



# Construction Independent Audit Report #2

SAINT IGNATIUS' COLLEGE RIVERVIEW– SSD 10424  
DECEMBER 2023

## 1. REVISIONS

Revision	Date	Report No.	Description	Prepared by	Approved by
1	12/12/2023	J1921231212.1	Draft to client	D. McKone M. Williams	R. Johnson
2	19/12/2023	J1921231219.1	Final to Client	D. McKone M. Williams	R. Johnson

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<b>Development Name</b>	Saint Ignatius' College Riverview
<b>Consent Number</b>	SSD 10424
<b>Description of Development</b>	<p>Stage 2 of the of Saint Ignatius' College Riverview development comprising:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• internal demolition works and refurbishment of the O'Neil Building to integrate with the new building;</li> <li>• redevelopment of the courtyard area and inclusion of a covered outdoor learning area; and</li> <li>• associated landscaping upgrade works.</li> </ul>
<b>Development Address</b>	2-60 Riverview Street and Tambourine Bay Road, Riverview (Lot 10 DP 1142773)
<b>Proponent</b>	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 with 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 03 November 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
- 66 were compliant
- 3 were non-compliant
- 39 were not triggered
- 6 observations were recorded relating to guideline referencing, site personnel awareness of consent conditions and consultation.

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 second 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
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.

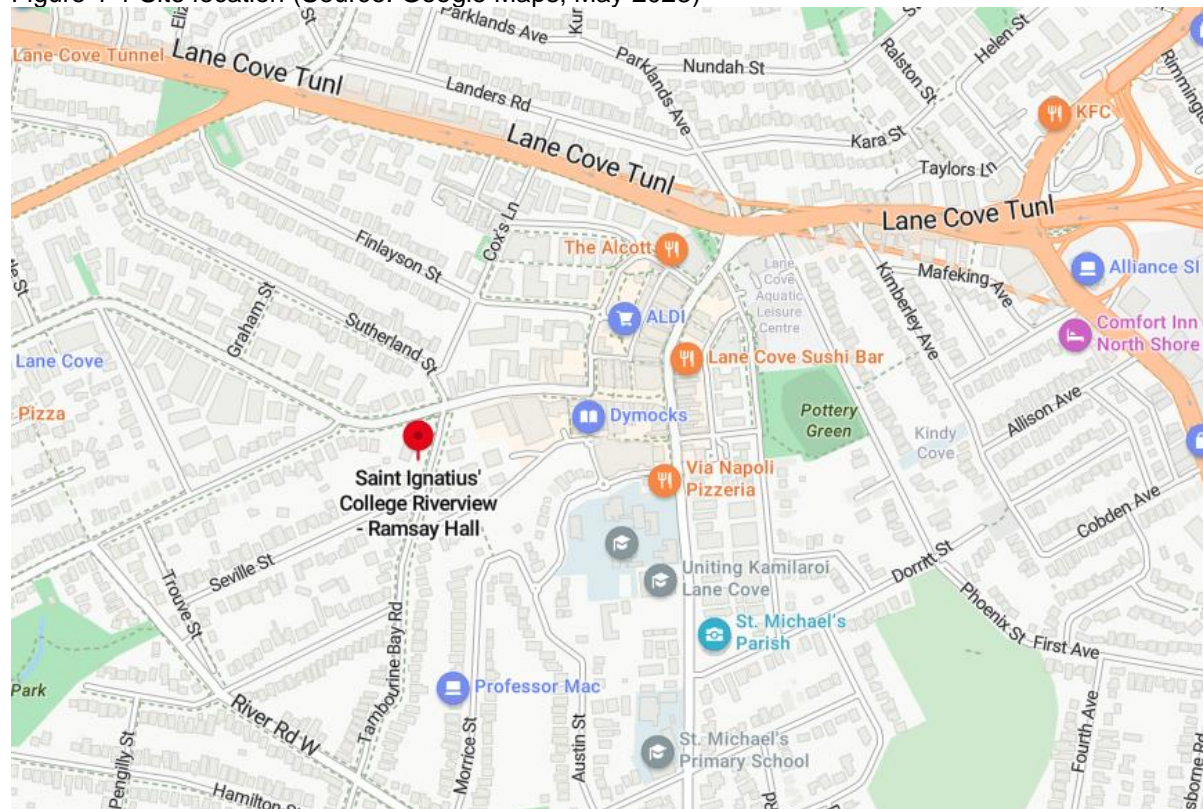
### 1.2. Development Location

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 and 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)
- 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 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 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 an independent audit for the development covering the period from 03 June 2023 to 03 November 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	<p>DPE responded stating:</p> <p>Thank you for consulting with the Department of Planning and Environment (NSW Planning) to obtain input into the scope of the Independent Environmental Audit (IEA), in accordance with SSD 10424, as modified (the consent) and the Independent Audit Post Approval Requirements 2020 (IAPARs).</p> <p>NSW Planning would like for the IEA to provide an assessment of the environmental performance of the project in accordance with the requirements of the consent and the IAPARs, with a focus on noise.</p>	Appendix A – Refer CoC D12-D14

Stakeholder	Comment	How Addressed
	It is suggested that you consult with the local Council, any parties identified by the Community Communication Strategy and any other agencies that may be referenced in the consent.	
<b>Lane Cove Council</b>	<p>Council responded stating:</p> <p>Referring to the abovementioned subject line matter and address, I confirm receipt of your email to the Council, dated 12 October 2023.</p> <p>All questions and requests relating to State significant development, in particular, St Ignatius College, should be directed to the NSW State Government Department of Planning and Environment's compliance team at <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a>.</p> <p>Council is not the regulatory or consent authority for this development and would not have any information to supply to you at this time.</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 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 03 November 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)
- Arvin Rezadoust (Project Coordinator, EPM Projects)
- Loui Abouhamad (Project Manager, Belmadar)

- Cindy Miao (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)
- Arvin Rezadoust (Project Coordinator, EPM Projects)
- Loui Abouhamad (Project Manager, Belmadar)
- Cindy Miao (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 03 November 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 03 November 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 December 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
<b>Environmental Impact Statement</b>	Rev 2, WillowTree Planning, November 2020
<b>State significant development consent instrument</b>	SSD 10424 approved by DPE 25 October 2021
<b>SSD 10224 Modification 1</b>	SSD 10424 Modification 1 approved by DPE 29 November 2022
<b>A12 to A14- Staging Report</b>	Staging Report Wingaru Project St Ignatius' College Riverview Rev B, EPM Projects, October 2022 Approval Ref SSD-10424-PA-2 15/11/2022
<b>C5 Pre- Construction Dilapidation Report</b>	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)
<b>C6 Community Consultation and Complaints Handling Strategy</b>	Saint Ignatius' College Riverview Redevelopment Stage 2 Community Consultation and Complaints Handling Strategy Rev 1, SLR, October 2022
<b>C9 Construction Environmental Management Plan</b>	Construction Environmental Management Plan Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 3, Belmadar, May 2023
<b>C11 The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)</b>	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
<b>C12 The Construction Noise and Vibration Management Sub-Plan (CNVMSP)</b>	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
<b>C13 Construction Soil and Water Management Plan (CSWMP)</b>	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
<b>D24 Unexpected Finds Protocol – Aboriginal Heritage</b>	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
<b>D25 Unexpected Finds Protocol – Historic Heritage</b>	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
<b>Equipment Induction Records</b>	Plant and equipment details are managed by Procore (project management software/platform).  Sighted Power Plant Compliance Certificate Form F1.3.1 Yanmar Excavator 5T. Checklist includes last service date, service frequency and service date dated 14/07/23. Also includes service record and risk assessment as attachments.  Sighted Power Plant Compliance Certificate Form F1.3.1 for Tower Crane site induction dated 27/09/23 signed off by Safety officer.

Document Details	Document Details & Observations
<b>Site Induction</b>	Sighted completed 1 Breadcrumb site induction template - Saint Ignatius College Riverview Induction (25755-403) dated 2/11/2023.
<b>Site Materials Tracking Register and Waste Reports</b>	<p>Sighted monthly waste report (Bingo) for January 2023 through September 2023. Includes waste type, recycled waste and %. Report identifies that 93.92% of total waste has been recycled. Waste removed from site includes concrete, metals, timber/paper/cardboard, plastic, and general waste.</p> <p>Interview with site management 3/11/2023 confirmed that hazardous waste (Asbestos Containing Material (ACM)) was removed from site to a licensed facility.</p> <p>Sighted waste register, last entry 31/10/2023. Waste destinations are identified. The register includes hazardous waste that identified nine loads of asbestos in soils (total 143.92 tonnes) transferred to Eastern Creek Ecology Park.</p> <p>Sighted tip dockets for ACM to Eastern Creek Bingo Waste Services.</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>
<b>Environmental Inspection</b>	<p>Inspections (Safety walks) are carried out weekly as stipulated in the CEMP.</p> <p>Sighted Safety Walk #58 dated 18/10/23 and #59 dated 26/10/23. Includes inspection off silt fences, 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. No environmental observations were raised.</p>
<b>Toolbox and Daily Pre-start Meetings</b>	Sited pre-start documentation dated 23/6/2023. Document identified hazards including noisy works (hours of work) and unexpected finds / asbestos and wet site conditions.
<b>Site Sign-in Register</b>	Audit team signed into the 1 Breadcrumb site access register and sighted 1 Breadcrumb site access register during site audit 03/11/23. Pre-starts commence at 0700.
<b>Out-of-Hours Works</b>	Sighted letter dated 18/09/23 from DPE (REF SSD-10424-PA-9) approving out-of-hours works under D5(d). Approval granted for Sunday 24 September 2023 between 0600 to 2000.
<b>Stormwater Water Quality Test Results</b>	<p>During site inspection, auditees advised that no discharge of construction waters occurred during the audit period.</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 dry weather conditions, the transfer of water to the tank has not been required. 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
<b>A2</b>	Non-compliance	<p>The development may only be carried out:</p> <ul style="list-style-type: none"> <li>(a) in compliance with the conditions of this consent;</li> <li>(b) in accordance with all written directions of the Planning Secretary;</li> <li>(c) generally, in accordance with the EIS, Response to Submissions (RtS), Supplementary Response to Submissions (SRtS) and SSD-10424-Mod-1;</li> <li>(d) in accordance with the approved plans in the table below:</li> </ul> <p><b>Non-compliances have been identified in this audit, therefore compliance with A2(a) has not been achieved.</b></p>	Action and close out the identified non-compliances in this audit report.	Open
<b>A11</b>	Non-compliance	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>(b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>(i) the outcome of that consultation, matters resolved and unresolved; and</li> <li>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul> <p><b>No evidence to verify consultation with Council in preparation of the CSWMSP as required by CoC C13 (a).</b></p>	<b>Update the CSWMSP and include details of consultation as required by CoC A11.</b>	Open
<b>A22</b>	Observation	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.	Update the CEMP and sub-plans to include reference to all relevant standards and policies identified by the consent.	NA

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		<p><b>The CEMP and sub-plans generally refer to relevant guidelines and policies. The CEMP does not refer to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</b></p>		
<p><b>A25</b></p>	<p>Observation</p>	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>(i) the documents referred to in condition A2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</li> <li>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</li> <li>(vi) a summary of the current stage and progress of the development;</li> <li>(vii) contact details to enquire about the development or to make a complaint;</li> <li>(viii) a complaints register, updated monthly;</li> <li>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</li> <li>(x) any other matter required by the Planning Secretary; and</li> </ul> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the commencement of operations.</p> <p><b>Contact details to enquire about the development are available via the Saint Ignatius' College Riverview school website link.</b></p>	<p><b>Applicant to consider adding direct Project contact details to the website for any project specific enquiries.</b></p>	<p>NA</p>

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
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><b>The induction package includes reference to legislation, standards/codes and the SDD Conditions of Consent. There is no explicit reference or instruction for workers to comply with the SSD Conditions of Consent.</b></p>	Update the induction package to include a statement advising that all site personnel including subcontractors must comply with the conditions of consent.	NA
A32	Non-compliance	<p>Within three months of:</p> <p>(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,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p> <p><b>No evidence of written notification to DPE and the Certifier that a review was being undertaken following the submission of Independent Audit #1.</b></p>	NA – notification trigger date has passed.	Closed
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:</p> <ul style="list-style-type: none"> <li>The Environmental Management Plan Guideline is available on the Planning Portal at:  <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></li> </ul>	Update the CEMP and sub-plans to include reference to all relevant standards or policies identified by the consent.	NA

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 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><b>The CEMP does not reference the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). See observation recorded against CoC A22.</b></p>		
<b>C11</b>	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"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) be prepared in consultation with Council and TfNSW/ TfNSW (RMS);</li> <li>(c) be consistent with the Preliminary Construction Traffic and Pedestrian Plan prepared by Positive Traffic Pty Ltd dated October 2020 submitted with the EIS;</li> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(h) detail the measures regarding existing students and operation; and</li> <li>(i) detail heavy vehicle routes, access, and parking arrangements.</li> </ul> <p><b>Observation:</b></p>	Update the plan to include the author's details and verify that the author is suitably qualified and experienced to prepare the plan.	NA

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		<p><b>The CTPMSP was prepared by a company that is transport orientated. There are no details pertaining to the author or their qualifications and experience to demonstrate they are suitably qualified and experienced to prepare the plan.</b></p>		
<p><b>C12</b></p>	<p>Observation</p>	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced noise expert;</li> <li>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) 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);</li> <li>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>(d) include 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"> <li>(i) 9am to 12pm, Monday to Friday;</li> <li>(ii) 2pm to 5pm Monday to Friday; and</li> <li>(iii) 9am to 12pm, Saturday.</li> </ul> </li> <li>(e) include strategies that have been developed with the community for managing high noise generating works;</li> <li>(f) describe the community consultation undertaken to develop the strategies in condition C12(e);</li> <li>(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;</li> <li>(h) include a complaints management system that would be implemented for the duration of the construction; and</li> <li>(I) 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.</li> </ul>	<p>Update the plan to include the author's details and verify that the author is suitably qualified and experienced to prepare the plan.</p> <p>Engage with potentially impacted community to discuss options for noise impact mitigation.</p> <p>Review and update CNVMSP to capture the requirements of CoC C12 parts a, e and f.</p>	<p>NA</p>



Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		<p><b>Part (a) The CNVMP is signed by 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 their qualifications pertain to.</b></p> <p><b>Part (e) No evidence to verify strategies have been developed with the community for managing high noise generating works.</b></p> <p><b>Part (f) No description of the community consultation undertaken to develop the strategies in condition C12(e)</b></p>		
<b>C13</b>	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 <i>Managing Urban Stormwater: Soils &amp; Construction</i> (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><b>The CSWMP does not identify the author's qualifications, nor does it refer to consultation with Council.</b></p>	<p>Update the plan to include the author's details and verify that the author is suitably qualified and experienced to prepare the plan.</p> <p>Include evidence of consultation with Council in the plan.</p>	NA

### 3.5. Previous Audit Recommendations

Table 3-4 presents the status of findings that remained open from Independent Audit #1 (Aspect Environmental, June 2023).

Table 3-4 Status of previous independent audit findings 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"> <li>(a) in compliance with the conditions of this consent;</li> <li>(b) in accordance with all written directions of the Planning Secretary;</li> <li>(c) generally, in accordance with the EIS, Response to Submissions (RtS), Supplementary Response to Submissions (SRtS) and SSD-10424-Mod-1;</li> <li>(d) in accordance with the approved plans in the table below:</li> </ul> <p><b>Compliance with conditions A25 and C16 have not been demonstrated.</b></p>	Proponent to action and close out the non-compliances noted during this audit.	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> <ul style="list-style-type: none"> <li>(a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> <li>(i) the documents referred to in condition A2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</li> <li>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</li> <li>(vi) a summary of the current stage and progress of the development;</li> <li>(vii) contact details to enquire about the development or to make a complaint;</li> <li>(viii) a complaints register, updated monthly;</li> <li>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</li> </ul> </li> </ul>	Project website has been updated to include the required information under CoC A25.	Closed

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
		<p>(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.</p> <p><b>The following information was not available on the website-</b>  <b>(a) (i) Landscape Plans prepared by Arcadia, Response to Submissions and EIS appendices</b>  <b>(ii) MOD Approval 29/22/2022</b>  <b>(iii) C9 CEMP, CTPMSP, CNVMP, CSWMSP, B5 Landscape Plan and B10 (b) Stormwater Management System Plans</b>  <b>(iv) Construction has commenced, no performance reporting</b>  <b>(v) Construction has commenced, no performance reporting</b>  <b>(vi) A summary of the current stage and progress of the development</b>  <b>(vii) Contact details should be visible to the public without the need to search through a plan.</b></p>		
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><b>Sited a copy of the site induction template - Saint Ignatius' College Riverview Induction (25755-403) dated 2/11/2023.</b>  <b>Induction references Aboriginal heritage protection.</b></p>		Closed

### 3.6. 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
- CNVMP
- Dust and Air Quality Management Plan
- Acid Sulphate 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.

### 3.7. Review of Environmental Performance

The environmental performance of the development was assessed during the audit site inspection against the environmental aspects listed in Table 3-5. Environmental performance in respect of the relevant environmental aspects was found to be satisfactory, with sound site environmental management generally exhibited onsite.

Table 3-5 Environmental aspect audit scope

Environmental Aspect	Independent Audit Finding
<b>Air</b>	No visible dust emissions were noted during the audit site inspection, 03/11/23.
<b>Noise</b>	Review of the online complaints register on 01/12/2023 - <a href="https://www.riverview.nsw.edu.au/wp-content/uploads/2023/02/Wingaru-Complaints-Register-2023-Complaints-Register.pdf">https://www.riverview.nsw.edu.au/wp-content/uploads/2023/02/Wingaru-Complaints-Register-2023-Complaints-Register.pdf</a> , indicated no complaints received to date.  Review of noise monitoring reports identified that works generally complied with the noise criteria. Additional mitigations measures were put in place.
<b>Land – Erosion and Sediment</b>	ErSed controls were generally observed to be in place, including stormwater drain protection, and sediment fences in place and keyed in correctly.  No complaints have been received.
<b>Land - Contamination</b>	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 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 Unexpected Contaminated Land and Asbestos Finds Procedure Rev 0 December 2022.

Environmental Aspect	Independent Audit Finding
	Sighted Site Validation Report (Report No: 2027-SVR-01-171023.v1d, Sydney Environmental Group, 17 October 2023).
<b>Water</b>	There was no evidence of scouring or rill erosion on site during the audit site inspection, 03/11/23.  Site surface water measures appear to be satisfactory.
<b>Waste</b>	Mixed general waste skip bins were in place and being utilised. Waste records were available for review.
<b>Heritage</b>	No unexpected heritage finds have been encountered onsite.
<b>Traffic</b>	All construction vehicles were observed to be contained within the development site boundary for the duration of the site audit inspection, 03/11/23.  The tracking of soil/ mud to public roads was not observed during the site audit inspection, 03/11/23.
<b>Flora and Fauna</b>	No damage observed to trees outside of site boundary during site audit inspection, 03/11/23.  One tree requires protection from construction activities. Tree is outside of the site security fencing.  Native fauna was not observed by auditees during audit site inspection.  Silverleaf nightshade plants were identified within the development site boundary during the site inspection, 3/11/23. Silverleaf nightshade is designated a Weed of National Significance (WoNS). The consent does not contain condition relating to weed management. The auditors advised the auditees of the management obligations for WoNS.

### 3.8. Complaints

Review of the online complaints register on 01 December 2023 <https://www.riverview.nsw.edu.au/wp-content/uploads/2023/02/Wingararu-Complaints-Register-2023-Complaints-Register.pdf>, indicated no complaint has been received for the development during audit period.

### 3.9. Incidents

The site team stated during the site audit interview on 03 November 2023 that the project did not identify any reportable incidents during the audit period.

### 3.10. Site Inspection

A site inspection as part of the audit was undertaken 03 November 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.

### 3.11. 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.

### 3.12. 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 second 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
- 66 were compliant
- 3 were non-compliant
- 39 were not triggered
- 6 observations were recorded relating to guideline referencing, site personnel awareness of consent conditions and consultation.

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

Auditor(s) Mathew Williams and Daryle McKone

Location Saint Ignatius' College Riverview Redevelopment Stage 2

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	Not Triggered
<b>Conditions of Consent - Modification 1 Approved 29/11/2022</b>						
<b>Part A - Administrative Conditions</b>						
<b>Obligation to Minimise Harm to the Environment</b>						
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 audit site inspection 03/11/23.  Site stated at site audit interview 03/11/2023 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.			
<b>Terms of Consent</b>						
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 (RIS), 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 03/11/23, site interview on the same day with supervisory staff and document review.	Compliance with condition has not been demonstrated.  <b>Non-compliance:</b> Non-compliances have been identified in this audit, therefore compliance with A2(a) has not been achieved.			
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.	Project stated at site audit interview 03/11/23 that no directions have been 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.	Project stated at site audit interview 03/11/23 that no project changes documented that triggered an accordance or consistency assessment.	Not triggered.			
<b>Limits of Consent</b>						
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			
<b>Prescribed Conditions</b>						
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.			
<b>Planning Secretary as Moderator</b>						
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.	Project stated at site audit interview 03/11/23 that no resolutions have been provided by the Planning Secretary to date.	Not triggered.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	Not Triggered
<b>Evidence of Consultation</b>						
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. No evidence to verify consultation with Council in preparation of the CSWMSP.	Compliance with condition has not been demonstrated.  <b>Non-compliance:</b> No evidence to verify consultation with Council in preparation of the CSWMSP as required by CoC C13 (a).			
<b>Staging</b>						
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 31/07/2023 (REF: SSD-10424-PA-11) approving the Staging Report Revision C dated 14/07/2023 confirms submission of staging report to DPE more than 1 month before construction commenced.  Project confirmed during site audit interview 03/11/23 that Stage 2 works will commence 06/11/23. Works appear to align to the staging report.	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 31/07/2023 (REF: SSD-10424-PA-11) approving the Staging Report Revision C dated 14/07/2023 confirms submission of staging report to DPE more than 1 month before construction commenced.  Project confirmed during site audit interview 03/11/23 that Stage 2 works will commence 06/11/23. Works appear to align to the staging report.	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.			
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.			
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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.			
<b>Structural Adequacy</b>						
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.			
<b>External Walls and Cladding</b>						
A21	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Currently working under CC1 and CC2 (structural).  Forms part of future construction certificates.	Not triggered.			
<b>Applicability of Guidelines</b>						
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 generally refer to relevant guidelines and policies.  The CEMP does not refer to Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). See observation recorded against CoC C8.	Compliance with condition has generally been demonstrated.  <b>Observation:</b> The CEMP does not refer to Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).			
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.	Project stated at site audit interview 03/11/23 that no directions issued by Secretary.	Not triggered.			
<b>Monitoring and Environmental Audits</b>						
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&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Procedural condition. This Independent Audit has been conducted in accordance with ISO 19011 and the DPE Independent Audit Post Approval Requirements 2020.	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.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	Not Triggered
<b>Access to Information</b>						
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 03/12/2023: <a href="https://www.riverview.nsw.edu.au/our-future/wingaru/compliance-documentation/">https://www.riverview.nsw.edu.au/our-future/wingaru/compliance-documentation/</a>  The website includes links to the DPE Major Projects website, which hosts SSD application and approval documents.  Project website includes: (a)(i) available (ii) Development Consent including MOD 1 are available. (iii) Available: Wingaru CEMP including all sub-management plans (iv) Available under community (v) Available via IA #1 and response to IA #1 (vi) Available link: Summary of Current Project Status & Progress (vii) Contact details are provided for the school via link. (viii) Complaints register is accessible for review. (ix) Independent Audit #1 and Response to Independent Audit #1 are available. (x) The auditees advised during site interviews 01/11/23 that there have been no directions from the Secretary. (b) Compliant.	Compliance with this condition has been demonstrated.  <b>Observation:</b> Contact details to enquire about the development or to make a complaint are available via the Saint Ignatius' College Riverview school website link. Applicant to consider adding direct Project contact details to the website for any project specific enquiries.			
<b>Compliance</b>						
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 SSD Conditions, 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. Included as attachments.  Sited a copy of the site induction template - Saint Ignatius' College Riverview Induction (25755-403) dated 2/11/2023. The package refers to availability of the conditions of consent, however, it does not explicitly advise compliance.	Compliance with this condition has generally been demonstrated.  <b>Observation:</b> The induction package includes reference to legislation, standards/codes and the SDD Conditions of Consent. There is no explicit reference or instruction for workers to comply with the SSD Conditions of Consent.			
<b>Incident Notification, Reporting and Response</b>						
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 03/11/23 that they did not identify any reportable incidents during the audit period.	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 03/11/23 that they did not identify any reportable incidents during the audit period.	Not triggered.			
<b>Non-Compliance Notification</b>						
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 03/11/23 that no non-compliances have been identified during the audit period.  Independent Audit #1 identified three non-compliances. The non-compliances were notified to the Planning Secretary and Certifier within 7 days after receipt of the final audit report - email dated 27/7/2023.	Compliance with this condition has generally been demonstrated.			
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 03/11/23 that no non-compliances have been identified during the audit period.	Compliance with this condition has generally been demonstrated.			
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.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	Not Triggered
<b>Revision of Strategies, Plans and Programs</b>						
A32	<p>Within three months of:</p> <p>(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            (e) 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.</p>	<p>a) no compliance reports submitted. NA            b) no incidents identified. NA            c) Sighted email submission to DPE of Independent Audit #1 (Aspect, 2023) dated 01/08/23. No evidence of notification to DPE and Certifier that a review was being undertaken following the submission of Independent Audit #1.            d) No modifications approved during the audit period. NA</p> <p>Sighted email from DPE dated 27/07/23 referencing submission of CEMP and Sub plans under CoC C9. Letter confirms plans were reviewed and submitted prior to commencement of construction of Stage 2.</p>	<p>Compliance with this condition has not been demonstrated.</p> <p><b>Non-compliance:</b>            No evidence of written notification to DPE and the Certifier that a review was being undertaken following the submission of Independent Audit #1.</p>			
A33	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary 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.</p> <p><b>Note:</b> This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p>	<p>Sighted email from DPE dated 27/07/23 referencing submission of CEMP and Sub plans under CoC C9. Letter confirms plans were reviewed and submitted prior to commencement of construction of Stage 2.</p>	<p>Compliance with this condition has not been demonstrated.</p>			
<b>Compliance Reporting</b>						
A34	<p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).</p>	<p>Project to comply with Compliance Reporting and Post Approval Requirements (CRPAR) 2020 (DPIE May 2020). Under CRPAR 2020, construction compliance reports are not required.</p> <p>The first compliance report due is the Operation Compliance Report.</p>	N/A			
A35	<p>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.</p>	N/A	N/A			
A36	<p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.</p>	N/A	N/A			
A37	<p>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.</p>	N/A	N/A			
<b>Part B- PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE</b>						
<b>External Walls and Cladding</b>						
B1	<p>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.</p>	<p>Works in early stages of construction. Currently working under CC1 and CC2 (structural).</p> <p>Forms part of future construction certificates. CC3 includes external works and cladding.</p>	Not triggered.			
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>						
B2	<p>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).</p>	<p>Works in early stages of construction. Currently working under CC1 and CC2 (structural).</p> <p>Forms part of future construction certificates.</p>	Not triggered.			
<b>Design of Operational Waste Storage and Processing</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B3	<p>Prior to the issue of any relevant construction certificate for the new Ignis building, the Applicant must:</p> <p>(a) update the Ignatius College Riverview Operational Waste Management Plan prepared by Waste Audit dated September 2020 to incorporate the following:</p> <p>(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;</p> <p>(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</p> <p>(iii) details of bin collection frequency from the canteen of the Ignis building;</p> <p>(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</p> <p>(c) submit the updated reports and plans required by condition B3(a) and B3(b) to the Certifier for approval</p>	<p>Works in early stages of construction. Currently working under CC1 and CC2 (structural).</p> <p>Forms part of future construction certificates.</p> <p>Sighted Operational Waste Management Plan dated August 2022 V2 (Waste audit).</p>	Not triggered.			
<b>Driveway and Service Vehicle Layout</b>						
B4	<p>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:</p> <p>(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</p> <p>(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.</p>	<p>Works in early stages of construction. Currently working under CC1 and CC2 (structural).</p> <p>Forms part of future construction certificates.</p>	Not triggered.			
<b>Landscaping</b>						
B5	<p>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:</p> <p>(a) be generally consistent with the approved Landscape Stage 2 Masterplan in condition A2 of this development consent;</p> <p>(b) allow for additional planting within the proposed courtyards where possible;</p> <p>(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);</p> <p>(d) demonstrate that the users of the approved Ignis building would have multiple points of connection with the landscaped areas at the ground level;</p> <p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(h) demonstrate that the 32 replacement trees, consistent with Landscape plans listed in condition A2, have been provided;</p> <p>(i) include details of any additional infrastructure, where relevant;</p> <p>(j) detail the location, species, maturity and height at maturity of plants to be planted on-site; and</p> <p>(k) include species (trees, shrubs and groundcovers) indigenous to the local area.</p>	<p>Sighted letter from DPE dated 13/12/2022 (REF: SSD-10424-PA-1) approving the Landscape Plan.</p>	Compliance with condition has been demonstrated.			
<b>Driveways, Vehicle Crossing and Access to Basement from Loyola Drive</b>						
B6	<p>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.</p>	<p>Works in early stages of construction. Currently working under CC1 and CC2 (structural).</p> <p>Forms part of future construction certificates.</p>	Not triggered.			
<b>Building Code of Australia</b>						
B7	<p>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.</p>	<p>Works in early stages of construction. Currently working under CC1 and CC2 (structural).</p> <p>Forms part of future construction certificates.</p>	Not triggered.			

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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 and CC2 (structural).  Forms part of future construction certificates.	Not triggered.			
<b>Site Contamination</b>						
B9	Prior to the issue of ANY construction certificate or within 6 months of the date of release of this development consent ( <b>whichever occurs earlier</b> ). 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.  Sighted Asbestos Management Plan, Report No: 2027-AMP-01-060323.v1f, 6 March 2023  The report was reviewed by a certified contaminated sites practitioner and certified by Site Contamination Practitioners Australia.	Compliance with condition has been demonstrated.			
<b>Stormwater Management System</b>						
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.	Sited Construction Certificate No. 22/0711/02 (Bulk excavation, shoring and piling), Steve Watson & Partners, 17/8/2023. Operational Stormwater Management System is referenced under B10 in the CC.	Compliance with condition has been demonstrated.			
<b>Geotechnical recommendations</b>						
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 SSDA 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 SSDA 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.  Sited Construction Certificate No. 22/0711/02, Steve Watson & Partners, 17/8/2023. Operational Stormwater Management System is referenced under B10 in the CC. Sighted stamped/ approved structural certificate for Stage 2 (Northrop dated 16/08/23) referencing requirements of B11.	Compliance with condition has been demonstrated.			
<b>Part C- PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>						
<b>Notification of Commencement</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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.  Sighted letter notification from EMP Project to DPE on 03/11/23 notifying commencement of stage 2 of construction in accordance with Condition C1 as 06/11/23. This is in line with the Staging Report.  Notification occurred at least 48 hours before the commencement of Stage 1 and Stage 2.	Compliance with condition has been demonstrated.			
<b>Certified Drawings</b>						
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.  Sited Construction Certificate No. 22/0711/02, Steve Watson & Partners, 17/8/2023.	Compliance with condition has been demonstrated.			
<b>Protection of Public Infrastructure</b>						
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; (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.			
<b>Pre-Construction Dilapidation Report</b>						
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.			
<b>Community Communication Strategy</b>						



Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C6	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. The Community Communication Strategy must: (a) identify people to be consulted during the construction phase; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. (e) include any specific requirements about traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.	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. a) Section 2.1 Key Stakeholders b) Sections 4.4 Notification Procedure Table 5 c) Section 4.3 Communication, Management and Mitigation Tools Table 4 d) Section 4.3 Communication, Management and Mitigation Tools Table 4 e) Section 4.4 Notification Procedure	Compliance with condition has been demonstrated.			
<b>Demolition</b>						
C7	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.	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.			
<b>Environmental Management Plan Requirements</b>						
C8	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).  Note: • The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a> • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	The CEMP and sub-plans generally refer to relevant guidelines and policies.  The CEMP does not reference to Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). See observation recorded against CoC A22.	Compliance with condition has generally been demonstrated.  <b>Observation:</b> The CEMP does not reference the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).			
<b>Construction Environmental Management Plan</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	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:            (i) hours of work;            (ii) 24-hour contact details of site manager;            (iii) management of dust and odour to protect the amenity of the neighbourhood;            (iv) stormwater control and discharge;            (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;            (vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;            (vii) community consultation and complaints handling as set out in the Community Communication Strategy required by condition C6;            (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 &amp; Construction Waste Management Plan</i> September 2020 prepared by Waste Audit &amp; Consultancy Services;            (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C13);            (c) Construction Noise and Vibration Management Sub-Plan (see condition C14);            (d) Construction Soil and Water Management Sub-Plan (see condition C16);            (e) an unexpected finds protocol for contamination and associated communications procedure; and            (f) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.</p>	<p>Sighted InfoPoint transmittal to certifier 25/7/2023.</p> <p>Sighted CEMP acknowledgment of correspondence from DPE dated 27/07/23 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 available on Project website. See CoC A25.</p>	Compliance with condition has been demonstrated.			
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 "Evidence of CEMP submitted to Planning Secretary 16/02/23". 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> <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>	Compliance with condition has generally been demonstrated.			
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);            (b) be prepared in consultation with Council and TfNSW/ TfNSW (RMS);            (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;            (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>	<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) The CTPMSP was prepared by a company that is transport orientated. There are no details pertaining to the author or their qualifications and experience to demonstrate they are suitably qualified and experienced to prepare the plan.            (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.            (c) Section 1.2 provides a statement identifying that the plan satisfies the condition.            (d) Section 4.3, 4.4 and 4.5            (e) Section 5            (f) Section 3.4 and 4            (g) Section 4 and 5            (h) Section 3.4 and 5            (i) Section 3.6, 4.3, 4.4 and 4.5</p>	<p>Compliance with condition has generally been demonstrated.</p> <p><b>Observation:</b>            The CTPMSP was prepared by a company that is transport orientated. There are no details pertaining to the author or their qualifications and experience to demonstrate they are suitably qualified and experienced to prepare the plan.</p>			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C12	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(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);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(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):</p> <p>(i) 9am to 12pm, Monday to Friday;</p> <p>(ii) 2pm to 5pm Monday to Friday; and</p> <p>(iii) 9am to 12pm, Saturday.</p> <p>(e) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(f) describe the community consultation undertaken to develop the strategies in condition C12(e);</p> <p>(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;</p> <p>(h) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(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.</p>	<p>Sighted copy of CNVMP Report No. 23-2836-R1, Reverb Acoustics, Jan 2023.</p> <p>(a) The CNVMP is signed by 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 their qualifications pertain to.</p> <p>(b) Section 8</p> <p>(c) Section 8</p> <p>(d) Section 7.2 (should be reworded, CoC are not suggestions)</p> <p>(e) No evidence to verify</p> <p>(f) No evidence to verify</p> <p>(g) Section 7.2.1 and Table 8</p> <p>(h) Section 8.4</p> <p>(i) Section 8</p> <p>Sighted Noise Monitoring Report - St Ignatius College Wingaru Project, Summary of Noise Monitoring Results - Weeks 1-4 and second round of monitoring weeks 5-8. The monitoring was conducted for the duration of excavation works. The report identified that work generally complied with noise criteria. Noted that Belmadar has added additional acoustic barriers to the windows of adjacent school buildings during the audit period.</p>	<p>Compliance with condition has generally been demonstrated.</p> <p><b>Observation:</b></p> <p>Part (a) The CNVMP is signed by 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 their qualifications pertain to.</p> <p>Part (e) No evidence to verify strategies have been developed with the community for managing high noise generating works.</p> <p>Part (f) No description of the community consultation undertaken to develop the strategies in condition C12(e)</p>			
C13	<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, as a minimum, in accordance with the publication <i>Managing Urban Stormwater: Soils &amp; Construction</i> (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>Sighted copy of WSMP, Rev 0, Belmadar, 9/12/2022.</p> <p>(a) Author qualifications not identified, consultation with Council was not identified.</p> <p>(b) Section 3.3.4 and Annexure 4 of the CEMP.</p> <p>(c) Section 3.3.4 and Annexure 4 of the CEMP.</p> <p>(d) Section 3.3.4 and Annexure 4 of the CEMP.</p> <p>(e) Section 3.3.4 and Annexure 4 of the CEMP.</p>	<p>Compliance with condition has generally been demonstrated.</p> <p><b>Observation:</b></p> <p>The CSWMSP does not identify the author's qualifications, nor does it refer to consultation with Council.</p>			
C14	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p> <p>(c) minimise road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes.</p>	<p>Sighted Section 4.6 of CTPMSP (Rev D, Transport Strategies, Section 3.8, CEMP Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 3, Belmadar, May 2023.</p> <p>(a) met</p> <p>(b) met</p> <p>(c) met</p> <p>(d) met, sighted site induction, which identifies site access and sign in requirements.</p>	<p>Compliance with condition has been demonstrated.</p>			
<b>Construction Parking</b>						
C15	<p>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.</p>	<p>Confirmed during site inspection 03/11/23, parking facilities are in place and being utilised.</p> <p>No parking on neighbouring public streets observed during site audit inspection.</p>	<p>Compliance with condition has been demonstrated.</p>			
<b>Aboriginal Heritage</b>						
C16	<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 <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.</p>	<p>Sited a copy of the site induction template - Saint Ignatius' College Riverview Induction (25755-403) dated 2/11/2023.</p> <p>Induction references Aboriginal heritage protection.</p>	<p>Compliance with the condition has been demonstrated.</p>			
<b>Outdoor Lighting</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				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.	Currently working under CC1 and CC2 (structural only). Forms part of future construction certificates.	Not triggered.			
<b>Ecologically Sustainable Development</b>						
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.			
<b>Site Contamination</b>						
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.  Sighted email Draft Site Validation Report from Sydney Environmental to Site auditor 31/10/23.	Compliance with condition has been demonstrated.			
<b>Part D- DURING CONSTRUCTION</b>						
<b>Site Notice</b>						
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 03/11/2023. Site notice displays the required content of D1.  See Appendix G Photo Log.	Compliance with condition has been demonstrated.			
<b>Operation of Plant and Equipment</b>						
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 Yanmar Excavator 5T. Checklist includes last service date, service frequency and service date dated 14/07/23. Also includes service record and risk assessment as attachments.  Sighted Power Plant Compliance Certificate Form F1.3.1 for Tower Crane site induction dated 27/09/23 signed off by Safety officer.  Plant and equipment observed to be functioning correctly during site audit inspection 03/11/23.	Compliance with condition has been demonstrated.			
<b>Demolition</b>						
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.			
<b>Construction Hours</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	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 03/11/2023 which includes site construction hours.  Sighted 1 Breadcrumb site access register during site audit 03/11/23. Confirmed site access during approved construction hours. Pre starts commence at 0700.  Sighted completed 1 Breadcrumb induction dated 03/11/23 which confirms the Project has adopted construction hours of 0700-1700.  Sited a copy of the site induction template - Saint Ignatius' College Riverview Induction (25755-403) dated 2/11/2023, which includes construction hours.  Site confirmed during site audit inspection 03/11/23 that no 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 03/11/2023, auditees confirmed no works were required under a), b) or c) during the audit period.  d) Sighted letter dated 18/09/23 from DPE (REF SSD-10424-PA-9) approving out-of-hours under D5(d). Approval granted for Sunday 24 September 2023 between 0600 to 2000.	Compliance with condition has been demonstrated.			
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.	CoC D5 (d) - Sighted letter dated 18/09/23 from DPE (REF SSD-10424-PA-9) approving out-of-hours under CoC D5(d). Approval granted for Sunday 24 September 2023 between 0600 to 2000.  Sited email notification dated 18 September 2023 from Saint Ignatius College to residences.	Compliance with condition has not been demonstrated.			
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.	Rock hammering and pile driving 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 (25755-403) dated 2/11/2023, which includes noisy work hours.	Compliance with condition has been demonstrated.			
<b>Implementation of Management Plans</b>						
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 #58 dated 18/10/2023 and #59 dated 26/10/23 and #59 dated 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.	Compliance with condition has been demonstrated.			
<b>Construction Traffic</b>						
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 03/11/23.  No approved on-street work zone as works are contained within private property.	Compliance with condition has been demonstrated.			
<b>Hoarding Requirements</b>						
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 03/11/23.	Compliance with condition has been demonstrated.			
<b>No Obstruction of Public Way</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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 03/11/23.	Compliance with condition has been demonstrated.			
<b>Construction Noise Limits</b>						
D12	The development must be constructed to achieve the noise management levels and/or management and mitigation measures in the CNVMSP.	Sighted Noise Monitoring Reports - St Ignatius College Wingaru Project , Summary of Noise Monitoring Results (21/8/2023) - Weeks 1-4 and a second round of monitoring weeks 5-8. The monitoring was conducted for the duration of excavation works.  The report identified that work generally complied with noise criteria. Belmadar have installed unattended noise monitors and acoustic hoarding barriers to the windows on the O'Neill Building.  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 (25755-403) dated 2/11/2023, 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 03/11/2023.  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.			
<b>Vibration Criteria</b>						
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> .	CNVMSPP 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.  Reviewed vibration monitoring reports: - Weeks 1-4, ref 6102L002.JC 230818 - Weeks 5-8, ref 6102L004.JC 230914 Reports identified compliance with vibration criteria.	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.			
<b>Tree Protection</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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 03/11/23.  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.			
<b>Air Quality</b>						
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 03/11/23.	Compliance with condition has been demonstrated.			
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 03/11/23 public roads were free from dirt or mud tracking.  Rumble grid in place - Appendix G Photo Log.	Compliance with condition has generally been demonstrated.			
<b>Erosion and Sediment Control</b>						
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 during site audit inspection 03/11/23. Stormwater drain protection in place.  Sighted Concept Erosion and Sediment Control Plan (TTW, Rev 1 dated 10/02/23 for issue).  Sighted Safety Walk #58 dated 18/10/23 and #59 dated 26/10/23 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. No environmental observations were raised.	Compliance with condition has generally been demonstrated.			
<b>Imported Soil</b>						
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 03/11/2023 no imported soil to date.	Not triggered.			
<b>Disposal of Seepage and Stormwater</b>						
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 at site audit inspection 03/11/23 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.			
<b>Unexpected Finds Protocol- Aboriginal Heritage</b>						
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 during the audit period.	Not triggered.			
<b>Unexpected Finds Protocol- Historic Heritage</b>						
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 during the audit period.	Not triggered.			
<b>Protection of Aboriginal Sites</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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			
<b>Waste Storage and Processing</b>						
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 03/11/2023 confirmed waste secured and maintained within designated waste storage areas.	Compliance with condition has been demonstrated.			
D28	All waste generated during construction must be assess, 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 September 2023. Includes waste type, recycled waste and %. Report identifies that 93.92% 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 Waste Services.  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 during the audit period.	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 September 2023. Includes waste type, recycled waste and %. Report identifies that 93.92% 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 31/10/2023 waste destinations are identify. The register includes hazardous waste register that identified 9 loads of Asbestos in soils (total 143.92 tonnes) transferred to Eastern Creek Ecology Park.	Compliance with condition has generally been demonstrated.			
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.	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 waste register, last entry 31/10/2023waste destinations are identify. The register includes hazardous waste register that identified 9 loads of Asbestos in soils (total 143.92 tonnes) transferred to Eastern Creek Ecology Park.	Compliance with condition has been demonstrated.			
<b>Outdoor Lighting</b>						
D32	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Currently working under CC1 and CC2 (structural).  Forms part of future CCs.	Not triggered.			
<b>Site Contamination</b>						
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).  Currently working under CC1 and CC2 (structural).  Sighted, Site Validation Report, Ref: 2027-SVR-01-171023.v1d, Sydney Environmental Group, 17 October 2023.  Sighted email submission of the Site Validation Report to and acknowledgement of receipt from the Accredited Site Auditor, dated 31/10/2023.	Compliance with condition has been demonstrated.			



Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	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).	Sighted email submission of the Site Validation Report to and acknowledgement of receipt from the Accredited Site Auditor, dated 31/10/2023.  Interim audit advice is outstanding.	Compliance with condition has generally be demonstrated			
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.  Currently working under CC1 and CC2 (structural).  Sighted, Site Validation Report, Ref: 2027-SVR-01-171023.v1d, Sydney Environmental Group, 17 October 2023.	Not triggered.			
<b>Independent Environmental Audit</b>						
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) review 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.	a) Sighted Applicants Response to Independent Audit #1 (Aspect 2023). b) Sighted email dated 01/08/23 submitting Independent Audit #1 response (Aspect, 2023) to DPE. c) Verified on 03/11/23 Independent Audit #1 (Aspect, 2023) and Proponents Response to Independent Audit #1 is on the Project website.	Compliance with condition has been demonstrated.			
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.	Independent Audit #1 site inspection conducted 02/06/23.  Sighted email dated 01/08/23 submitting Independent Audit #1 (Aspect, 2023) to DPE.	Compliance with condition has been demonstrated.			
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.			
<b>Part E- PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE/ COMMENCEMENT OF OPERATION</b>						
<b>Notification of Occupation</b>						
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.					
<b>External Walls and Cladding</b>						
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.					
<b>Post-construction Dilapidation Report</b>						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	Not Triggered
E4	<p>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:</p> <p>(a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</p> <p>(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:</p> <p>(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>(c) to be forwarded to Council for information.</p>					
	<b>Protection of Public Infrastructure</b>					
E5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage.</p>					
	<b>Protection of Property</b>					
E6	<p>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.</p>					
	<b>Utilities and Services</b>					
E7	<p>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>.</p>					
	<b>Works as Executed Plans</b>					
E8	<p>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.</p>					
	<b>Green Travel Plan</b>					
E9	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <p>(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;</p> <p>(b) be prepared by a suitably qualified traffic consultant in consultation with TfNSW;</p> <p>(c) include details based on the updated student catchment area including the number and/or proportion of students living in each postcode;</p> <p>(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);</p> <p>(e) identify the number of staff and students within reasonable walking/cycling distance;</p> <p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(i) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(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</p> <p>(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.</p>					
	<b>Mechanical Ventilation</b>					
E10	<p>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:</p> <p>(a) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and</p> <p>(b) any dispensation granted by Fire and Rescue NSW.</p>					
	<b>Operational Noise – Design of Mechanical Plant and Equipment</b>					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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).					
	<b>Driveway and Service Vehicles</b>					
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.					
	<b>Road Damage</b>					
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.					
	<b>Fire Safety Certification</b>					
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.					
	<b>Structural Inspection Certificate</b>					
E15	Prior to the issue 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.					
	<b>Compliance with Food Code</b>					
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.					
	<b>Stormwater Quality Management Plan</b>					
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.					
	<b>Warm Water System and Cooling Systems</b>					
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.					
	<b>Outdoor Lighting</b>					
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.					
	<b>Signage</b>					
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.					
	<b>Operational Waste Management</b>					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	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, 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.					
	<b>Site Management</b>					
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.					
	<b>Landscaping</b>					
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.					
<b>Part F- POST OCCUPATION</b>						
	<b>Operation of Plant and Equipment</b>					
F1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.					
	<b>Warm Water Systems and Cooling Systems</b>					
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.					
	<b>Decommissioning of the existing canteen within the site</b>					
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.					
	<b>Community Communication Strategy</b>					
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.					
	<b>Operational Noise Limits</b>					
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).					
	<b>Unobstructed Driverways and Parking Areas</b>					
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.					
	<b>Green Travel Plan</b>					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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. <b>Ecologically Sustainable Development</b>					
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. <b>Outdoor Lighting</b>					
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. <b>Landscaping</b>					
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.					
<b>APPENDIX 1 - ADVISORY NOTES</b>						
	<b>General</b>					
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. <b>Long Service Levy</b>					
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. <b>Legal Notices</b>					
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary. <b>Access for People with Disabilities</b>					
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. <b>Utilities and Services</b>					
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. <b>Road Design and Traffic Facilities</b>					
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. <b>Road Occupancy Licence</b>					
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities. <b>SafeWork Requirements</b>					
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. <b>Hoarding Requirements</b>					
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve. <b>Handling of Asbestos</b>					
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. <b>Fire Safety Certificate</b>					
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					
<b>APPENDIX 2 - WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS</b>						
	<b>Written Incident Notification Requirement</b>					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings	Compliance Status		
				Compliant	Non-compliant	Not Triggered
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	Conformance Status
<b>Construction Environmental Management Plan (CEMP)</b>				
Section 1.1.10	Duration and Hours of Work	Notwithstanding the above, no noisy works will be undertaken during exam periods, Trial, HSC or otherwise. Prior to any exam period, Belmadar will submit to the superintendent, a look ahead program to review the proposed works scheduled for these periods.	During site audit interview, auditees advised that St Ignatius School provided the HSC examination timetable for 2023. In response to the timetable Belmadar stopped all potentially noisy disruptive works on site when exams were being held.	C
Section 1.1.15.2	Lead work	The nominated subcontractor will also prepare a "Lead removal Control plan", safe work method statement and will notify WorkSafe within 7 days for any lead risk work  Works onsite can not proceed until confirmation has been received from safe work NSW that the notification has been submitted.	Auditees advised during site audit interview, that no lead works were undertaken in the audit period. A review of the waste register did not identify lead waste removal from site during the audit period.	C
<b>Dust and Air Quality Management Plan</b>				
Section 3.2.5	Monitoring	The Site Manager and Project Engineer will monitor dust and air polluting activities on site. Site inspections will be carried out by the Site Manager to ensure the work site works are not impacting air quality for workers and the surrounding environment and the findings recorded on the Belmadar Form H1.8 Environmental Checklist.	No visible dust was observed during site inspection 03/11/2023.  Sighted Safety Walk #58 dated 18/10/2023 and #59 dated 26/10/23, which cover dust suppression. If observations are recorded, a non-conformance is raised. No observations were made regarding dust.	C
<b>Construction Noise and Vibration Management</b>				
Section 3.2.6	Adaptive Management	In accordance with the requirements of this CNVMP, management will assess and manage risks to comply with the criteria and/or performance measures outlined in Section 5. Where unacceptable level of noise and/or vibration are identified, at the earliest opportunity personnel will: - Take all reasonable and feasible measures to ensure that the exceedance ceases and does not recur; - Consider all reasonable and feasible options for remediation and document these options and preferred remediation measures; and - Implement remediation measures as directed by management or the site supervisor.	Sighted Noise Monitoring Report - St Ignatius College Wingaru Project, Summary of Noise Monitoring Results - Weeks 1-4 and second round of monitoring weeks 5-8. The monitoring was conducted for the duration of excavation works. The report identified that work generally complied with noise criteria.  Noted that Belmadar added additional acoustic barriers to the windows of adjacent O'Neill building during the audit period.	C
<b>Acid Sulphate Soil Management Plan</b>				
Section 3.4.7	Storage	If the storage of ASS soil is permitted on site by the landowner the following will apply: • ASS soil must be placed on a fully bunded pad that is covered with 1-2kg/lime prior to soil stockpiling •The treatment pad must be fully bunded with both a limed bund (6kg/m3) no lower than 300mm above sea level •Preliminary testing of the PASS may be required before stockpiling and treatment occurs, the Environmental representative is to be contacted prior to stockpiling for confirmation •ASS soil treatment pad must contain a sump in the lowest point of the area to catch all runoff from the pad. The water collected within the sump can only be pumped out if water is within ph6.5-8.5, turbidity is less than 50ntu and all other water quality requirements stated in the CEMP are met. •Untreated ASS soil must be treated within 3 days and covered over night •Stockpiles are to be no greater than 4m in height •Drains are to be constructed upslope of the treatment area to divert water away for the	During site audit interview, auditees advised that no potential ASS soil including odours have been observed during the audit period.  A review of the waste register did not identify ASS waste removal from site during the audit period.	C

## 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](mailto: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

Tuesday, October 17, 2023 at 13:39:24 Australian Eastern Standard Time

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**Subject:** FW: SSD-10424 Construction Independent Audit #2 - Saint Ignatius College, Riverview  
**Date:** Tuesday, 17 October 2023 at 13:08:42 Australian Eastern Standard Time  
**From:** Neil Lynch  
**To:** Mathew Williams  
**CC:** Neil Lynch  
**Attachments:** image006.png, image007.png, image008.png, image002.png, image7b34b2.JPG

Good Afternoon Mathew,

Referring to the abovementioned subject line matter and address, I confirm receipt of your email to the Council, dated 12 October 2023.

All questions and requests relating to State significant development, in particular, St Ignatius College, should be directed to the NSW State Government Department of Planning and Environment's compliance team at [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).

Council is not the regulatory or consent authority for this development and would not have any information to supply to you at this time.

Should you have any questions or require further assistance, please do not hesitate to contact me.

Kind Regards,

---

Neil Lynch | *Compliance Officer*



A: 48 Longueville Road Lane Cove

P: 9911 3609

E: [NLynch@lanecove.nsw.gov.au](mailto:NLynch@lanecove.nsw.gov.au)

---

**From:** Mathew Williams <>

**Sent:** Thursday, 12 October 2023 3:06 PM

**To:** lccouncil <[service@lanecove.nsw.gov.au](mailto:service@lanecove.nsw.gov.au)>

**Subject:** SSD-10424 Construction Independent Audit #2 - Saint Ignatius College, Riverview

You don't often get email from [mat@aspectenvironmental.com.au](mailto:mat@aspectenvironmental.com.au). [Learn why this is important](#)

To Whom It Concerns,

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 a Construction Independent Audit for SSD-10424. The site audit component will be conducted on 03/11/2023.

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](mailto:mat@aspectenvironmental.com.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.*  
 \*\*\*\*\*

Festival by the River



\*\*\*\*\*

Looking for something in particular?

Visit our website: - [www.lanecove.nsw.gov.au](http://www.lanecove.nsw.gov.au)

\*\*\*\*\*

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Information transmitted via email may be subject to corruption by the process. Information contained in this email should not be relied upon where loss, damage or injury is possible. Verified information should be obtained in writing directly from the authorised Council officers.

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

\*\*\*\*\*



Monday, October 16, 2023 at 11:55:53 Australian Eastern Standard Time

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**Subject:** FW: SSD-10424 Construction Independent Audit #2 - Saint Ignatius College, Riverview  
**Date:** Monday, 16 October 2023 at 05:20:46 Australian Eastern Standard Time  
**From:** Maria Divis  
**To:** Mathew Williams  
**Attachments:** image006.png, image007.png, image008.png, image001.png, image002.png

Good morning Mathew

Thank you for consulting with the Department of Planning and Environment (**NSW Planning**) in order to obtain input into the scope of the Independent Environmental Audit (**IEA**), in accordance with SSD 10424, as modified (the **consent**) and the Independent Audit Post Approval Requirements 2020 (**IAPARs**).

NSW Planning would like for the IEA to provide an assessment of the environmental performance of the project in accordance with the requirements of the consent and the IAPARs, with a focus on noise.

It is suggested that you consult with the local Council, any parties identified by the Community Communication Strategy and any other agencies that may be referenced in the consent.

For further enquiries, please contact me on the below details.

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](mailto:Maria.Divis@planning.nsw.gov.au)

Locked Bag 5022 | PARRAMATTA NSW 2124

[www.dpie.nsw.gov.au](http://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](mailto:mat@aspectenvironmental.com.au)>

**Sent:** Thursday, 12 October 2023 3:07 PM

**To:** DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>

**Subject:** SSD-10424 Construction Independent Audit #2 - 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 a Construction Independent Audit for SSD-10424. The site audit component will be conducted on 03/11/2023.

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- 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](mailto: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 03 November 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: 19 December 2023



To Whom It May Concern:

**Re: St Ignatius College - Wingaru Project SSD 10424 Independence and Conflict Declaration**

It is confirmed that the nominated auditor is not/has not/does not:

1. Related to any proponent, owner, operator, or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child
2. Have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child
3. Have provided services (not including independent reviews or auditing) to the project with the result that they audit work performed by themselves or their company, as otherwise declared to the Department prior to the audit
4. Been or currently an Environmental Representative for the project
5. Accepted any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

So declared by Daryle McKone, Associate Director Aspect Environmental Pty Limited on the 19 May 2023.

Daryle McKone

**Full Name**

Associate Director, Aspect Environmental Pty Limited

**Position**

A handwritten signature in black ink, appearing to read 'Daryle McKone'.

**Signed**

19 May 2023

**Date**



To Whom It May Concern:

**Re: St Ignatius College - Wingaru Project SSD 10424 Independence and Conflict Declaration**

It is confirmed that the nominated auditor is not/has not/does not:

1. Related to any proponent, owner, operator, or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child
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3. Have provided services (not including independent reviews or auditing) to the project with the result that they audit work performed by themselves or their company, as otherwise declared to the Department prior to the audit
4. Been or currently an Environmental Representative for the project
5. Accepted any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

So declared by Richard Johnson, Director Aspect Environmental Pty Limited on the 21 April 2023.

Richard Johnson

Director, Aspect Environmental Pty Limited

**Full Name**

**Position**

A handwritten signature in blue ink, appearing to read 'Richard Johnson'.

21 April 2023

**Signed**

**Date**



To Whom It May Concern:

**Re: St Ignatius College - Wingaru Project SSD 10424 Independence and Conflict Declaration**

It is confirmed that the nominated auditor is not/has not/does not:

1. Related to any proponent, owner, operator, or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child
2. Have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child
3. Have provided services (not including independent reviews or auditing) to the project with the result that they audit work performed by themselves or their company, as otherwise declared to the Department prior to the audit
4. Been or currently an Environmental Representative for the project
5. Accepted any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

So declared by Mathew Williams, Associate Director Aspect Environmental Pty Limited on the 21 April 2023.

Mathew Williams

**Full Name**

Associate Director, Aspect Environmental Pty Limited

**Position**

A handwritten signature in black ink, appearing to be 'M. Williams', written over a horizontal line.

**Signed**

21 April 2023

**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 site vehicle access – placement of steep excavation to reduce erosion

Figure 4 Boundary sediment fences in place and functioning correctly

Figure 5 Stormwater works – works complete and stabilised (rehabilitated)

Figure 6 Construction general waste bins in place

Figure 7 Spill kit

Figure 8 Acoustic hoarding barriers to the windows on the O'Neill Building.

Figure 9 Upper terrace, laydown area

Figure 10 Traffic control diagram posted to notice board

Figure 1 Site notice board

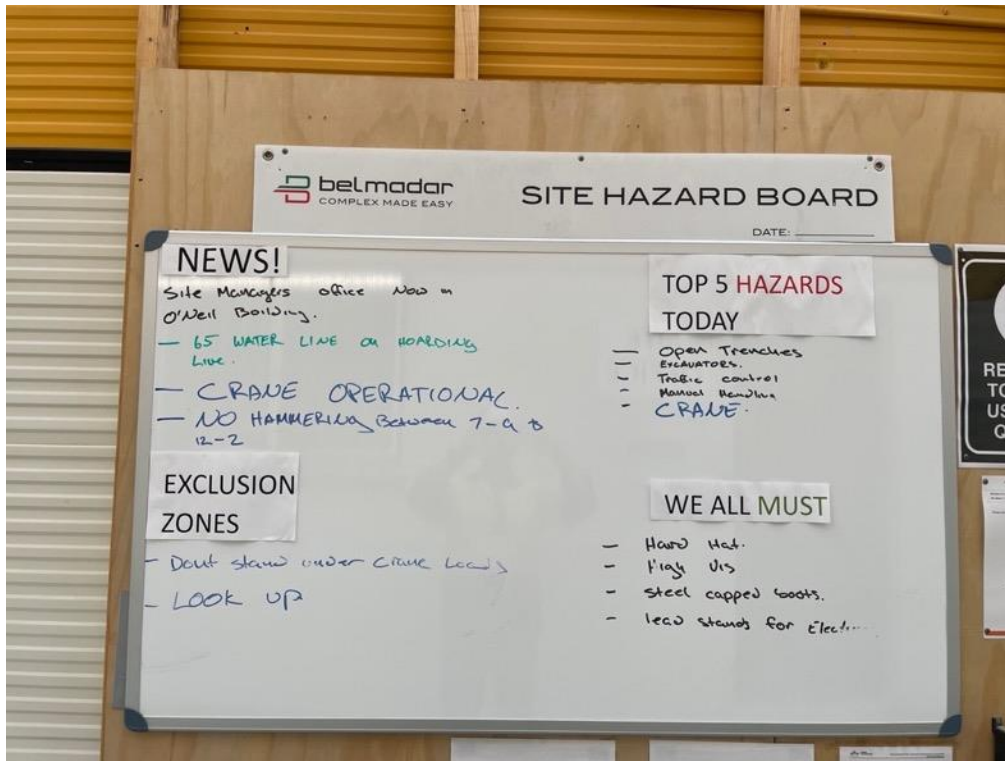


Figure 2 Rumble grid, no visible mud tracking on school roads



Figure 3 Site view from site vehicle access – placement of steep excavation to reduce erosion



Figure 4 Boundary sediment fences in place and functioning correctly



Figure 5 Stormwater works – works complete and stabilised (rehabilitated)



Figure 6 Construction general waste bins in place



Figure 7 Spill kit



Figure 8 Acoustic hoarding barriers to the windows on the O'Neill Building.

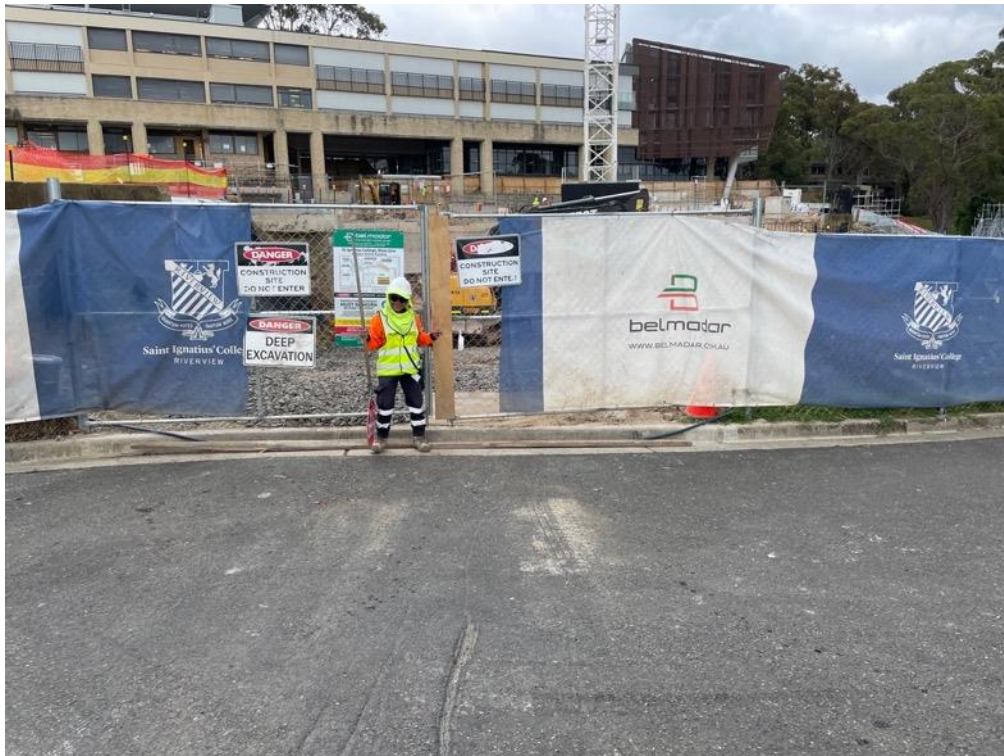
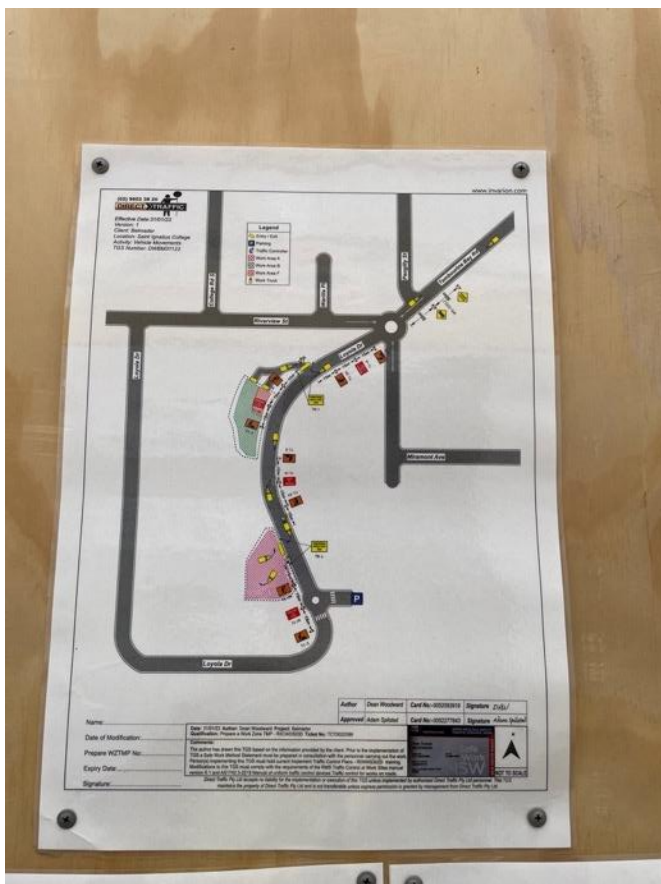


Figure 9 Upper terrace, laydown area



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
Daryle McKone	"	to Auditor
Louis Abuhamad	BERNARD	Project manager
Arvin Rezadoust	EPM Projects	Project Coordinator/Manager

Audit Location: ST IGNATIUS.  
 Audit Date: 03/11/23