours of Work	All construction work will be undertaken between 7am-6pm Monday to Friday and 8am-1pm on Saturday.	<p>Construction hours were notified on the project site notice board, which was observed at the Development site boundary during the site audit inspection on 02/06/2023.</p> <p>Sighted 1 Breadcrumb site access register during site audit 02/06/23. Pre starts commence at 0700.</p> <p>Sighted completed 1 Breadcrumb induction dated 02/06/23 which confirm the Development has adopted construction hours of 0700-1700.</p> <p>Sited a copy of the site induction template - Saint Ignatius' College Riverview Induction (25755-151), which includes construction hours.</p> <p>No community complaints received to date.</p>
Section 1.1.13	Traffic and Pedestrian Management	The entry and exit of construction vehicles will be managed by certified traffic controllers to ensure the safety of both vehicles and pedestrians on the frontage roadway.	Traffic controllers were not observed during the site inspection. It was also noted that there were no vehicle movements in or out of the construction area during the site inspection.
Section 1.1.15.1	Asbestos	<p>The Site Manager will ensure a written asbestos management plan and or scope of works is prepared by the Asbestos removalist contractor in conjunction with a specialist hygienist for the workplace if asbestos or ACM has been identified or assumed present or is likely to be present from time to time at the workplace.</p> <p>The Site Manager will ensure the asbestos management plan is maintained to ensure the information is up to date.</p>	<p>Sighted Asbestos Management Plan, Sydney Environmental Group dated 06/03/2023 Report No: 2027-AMP-01-060323.v1f. Section 3.3.3 Health Monitoring, 4.1.1 Atmospheric Monitoring and Section 4.4 Asbestos Removal Handling.</p> <p>Sighted Asbestos Register Form H1.7 completed for Area A bonded pieces 16/02/2023.</p> <p>Sighted Unexpected Contaminated Land and Asbestos Finds Procedure Rev 0 December 2022.</p>
Construction Noise and Vibration Management Plan (CNVMP)			
Section 8.1	Noise and Vibration Monitoring Program	Noise - recommendation that attended noise and vibration should be carried out at commencement of each process/activity that has the potential to produce excessive noise and/or vibration. Table 7 identifies distance from receivers where vibration monitoring should occur.	The auditee has identified that pile driving, an activity that would potentially generate excessive noise, requires attended noise monitoring. To date this requirement has not been triggered. No activities identified by table 7 have occurred within the minimum distance from the receiver, vibration not triggered.
Section 8.3	Equipment Selection	Trucks and other machines should not be left idling unnecessarily, particularly when close to receivers.	All machinery observed during the site inspection not in use was switched off.

Reference #	Subject	Requirement	Observation
Section 8.7	Review & Performance Development	In accordance with the requirements of this CNVMP management will review the environmental performance of the Project at the end of each week.	Observed the weekly site safety inspection check list which includes item 14.14 - noise disturbance - any noisy works/ monitoring/ complaints requiring follow up.
Section 8.8	Auditing	Initial subjective assessment of noise emissions when new items of machinery or equipment arrives on site.	Auditees advised that all machinery attending site is assessed for compliance including operation maintenance - excessive noise. Equipment deemed to be generating excessive noise is removed from site.
Construction Water and Soil Management Plan (CWSMP)			
Section 3.3.6	Construction Activities	Sediment controls shall be maintained regularly and controls replaced immediately when deteriorated or damaged.	<p>Observed the following during the site inspection, ErSed controls were generally in place, including stormwater drain protection, and sediment fences correctly keyed in correctly. Attention is required to an area (40m²) of loosely mounded (maximum 0.3m high) soil material without stabilisation in an area on the eastern side of Loyola Drive, opposite the main construction site (associated with stormwater works). Site access controls are in place and there was no evidence of tracking off site.</p> <p>Inspections (Safety walks) are carried out weekly as referenced in the CEMP.</p> <p>Sighted Safety Walk #20 dated 29/05/23 covers off silt fence inspection, EMP controls, wash out drums, water use permits, drains and pit protection, external road inspection and dust suppression. If observations are recorded, a non-conformance is raised. Sighted Observation #30 (part of weekly safety inspection #9). Action raised to rectify. Includes close out and photos of repair.</p>
Section 3.3.10	Monitoring	Visual Monitoring of Dirt and Mud on Roads during work hours to be recorded in H 1.6 Environmental Checklist Form and Daily Site Diary.	<p>Inspections (Safety walks) are carried out weekly as referenced in the CEMP.</p> <p>Sighted Safety Walk #20 dated 29/05/23 covers off silt fence inspection, EMP controls, wash out drums, water use permits, drains and pit protection, external road inspection and dust suppression. If observations are recorded, a non-conformance is raised. Sighted Observation #30 (part of weekly safety inspection #9). Action raised to rectify. Includes close out and photos of repair.</p>

Appendix C Audit Team Agreement

Philip Dean
St Ignatius' College Riverview Ltd
2-60 Riverview Street and Tambourine Bay Road
Riverview NSW 2066

23/05/2023

Dear Mr Dean

Saint Ignatius Riverview Redevelopment Stage 2 (SSD-10424) Independent Auditor Endorsement

I refer to your request (SSD-10424-PA-10) for the Planning Secretary to endorse the appointment of a suitably qualified and experienced team of experts to conduct an Independent Environmental Audit (**IEA**) for the Saint Ignatius Riverview Redevelopment SSD-10424, as modified (the **consent**).

The Department of Planning and Environment (the **department**) has reviewed the nominations and information you have provided and is satisfied that the nominated experts are suitably qualified and experienced.

Consequently, as nominee of the Secretary I endorse the appointment of the following audit team from Aspect Environmental Pty Ltd:

- Richard Johnson as Lead Auditor
- Mathew Williams as Assistant Auditor
- Daryle McKone as Assistant Auditor.

to undertake the Independent Audit for the development, in accordance with Schedule 2, Part D, Condition D37 of the consent and the department's *Independent Audit Post Approval Requirements (2020)* (**IAPARs**).

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

The Independent Audit must be prepared, undertaken and finalised in accordance with the IAPARs. Failure to meet these requirements will require revision and resubmission.

The department reserves the right to request an alternate auditor or audit team for future audits.

Notwithstanding the agreement for the above listed audit team for this Project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to the department, for consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

Should you wish to discuss the matter further, please contact Maria Divis on 02 8275 1156 or compliance@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Julia Pope".

Julia Pope
Team Leader Compliance Metro
As nominee of the Planning Secretary

Appendix D Consultation Records

Subject: Saint Ignatius College, Riverview
Date: Thursday, 25 May 2023 at 16:10:55 Australian Eastern Standard Time
From: Rajiv Shankar
To: Mathew Williams
Attachments: image82e96d.JPG

Dear Mat

I refer to your email of 24 May 2023 regarding SSD-10424 at Saint Ignatius College, Riverview.

I can advise that Council has not received any complaints or concerns in relation to this Development.

Regards

Rajiv Shankar
Manager, Development Assessment

Rajiv Shankar | *Manager Development Assessment*



A: 48 Longueville Road Lane Cove
P: 9911 3527
E: RShankar@lanecove.nsw.gov.au

In the spirit of reconciliation Lane Cove Council acknowledges the Traditional Custodians of the Land ,the Cameraygal people. We pay our respects to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

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This footnote also confirms that this email message has been swept by Sophos for the presence of computer viruses.

Subject: RE: SSD-10424 Construction Independent Audit #1 - Saint Ignatius College, Riverview
Date: Friday, 26 May 2023 at 13:00:48 Australian Eastern Standard Time
From: Maria Divis
To: Mathew Williams
Attachments: image001.png, image002.png, image003.png, image004.png, image005.png

Good afternoon Mathew

Thank you for consulting with the Department of Planning and Environment (the **department**) in order to obtain input into the scope of the Independent Environmental Audit (**IEA**), in accordance with the Independent Audit Post Approval Requirements 2020 (**IAPARs**).

The department would like for the IEA to provide an assessment of the environmental performance of the project, with a focus on **Erosion and Sediment Control (ERSED)** and **Noise**. Please review the ERSED and noise monitoring requirements of the Consent, Environmental Management Plans, Sub-Plans and EIS and assess the project's performance against those requirements to assess whether activities and current measures satisfy the conditional requirements and associated plans. This detail is to be provided in addition to the IEA requirements outlined in the Conditions of Consent and IAPARs.

It is suggested that you consult with the local Council as well as any other agencies that may be referenced in the Conditions of Consent for SSD-10424, as modified.

Further to your consultation request, the department advises:

1. There have been no directions issued for activities associated with SSD-10424, as modified
2. The department is not aware of any perceived issues with respect to environmental performance of SSD-10424, as modified
3. The department has no record of receipt of complaint/s for SSD-10424, as modified.

Kind regards,

Maria Divis

Senior Compliance Officer

Planning & Assessment | Department of Planning and Environment

T 02 8275 1156 | E Maria.Divis@planning.nsw.gov.au

Locked Bag 5022 | PARRAMATTA NSW 2124

www.dpie.nsw.gov.au



The Department of Planning and Environment acknowledges that it stands on Aboriginal land.

We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Mathew Williams <mat@aspectenvironmental.com.au>

Sent: Wednesday, 24 May 2023 3:59 PM

To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>

Subject: SSD-10424 Construction Independent Audit #1 - Saint Ignatius College, Riverview

To DPE,

I am contacting you in respect of the Saint Ignatius College, Riverview project.

<https://www.planningportal.nsw.gov.au/major-projects/projects/saint-ignatius-college-riverview-redevelopment-stage-2>

We are undertaking the initial Construction Independent Audit for SSD-10424. The site audit component will be conducted on 03/06/2023.

The Independent Audit will be undertaken in accordance with Conditions of Consent D36-D40. In accordance with the Conditions of Consent and the Departments Independent Audit Post Approval Requirements 2020 (IAPAR), I am seeking response and feedback in terms of:

- Any directions issued to Saint Ignatius' College Riverview Limited or their contractor in respect of site environmental performance or compliance issues
- Any perceived issues with respect to environmental performance of the site
- Any complaints received in respect of the site activity
- Any subsequent adjustment to the scope of the forthcoming audit beyond that identified within Section 3.3 of the IAPAR

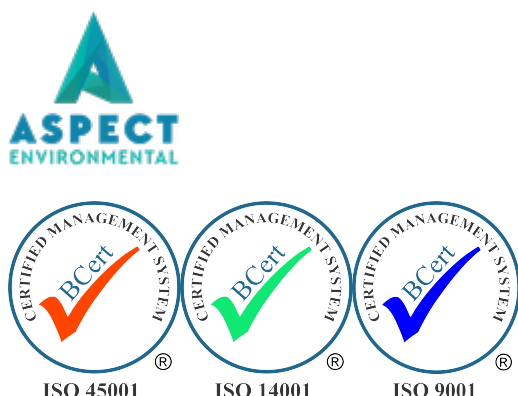
If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Regards

Mathew Williams
Associate Director

0409 729 607

mat@aspectenvironmental.com.au



Appendix E Independent Audit Declaration

AUDIT DECLARATION

I declare that the information provided in, and in connection with, this report is a true and correct representation of the site status as observed during the site audit on 02 June 2023. Additional information requested during the site audit was provided post-audit where available.

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

- the audit has been undertaken in accordance with relevant condition(s) of consent, the Independent Audit Post Approval Requirements (IAPAR, DPIE 2020), and AS/NZS ISO 19011.2014 – Guidelines for Auditing Management Systems
- the findings of the audit are reported truthfully, accurately and completely
- I have exercised due diligence and professional judgement in conducting the audit
- I have acted professionally, objectively and in an unbiased manner
- I am not related to any proponent, owner or operator of the development neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child
- I do not have any pecuniary interest in the audited development, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child
- neither I nor my employer have provided consultancy services for the audited development that were subject to this audit prior to the audit
- 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 development, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Lead Auditor: Mathew Williams

Title: Associate Director, Aspect Environmental Pty Limited

Signature: 

Date:

Appendix F Technical Specialists Reports

No technical specialist reports were required for this Independent Audit.

Appendix G Photo Log

ST IGNATIUS' COLLEGE RIVERVIEW SSD 10424

THIRD PARTY AUDIT PHOTO LOG

Figure 1 Site notice board

Figure 2 Rumble grid, no visible mud tracking on school roads

Figure 3 Site view from elevated access walkway - boundary and sediment fences.

Figure 4 Boundary sediment fences

Figure 5 Stormwater works – sediment erosion controls not in place

Figure 6 Construction general waste bins in place

Figure 7 Flammable liquid storage cabinet

Figure 8 Upper terrace, unnecessary clearance of vegetation has not occurred.

Figure 9 Upper terrace, laydown area.

Figure 10 Traffic control diagram posted to notice board.



Figure 1 Site notice board



Figure 2 Rumble grid, no visible mud tracking on school roads



Figure 3 Site view from elevated access walkway - boundary and sediment fences.



Figure 4 Boundary sediment fences

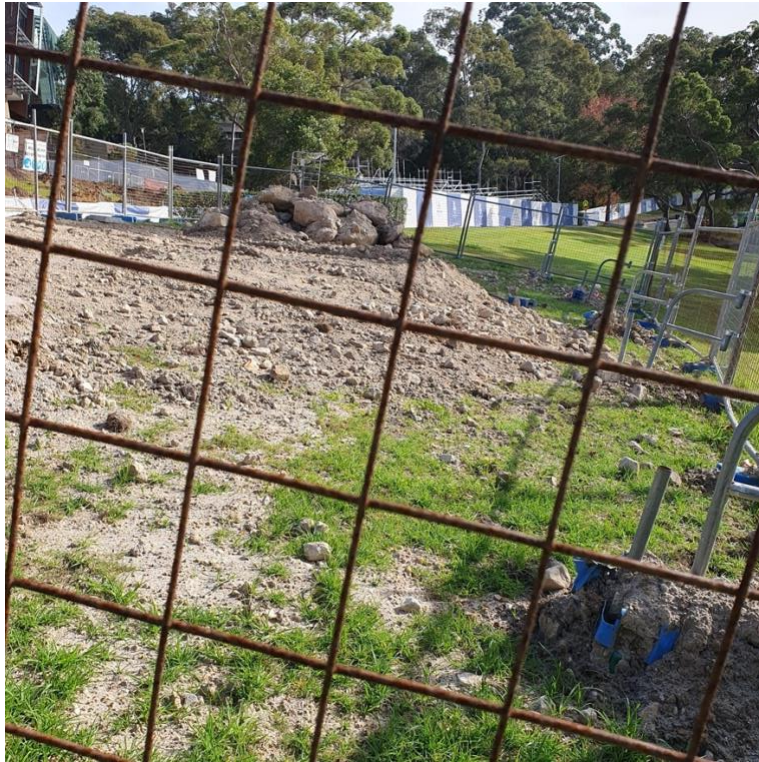


Figure 5 Stormwater works – sediment erosion controls not in place



Figure 6 Construction general waste bins in place



Figure 7 Flammable liquid storage cabinet



Figure 8 Upper terrace, unnecessary clearance of vegetation has not occurred.



Figure 9 Upper terrace, laydown area.

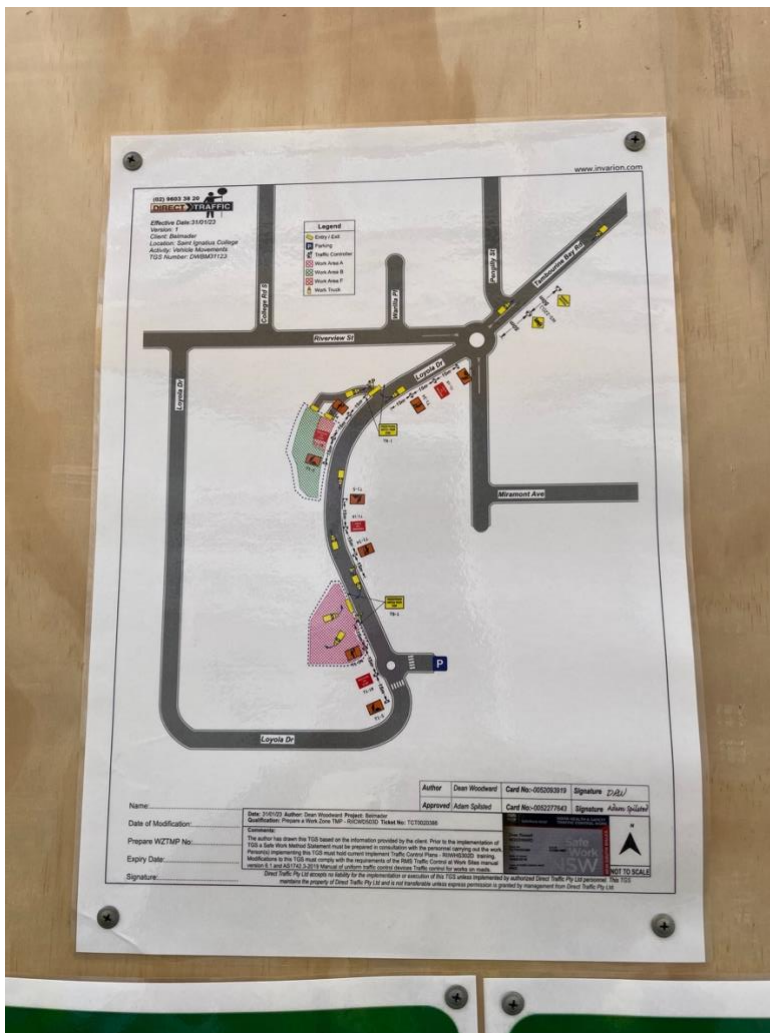


Figure 10 Traffic control diagram posted to notice board.

Appendix H Meeting Sign-on Sheet

Independent Audit Attendee Record

Name	Company	Role
Mathew Williams	Aspect Environmental	Lead Auditor
Brandon You	Belmadar	Site Engineer
Arvin Rezadoost	EPM Projects	Project Coordinator
Lori ABOULAMAD	Belmadar	PROJECT MANAGER
JAMES Blackburn	Belmadar	Site Manager

Audit Location: Saint Ignatius College River View
Audit Date: 02 June 2023