



INDEPENDENT AUDIT NO. 1 – AUDIT REPORT

MULGOA RISE PUBLIC SCHOOL - SSD-11070211

AUGUST 2022

Authorisation

Author Name:	Ibrahim Awad	Reviewer:	Derek Low
Position:	Lead Auditor	Position:	General Manager
Signature:		Signature:	
Date:	26/07/2022	Date:	20/07/22

Document Revision History

Revision	Date	Details
1.2	26/07/22	For issue
1.3	2/08/22	Final Report

Report Name: Independent Audit no. 1 – Audit Report - Mulgoa Rise Public School - SSD-11070211

Project No.: 563

Prepared for:
School Infrastructure NSW

Prepared by:
WolfPeak Pty Ltd

T: 1800 979 716

W: www.wolfpeak.com.au

© Document copyright of WolfPeak Pty Limited.

This disclaimer, together with any limitations specified in this report, apply to use of this report. This report was prepared in accordance with the contracted scope of works for the specific purpose stated in the contract and subject to the applicable cost, time and other constraints. In preparing this report, WolfPeak Pty Ltd (WolfPeak) relied on client/third party information which was not verified by WolfPeak except to the extent required by the scope of works, and WolfPeak does not accept responsibility for omissions or inaccuracies in the client/third party information; and information taken at or under the particular times and conditions specified, and WolfPeak does not accept responsibility for any subsequent changes. This report has been prepared solely for the use by, and is confidential to, the client and WolfPeak accepts no responsibility for its use by any other parties. This report does not constitute legal advice. This report is subject to copyright protection and the copyright owner reserves its rights.

CONTENTS

Executive Summary	5
1. Introduction.....	6
1.1 Project overview	6
1.2 Approval requirements.....	7
1.3 The audit team	7
1.4 The audit objectives.....	7
1.5 Audit scope.....	7
2. Audit methodology	9
2.1 Audit process.....	9
2.2 Audit process detail	10
2.2.1 Audit initiation and scope development.....	10
2.2.2 Preparing audit activities	11
2.2.3 Site personnel involvement.....	12
2.2.4 Meetings.....	12
2.2.5 Interviews	12
2.2.6 Site inspection	12
2.2.7 Document review.....	13
2.2.8 Generating audit findings.....	13
2.2.9 Compliance evaluation	13
2.2.10 Evaluation of post approval documentation	14
2.2.11 Completing the audit.....	14
3. Audit findings.....	15
3.1 Approvals and documents audited, and evidence sighted	15
3.2 Non-compliance, Observations and Actions	15
3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents.....	21
3.4 Summary of notices from agencies.....	21
3.5 Complaints	21
3.6 Incidents.....	21
3.7 Actual versus predicted impacts	21

4. Conclusions	23
5. Limitations	24
Appendix A – SSD 11070211 Conditions of consent.....	25
Appendix B – CEMP & Sub-Plan Mitigation Measures	55
Appendix C – Planning Secretary Agreement of Independent Auditors	66
Appendix D – Site Inspection Photographs	68
Appendix E – Site Photographs post inspection	75
Appendix F – Declaration Forms	76
Appendix G – Consultation Records	78

EXECUTIVE SUMMARY

This Independent Environmental Audit has been prepared by WolfPeak who was engaged by Schools Infrastructure (Education NSW) to conduct an Independent Environmental Audit for the early construction phase of the Mulgoa Rise Public School, SSD-11070211.

The scope of the audit includes all Conditions of Consent triggered at the time of the audit as well as any commitments required under the CEMP/sub-plans and overall environmental performance.

The Independent Audit was completed to fulfill the requirements of CoC C37 and to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

Construction of Mulgoa Rise Public School commenced on 22 April 2022.

The on-site audit inspection was conducted on 8 June 2022 and resulted in the finding of 12 non-compliances and 2 observations. The non-compliances related to:

- Administrative non-compliances with respect to A1, A2 and A6
- No sediment traps on the top level and poor maintenance of sediment traps on lower end
- No proper storage or bunding of fuel jerry cans
- DGB stockpiles above 2m with no protection from erosion or dust suppression
- DGB stockpile material not permissible by EPA
- No water cart on site for dust suppression
- Operational stormwater management plan not completed and submitted to Certifier

In general, the audit and site inspection found that the proponent and their contractor were acting in accordance with most conditions of consent and good environmental practices and there were no environmental issues of very serious concern identified on the day of the audit.

The auditees were cooperative and helpful throughout the audit and were committed to implementing the necessary corrective actions immediately following the audit, and to making improvements in line with noted observations and recommendations.

The auditor notes that at the time of finalising this report on 2 August 2022, the auditee had closed out 4 of the non-compliances as per Table 3.

1. INTRODUCTION

1.1 Project overview

The proposed development involves the construction and operation of a new primary school at Glenmore Park (Mulgoa Rise) and will initially accommodate 414 students, with the ability to be expanded to 1000 students when demand requires, which would be subject to a separate planning approval process.

The development approval will facilitate a Core 21 school with 18 learning spaces (LS), plus 2 support classes. The development will also include a school hall, library, staff facilities, and administrative areas built to core 35, allowing capacity for future expansion. A large assembly area, games court, shared sensory play area and playground will also form part of the development.

The Project is located at 1-23 Forestwood Drive, Glenmore Park, NSW. The land is described as Lot 1663 DP1166869 within the Local Government Area (LGA) of Penrith and is previously cleared vacant land. The development site is shown in Figure 1 and is located within an urban release area in Glenmore Park (Mulgoa Rise), approximately 200 metres east of the Mulgoa Nature Reserve and has an area of approximately three (3) hectares. The site is located approximately 54.6 km west from the Sydney CBD. The closest town centre is Glenmore Park, which is located approximately 2.2km north-west of the site.

Figure 1: Construction site for Mulgoa Rise Public School (Source, Project EIS).



An application to construct and operate the Project (State Significant Development 11070211) was approved by the Department of Planning and Environment (the Department, or DPE) on 18 March 2022

Colliers have been engaged as the Project Managers on the Project and as the representatives for SINSW. Richard Crookes are the principal contractor undertaking the works. Construction of commenced on 22 April 2022.

1.2 Approval requirements

Conditions of Consent (CoC) C36 – C41 of Schedule 2 of SSD 11070211 set out the requirements for undertaking Independent Audits. The CoCs give effect to the (now) Department of Planning and Environment's (the Department) 2020 document entitled *Independent Audit Post Approval Requirements* (IAPAR).

1.3 The audit team

In accordance with Schedule 2, CoC C36 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and appointed by the Planning Secretary. The Audit Team comprises:

- Ibrahim Awad (Lead Auditor): BSc, MEngSc, MEnvLaw, Exemplar Global Certified Lead Environmental Auditor (Certificate No 110720).

Approval of the Audit Team was provided by the Department on 28 September 2020. The approval is presented in Appendix C.

1.4 The audit objectives

The objective of this Independent Audit is to satisfy SSD 11070211 CoC C37. CoC C37 states that:

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

The IAPAR sets out the scope, methodology and reporting requirements for each Independent Audit.

This Independent Audit seeks to fulfill the requirements of CoC C37, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

1.5 Audit scope

This Independent Audit relates to the Project works between the granting of consent, on 18 March 2022 and the completion of the site inspection on 8 June 2022 (the audit period).

The scope of the Independent Audit comprises:

- an assessment of compliance with:

- all conditions of consent applicable to the early construction phase of the development that is being audited which include: Schedule 2 Part A – Administrative Conditions, Part B – Prior to the Commencement of Construction and Part C – During Construction.
- all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, and
- all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997.
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment
 - the physical extent of the development in comparison with the approved boundary
 - incidents, non-compliances and complaints that occurred or were made during the audit period
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit, and
 - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period.
- a review of the status of implementation of any previous Independent Audit findings recommendations and actions (if any)
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate, and
- any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

2. AUDIT METHODOLOGY

2.1 Audit process

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 22.

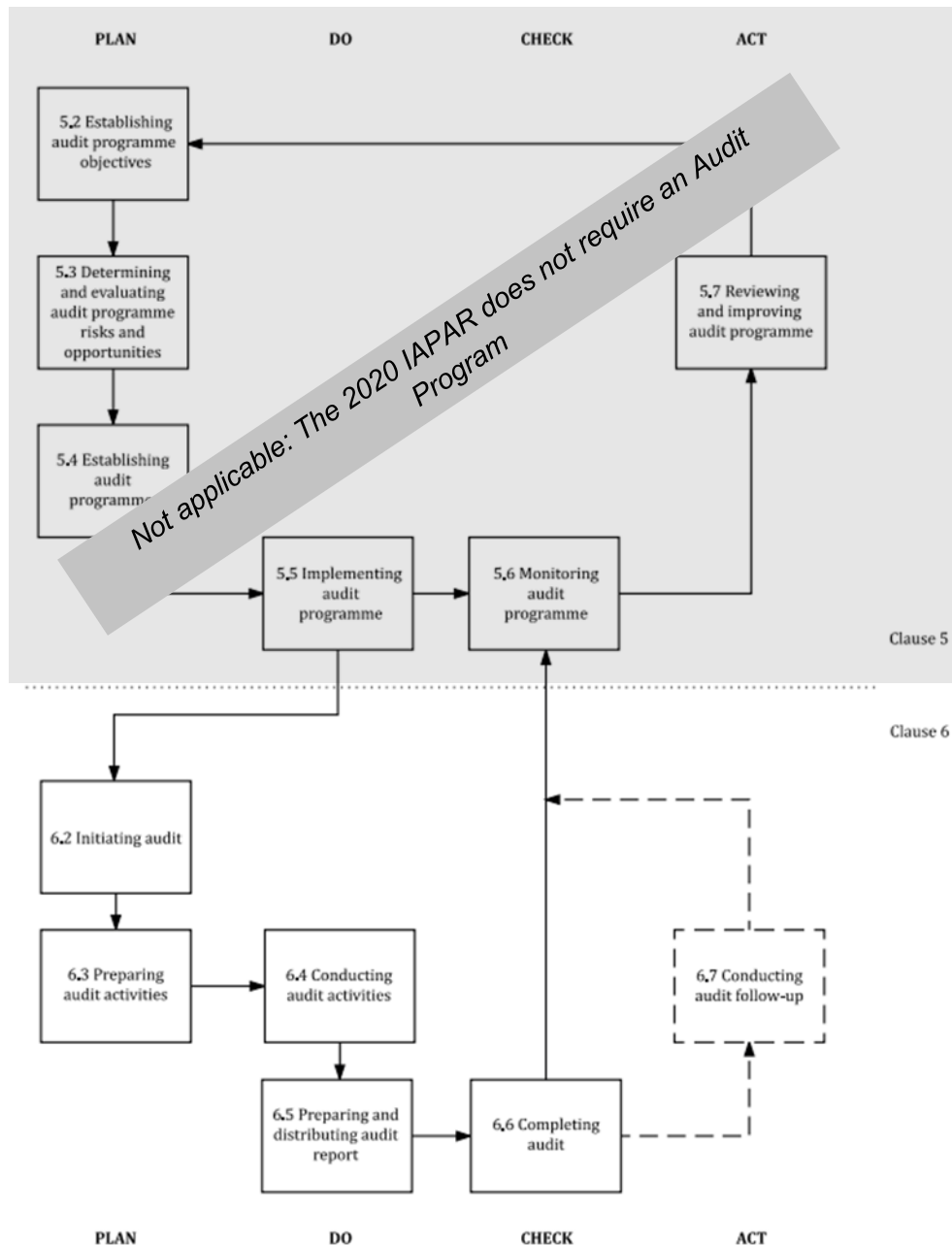


Figure 2: Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the Auditee.
- Confirm the audit team.
- Confirm the audit purpose, scope and criteria.

DPE's Compliance Team (Sydney Region) were consulted on the 3 June 2022 to obtain their input into the scope of the Independent Audit in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix F. A summary of the key issues and areas of focus raised by DPE are presented in Table 1.

Table 1: Key issues and areas of focus raised during DPE consultation

Stakeholder	Issues and Focus	How Addressed
Department of Planning and Environment. Ref. No.	The Department requested that the audit be conducted in accordance with conditions of Development Consent SSD-10431 (Consent). In addition, the Department requested that the audit examines the following:	These matters were assessed as part of the Independent Audit and the below comments made in respect to the findings on these issues.
1	A detailed look at how the Construction Traffic and Pedestrian Management sub-plan is being implemented and whether there are any improvement opportunities.	A review of procedures and activities on site showed good implementation of traffic control measures. A traffic controller was onsite at the time of the audit and operates between 7am to 5pm.
2	If piles are observed on-site during your inspection, please report whether works are being carried out in accordance with Condition C18.	All piling work had been completed at the time of the audit and no piling works / activity was observed.
3	Please provide details on how construction noise is being managed.	Construction noise is being managed well and there were no complaints lodged.
4	Whether the project is maintaining appropriate records for imported fill on site, if any, and whether stockpile management is satisfactory.	A stockpile above 2m (DGB) was found on site. Records from Boral and testing lab show it is recycled aggregate with no asbestos. As this is not ENM, VENM, an EPA exemption has been requested. This has since been provided by the auditee. Additionally the stockpile was not protected from erosion nor dust suppression undertaken by water cart at time of audit. The auditor has requested these two corrective actions be addressed.

Stakeholder	Issues and Focus	How Addressed
5	Comment on adequacy of controls around dust, ERSED and water management.	<p>Dust conditions at the time of the audit were good and onsite drainage pits and stormwater detention basin were installed and well maintained.</p> <p>However there were no silt fences at upper part of the site and the ones of the lower end of the site were either damaged or not well maintained.</p> <p>There was no water cart on site at time of audit.</p> <p>The auditor has requested the above corrective actions be immediately addressed and the auditee has already closed out some of the corrective action.</p>
6	A review of the project's complaints register to ensure that all complaints are recorded and appropriate responses are/were provided in a timely manner.	The auditor has reviewed the 3 complaints and has confirmed with the Contractor/SI and Penrith City Council that these complaints relate to a separate construction site and these complaints have been resolved / closed out.

2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the Independent Audit.

The primary documents reviewed prior to and after the site visit are as follows:

- *Environmental Impact Statement- The New Primary School in Mulgoa Rise (SSD-11070211)*
- *Development consent SSD 11070211, 9th March 2022*
- *Construction management plan- The New Primary School in Mulgoa Rise (SSD-11070211), 23 March 2022*
- *Construction Traffic and pedestrian management sub-plan, The New Primary School in Mulgoa Rise (SSD-11070211), 22 February 2022*
- *Construction Noise and Vibration Management Sub-plan, ver R5.1, 25th March 2022*
- *Construction Waste Management Sub-plan, ver 1.2, 25th August 2021*
- *Integrated Water Management Plan, Rev C, 12th August 2021.*

2.2.3 Site personnel involvement

The on-site audit activities took place on 8 June 2022. The following personnel took part in the audit:

- Sam Noyes, Project Manager – Richard Crooks Construction
- Daryl Duffy, HSE Advisor – Richard Crooks Construction
- Jon Hickey, Project Engineer - Richard Crooks Construction.

2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel.

During the opening meeting, held at the start of the 8 June 2022 audit session, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed.

At the closing meeting, held on 8 June 2022, the preliminary audit findings were presented, additional information required was outlined, preliminary recommendations (as appropriate) were made, and post-audit corrective actions were confirmed.

2.2.5 Interviews

The Auditor conducted interviews during the site inspection with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request. Interviews were conducted on 6 June 2022 with the following people:

- Sam Noyes, Project Manager – Richard Crooks Construction
- Daryl Duffy, HSE Advisor – Richard Crooks Construction
- Jon Hickey - Project Engineer, Richard Crooks Construction.

Additionally, phone and/ or email contact and discussions with respect to the audit and the provision of relevant documentation have been held with:

- Alex Andrews - Senior Project Manager, Colliers
- Mathew Metlege, Director SI Education NSW.

2.2.6 Site inspection

An onsite inspection of the project was conducted by the auditor on 8 June 2022 and included a visual inspection and interviews with key staff/stakeholders on the following areas:

- Site entry, access and crossroads
- Pedestrian pathways and surrounding roads
- Wash down area and grid
- Waste storage and collection areas and bins

- Plant and equipment facilities
- Chemical / fuel storage rooms and procedures
- Silt traps and erosion controls
- Stockpiles
- Dust suppression
- Completed piling work
- Internal drainage pits and on-site detention basin
- Stormwater discharge point to Council stormwater system
- Tree protection areas.

Photos are presented in Appendix D.

2.2.7 Document review

The Independent Audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are included within Appendices A and B.

2.2.8 Generating audit findings

Independent Audit findings were based on verifiable evidence. The evidence included:

- relevant records, documents and reports
- interviews of relevant site personnel
- photographs
- figures and plans, and
- site inspections of relevant locations, activities and processes.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement using the descriptors from Table 2 of the IAPAR. These are replicated in Table 2 below.

Table 2: 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.

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate, and
- have been implemented in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any).

The adequacy of post approval documents was determined on the basis of whether:

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

2.2.11 Completing the audit

The Independent Audit Report was distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

3. AUDIT FINDINGS

3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Conditions of Consent of SSD 11070211 applicable to the works being undertaken, and selected mitigation measures and commitments from the following plans:

- *Construction environmental management plan- The New Primary School in Mulgoa Rise (SSD-11070211), 23 March 2022*
- *Construction Traffic and pedestrian management sub-plan, The New Primary School in Mulgoa Rise (SSD-11070211), 22 February 2022*
- *Construction Noise and Vibration Management Sub-plan, ver R5.1, 25th March 2022*
- *Construction Waste Management Sub-plan, ver 1.2, 25th August 2021*
- *Integrated Water Management Plan, Rev C, 12th August 2021*

The evidence sighted against each requirement is detailed within Appendices A and Appendix B.

3.2 Non-compliance, Observations and Actions

This Section, including Table 3, presents the non-compliances and observations from the Independent Audit. Actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendix A and B.

- Twelve (12) non-compliances and two (2) observations were identified. These relate to the site having:
 - Administrative non-compliances with respect to A1, A2 and A6
 - No sediment traps on the top level and damaged or poor maintenance of sediment traps in other areas
 - Inadequate storage or bunding of fuel jerry cans
 - DGB stockpiles above 2m with no erosion control / dust suppression
 - No evidence on EPA exemption of stockpiled DGB material
 - No water cart on site.
 - Operational Stormwater Management Plan not developed and approved by Certifier.

The auditor notes that at the time of finalising this report on 2 August 2022 the auditee had closed out 4 of the non-compliances - see Table 3.

Table 3: Audit findings and actions

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA1_1	CoC A1	Non-compliance	<p>Requirement: <i>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.</i></p> <p>Non-compliance: The auditor notes that reasonable efforts were being made by the auditee to avoid and minimize harm to the environment and ensure generally good environmental performance.</p> <p>However there are some exceptions where the potential for environmental harm was observed and the resulting non-compliances and observations noted throughout this Appendix will need to be addressed immediately to achieve the expected environmental performance requirements.</p>	Address the recommended corrective actions relevant to each finding below.	<p>Richard Crookes Construction</p> <p>As specified for each finding below.</p>	OPEN
IA1_2	CoC A2	Non-compliance	<p>Requirement: <i>The development may only be carried out:</i></p> <p><i>(a) in compliance with the conditions of this consent;</i></p> <p><i>(b) in accordance with all written directions of the Planning Secretary;</i></p> <p><i>(c) generally in accordance with the EIS and Response to Submissions;</i></p> <p><i>(d) in accordance with the approved plans in the table below:</i></p> <p>Non-compliance: The auditor notes that there were 12 non-compliances and 2 observations. These are not considered to be serious in nature and at the time of the audit, these were not leading to any serious environmental harm. However, as they do have the potential to lead to environmental harm under different weather and/ or operational conditions, they are required to be immediately addressed.</p>	Address the recommended corrective actions relevant to each finding below.	<p>Richard Crookes Construction</p> <p>As specified for each finding below.</p>	OPEN
IA1_3	CoC B17	Observation	<p>Requirement: <i>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</i></p> <p><i>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;</i></p> <p><i>(b) information regarding the recycling and disposal locations; and</i></p> <p><i>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</i></p> <p>Observation: JBS&G Contamination study report still outstanding.</p>	The auditor has requested a copy of the JBS&G Report for verification on contamination results.	<p>Colliers/SINSW</p> <p>Within 3 months of submission of this Audit Report.</p>	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA1_4	CoC B18	Non-compliance	<p>Requirement: <i>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:</i></p> <p><i>(a) be prepared by a suitably qualified expert, in consultation with Council;</i></p> <p><i>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</i></p> <p><i>(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</i></p> <p><i>(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</i></p> <p><i>(e) detail all off site flows from the site; and</i></p> <p><i>(f) 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.</i></p> <p>Non-compliance: The auditor notes that the Integrated Water Management Report does not adequately address requirements (c) – (e) of this condition as the Auditor has noted some significant issues with respect to erosion and sediment control during the site inspection.</p>	The Auditor recommends that the Auditee and their Consultant provide greater detail on erosion and sediment control measures and controls in an expanded CSWMSP.	Richard Crookes Construction Within 3 months of submission of this Audit Report.	OPEN
IA1_5	CoC B18	Non-compliance	<p>Requirement: <i>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:</i></p> <p><i>(a) be prepared by a suitably qualified expert, in consultation with Council;</i></p> <p><i>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</i></p> <p><i>(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</i></p> <p><i>(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</i></p> <p><i>(e) detail all off site flows from the site; and</i></p> <p><i>(f) 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.</i></p> <p>Non-compliance: The auditor notes that the Integrated Water Management Report does not adequately address c-e and as the Auditor has noted some significant issues with respect to erosion and sediment control during the site inspection.</p>	The Auditor recommends that the Auditee and their Consultant provide greater detail on erosion and sediment control measures and controls in an expanded CSWMSP.	Richard Crookes Construction Within 3 months of submission of this Audit Report.	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA1_6	CoC B24	Observation	<p>Requirement: <i>Prior to the commencement of construction, the Applicant must prepare a Supplementary Asbestos Investigation Report, prepared, or reviewed, 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. The Report must be submitted to both the Planning Secretary upon request and the Certifier for information. The Certifier must be satisfied any remaining unexpected asbestos containing material (ACM) has been removed prior to the commencement of construction. The Report must include:</i></p> <p><i>(a) a copy of the asbestos clearance certificate;</i></p> <p><i>(b) results of the asbestos quantification sampling; and</i></p> <p><i>(c) management measures to address any further risk of ACM being identified on the site.</i></p> <p>The Supplementary Asbestos Investigation Report provides a validation assessment to show that the soil and scattered fibre cement fragments (FCF) found on site have been cleaned up and asbestos clearance certificate provided. The Report notes that further FCF risks remain low.</p> <p>The Report recommends that a Fill Import Protocol be developed as part of the CEMP and that the potential for asbestos must be considered in waste classification for any surplus excavated materials proposed for beneficial use.</p> <p>The auditor notes that the CEMP contains a fill protocol in section 6.15.5 'Verifying Imported Material' and s6.15.6 'Materials Delivered to Site'. The protocols allows for DGB material to be brought to site if its covered under an exemption order (pre-approved by the EPA).</p>	<p>The auditor recommends that the auditee review these protocols to bring into compliance with the requirements of this consent.</p> <p>The also requests that the auditee verify if any surplus excavated material being included in waste.</p>	<p>Richard Crookes Construction</p> <p>Within 3 months of submission of this Audit Report.</p>	OPEN
IA1_7	CoC C21	Non-compliance	<p>Requirement: <i>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</i></p> <p>Non-compliance: Whilst dust levels were good at the time because weather conditions (i.e. no wind and still damp soil), there were no water carts on site and there was a stockpile of DGB material with fines (approx. 2m in height that was not protected).</p>	<p>The auditor notes that the auditee (RCC) has partially flattened the stockpile (photo evidence sighted – see Appendix E) but recommends further water spraying and evidence of use of water cart.</p>	<p>Richard Crookes Construction – within 3 months of submission of this report.</p>	OPEN
IA1_8	CoC C22	Non-compliance	<p>Requirement: <i>During construction, the Applicant must ensure that:</i></p> <p><i>(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</i></p> <p><i>(b) all trucks entering or leaving the site with loads have their loads covered;</i></p> <p><i>(c) trucks associated with the development do not track dirt onto the public road network;</i></p> <p><i>(d) public roads used by these trucks are kept clean; and</i></p> <p><i>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</i></p> <p>Non-compliance: The auditor notes that there was a stockpile of DGB with fines above 2m in height that was not stabilized or protected from wind erosion, nor spayed with water.</p>	<p>The auditor notes that the auditee (RCC) has partially flattened the stockpile (photo evidence sighted – see Appendix E) but recommends further water spraying and evidence of use of water cart.</p>	<p>Richard Crookes Construction – within 3 months of submission of this audit report.</p>	OPEN
IA1_9	CoC C23	Non-compliance	<p>Requirements: <i>The Applicant must:</i></p> <p><i>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</i></p> <p><i>(b) keep accurate records of the volume and type of fill to be used; and</i></p> <p><i>(c) make these records available to the Certifier and/or Planning Secretary upon request.</i></p> <p>Non-compliance: The auditor deems that the stockpiled DGB material is not permissible unless otherwise the auditee has an exemption from the EPA to use this material as fill.</p>	<p>The auditor notes that RCC has provided a copy of the exemption certification No. C1022AGG01 by H Hi Quality dated 24/1/22.</p>	<p>Richard Crookes Construction</p>	CLOSED

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA1_10	CoC C26	Non-compliance	<p>Requirement: <i>The Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier, within three months of the commencement of construction. The system must:</i></p> <p><i>(a) be designed by a suitably qualified and experienced person(s);</i></p> <p><i>(b) be generally in accordance with the conceptual design in the EIS and within the plans specified in condition A2; NSW Government 20 Mulgoa Rise Public School Department of Planning and Environment (SSD-11070211)</i></p> <p><i>(c) be in accordance with applicable Australian Standards; and</i></p> <p><i>(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</i></p> <p>Non-compliance: An Operational Stormwater Management Plan has not been submitted to the Certifier for approval within 3 months of commencement of construction.</p>	The auditor notes that RCC has provided evidence (copy of email) of submission of Operational Stormwater Management System to the Certifier dated 27/6/22.	Richard Crookes Construction	CLOSED
IA1_11	CoC C34	Non-compliance	<p>Requirement: <i>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.</i></p> <p>Non-compliance: The Auditor was unable to find a protocol or procedure within the CWMP covering the management of hazardous materials from the site.</p>	<p>The Auditor notes that RCC has provided a copy of the Asbestos Management Plan as part of the CEMP (to the Auditor by email on 2/8/22) which details the protocol / procedure for the management of asbestos.</p> <p>The auditor notes that there may be other hazardous materials (chemicals, oils etc) that will be used on site and which will need to be disposed.</p> <p>The auditor recommends the CWMP include provisions for the management of these other hazardous materials.</p>	<p>Richard Crookes Construction</p> <p>Within 3 months of the submission of this audit report.</p>	OPEN
IA1_12	CEMP section 4.4 – Dust	Non-compliance	<p>Requirement: <i>IWMP- section 5.2 requires Erosion and Sediment Control measures to be implemented.</i></p> <p>Non-compliance: No water cart on site for dust suppression through water spraying and damage or non-existent silt traps.</p>	The auditor recommends that the auditee provide a water cart for immediate and ready use when required for dust suppression	<p>Richard Crookes Construction</p> <p>Within 3 months of submission of this Audit Report.</p>	OPEN
IA1_13	CEMP – s4.6 and 5.2, p9 - Stormwater, Erosion And Sediment Control	Non-compliance	<p>Requirement: <i>During construction, erosion and sediment control measures will be provided in accordance with the requirements of “Managing Urban Stormwater Soils and Construction, 4th Edition (Blue Book)”. These measures will include silt fences on the low side of the site, silt traps at stormwater pits. Dust control measures will also be provided.</i></p> <p><i>Other measures include:</i></p> <ul style="list-style-type: none"> - construction exits for all vehicles leaving the site, and - revegetation of the site as soon as practicable. <p><i>Erosion control measures must be inspected and maintained after each rain event and at intervals not exceeding two weeks.</i></p> <p>Non-compliance: Silt traps and stormwater pits fabric damaged and/ or not maintained at lower end, and silt traps not installed on upper levels of site.</p>	The auditor notes that the auditee has installed silt fences on the upper level of the site and repaired silt fences and stormwater pits in the other areas identified. Photo evidence provided by auditee to auditor by email on 2/8/22 – see Appendix E.	Richard Crookes Construction	CLOSED

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA1_14	CEMP-section 4.7 – Hazardous Materials Management	Non-compliance	<p>Requirement:</p> <p>Dangerous goods (such as petrol, diesel, oxy-acetylene, oils, glues etc.) will be stored in a lockable enclosure with sufficient ventilation, in accordance with relevant codes of practice and standards. Material safety data sheets on all flammable and potentially harmful liquids will be provided by the Head Contractor undertaking the Works.</p> <p>Non-compliance: Fuel jerry cans not stored in an enclosure with sufficient ventilation.</p>	The auditor notes that the auditor has removed the fuel jerry cans and placed in lockable enclosure (storage cabinet). Photo evidence provided to the auditor by the auditee in email dated 2/8/22 – see Appendix E.	Richard Crookes Construction	CLOSED

3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents

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

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

A review was conducted of the:

- *Construction management plan- The New Primary School in Mulgoa Rise (SSD-11070211), 23 March 2022*
- *Construction Traffic and pedestrian management sub-plan, The New Primary School in Mulgoa Rise (SSD-11070211), 22 February 2022*
- *Construction Noise and Vibration Management Sub-plan, ver R5.1, 25th March 2022*
- *Construction Waste Management Sub-plan, ver 1.2, 25th August 2021*
- *Integrated Water Management Plan, Rev C, 12th August 2021*

The non-compliances identified resulted from the Construction Environmental Management plan and the Integrated Water Management plan not being properly implemented. Non compliances can be resolved by correct implementation of these plans.

The plans are of a high quality and are certainly adequate for the works being undertaken.

3.4 Summary of notices from agencies

To the Auditors knowledge no formal notices were issued by the Department during the audit period in relation to the non-compliances.

3.5 Complaints

A total of three complaints have been received for the development since construction works commenced on 22 April 2022. These complaints were related to the street sweeper working outside of approved hours and dirt tracking on the road. The Contractor has provided evidence to the auditor that these complaints related to other construction sites in nearby areas and this has been confirmed in the consultation with Penrith City Council and email correspondence with Calob O'Reilly dated 27 June 2022.

3.6 Incidents

The Project has not identified any reportable incidents as defined by the consent during the reporting period.

3.7 Actual versus predicted impacts

The auditor notes that the actual environmental impacts observed during the audit have already been anticipated in the EIS and are not deemed to be above and beyond those already predicted.

The auditor notes that the EIS states that traffic, noise & vibration, flooding, erosion & sediment control and tree protection as posing the greatest environmental risks and it has proposed various mitigation measures which have been incorporated into the CEMP-sub-plans.

As noted in Appendix A and B and the summary of non-compliances above, the auditor has noted that there are some non-compliances that related to these predicted high-risk impacts, including erosion & sediment control and the auditor has made recommendations with regards addressing these impacts.

The auditor is of the view, that at the time of the audit, all other predicted impacts with respect the above high-risk issues were being adequately managed and mitigated.

4. CONCLUSIONS

This Audit Report presents the findings for the first Independent Audit of Mulgoa Rise Public School (SSD 11070211), covering the period between the granting of consent, on 9 March 2022 and the completion of the site inspection on 8 June 2022 (the audit period).

In conclusion, the findings of the audit demonstrate a generally high level of compliance with the construction phase conditions of consent and the CEMP/sub-plans. There were no environmental impacts noted that were deemed to be very serious and material and would warrant regulatory intervention. There are however areas of non-compliance, including the lack of silt traps on the top level and damaged or poorly maintained ones on the lower level of the site, height and permissibility of DGB stockpile material, absence of water cart for dust suppression and poor practices with respect to fuel storage that need immediate attention. Further follow up with the Contractor on the implementation of identified areas for improvement should be conducted by School Infrastructure and a concerted effort made to support the Contractor in addressing the required corrective actions and recommendations.

The Auditor would like to thank the auditees from SINSW, Colliers and Richard Crookes Construction for their high level of organisation, cooperation and assistance during the Independent Audit.

5. LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

This Document has been prepared for the particular purpose/s outlined in the WolfPeak proposal/contract/relevant terms of engagement, or as otherwise agreed, between WolfPeak and the Client.

In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.

APPENDIX A – SSD 11070211 CONDITIONS OF CONSENT

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
SCHEDULE 2				
PART A – ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	<p>The auditor conducted a visual inspection of the construction site and activities and the auditees efforts to minimize material harm to the environment, and compared this against relevant performance measures and criteria in this consent.</p> <p>Evidence of where environmental harm may occur and/or where efforts to avoid environmental harm are summarized throughout this report.</p>	<p>The auditor notes that reasonable efforts were being made by the auditee to avoid and minimize harm to the environment and ensure generally good environmental performance.</p> <p>However there are some exceptions where the potential for environmental harm was observed and the resulting non-compliances and observations noted throughout this Appendix will need to be addressed immediately to achieve the expected environmental performance requirements.</p> <p>Non-compliance: Non-compliant as a result of non-compliance with specific CoC. It is recommended that the auditee address non-compliances by implementing corrective actions.</p>	Non-compliant
Terms of Consent				
A2	<p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) generally in accordance with the EIS and Response to Submissions;</p> <p>(d) in accordance with the approved plans in the table below:</p>	<p>The auditor has assessed compliance against the:</p> <ul style="list-style-type: none"> • Conditions of this Consent • Any written directions from the Planning Secretary • EIS and Response to Submissions • Approved CEMP/sub-plans and other relevant reports. <p>The auditor also conducted a visual inspection of the construction site and review of all relevant documentation and evidence to establish compliance with CoA.</p>	<p>The auditor notes that there were eight non-compliances and 1 observation. These are not considered to be serious in nature and at the time of the audit, these were not leading to any serious environmental harm. However, as they do have the potential to lead to environmental harm under different weather and/or operational conditions, they are required to be immediately addressed.</p> <p>Otherwise the auditor deems that the development is being generally carried out in accordance with the consent, EIS, RtS and other relevant management plans.</p> <p>Additionally, the Certifier has verified that the works to date are consistent with the approved design.</p> <p>Non-compliance: As a result of non-compliance with specific CoC. It is recommended that the auditee address non-compliances by implementing corrective actions.</p>	Non-compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status																																																																																																												
	<table><tr><th colspan="4">Architectural Plans prepared by NBRS Architecture</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>20415-NBRS-DR-A-SSDA-0110</td><td>11</td><td>Site Plan</td><td>12.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-0113</td><td>08</td><td>Site Access and Security Plan</td><td>12.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-0115</td><td>05</td><td>Site Sections</td><td>11.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-0120</td><td>02</td><td>Public Domain Scope of Works</td><td>12.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-0999</td><td>04</td><td>Car Park Plan</td><td>11.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-1000</td><td>10</td><td>Overall Ground Floor Plan</td><td>12.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-1001</td><td>09</td><td>Overall L1 Plan</td><td>11.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-1002</td><td>08</td><td>Overall Roof Plan</td><td>11.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-1011</td><td>05</td><td>Block A – GF Plan</td><td>11.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-1012</td><td>06</td><td>Block B3 – GF Plan</td><td>11.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-1013</td><td>05</td><td>Block B2 – GF Plan</td><td>11.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-1014</td><td>05</td><td>Block C – GF Plan</td><td>11./11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-1021</td><td>05</td><td>Block A – Level 1 Plan</td><td>11.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-1022</td><td>05</td><td>Block B3 – Level 1 Plan</td><td>11.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-1023</td><td>05</td><td>Block B2 – Level 1 Plan</td><td>11.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-3010</td><td>07</td><td>Site Elevations</td><td>15.11.21</td></tr></table> <table><tr><td>20415-NBRS-DR-A-SSDA-3011</td><td>07</td><td>Building A Elevations</td><td>15.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-3012</td><td>07</td><td>Building B3 Elevations</td><td>15.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-3013</td><td>07</td><td>Building B2 Elevations</td><td>15.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-3014</td><td>07</td><td>Building C Elevations</td><td>15.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-4001</td><td>05</td><td>Building A - Sections</td><td>11.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-4002</td><td>05</td><td>Building - Sections</td><td>11.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-4003</td><td>05</td><td>Building – Detail Sections</td><td>11.11.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-7010</td><td>02</td><td>Signage</td><td>06.08.21</td></tr><tr><td>20415-NBRS-DR-A-SSDA-8001</td><td>05</td><td>External Finishes</td><td>11.11.21</td></tr></table>	Architectural Plans prepared by NBRS Architecture				Dwg No.	Rev	Name of Plan	Date	20415-NBRS-DR-A-SSDA-0110	11	Site Plan	12.11.21	20415-NBRS-DR-A-SSDA-0113	08	Site Access and Security Plan	12.11.21	20415-NBRS-DR-A-SSDA-0115	05	Site Sections	11.11.21	20415-NBRS-DR-A-SSDA-0120	02	Public Domain Scope of Works	12.11.21	20415-NBRS-DR-A-SSDA-0999	04	Car Park Plan	11.11.21	20415-NBRS-DR-A-SSDA-1000	10	Overall Ground Floor Plan	12.11.21	20415-NBRS-DR-A-SSDA-1001	09	Overall L1 Plan	11.11.21	20415-NBRS-DR-A-SSDA-1002	08	Overall Roof Plan	11.11.21	20415-NBRS-DR-A-SSDA-1011	05	Block A – GF Plan	11.11.21	20415-NBRS-DR-A-SSDA-1012	06	Block B3 – GF Plan	11.11.21	20415-NBRS-DR-A-SSDA-1013	05	Block B2 – GF Plan	11.11.21	20415-NBRS-DR-A-SSDA-1014	05	Block C – GF Plan	11./11.21	20415-NBRS-DR-A-SSDA-1021	05	Block A – Level 1 Plan	11.11.21	20415-NBRS-DR-A-SSDA-1022	05	Block B3 – Level 1 Plan	11.11.21	20415-NBRS-DR-A-SSDA-1023	05	Block B2 – Level 1 Plan	11.11.21	20415-NBRS-DR-A-SSDA-3010	07	Site Elevations	15.11.21	20415-NBRS-DR-A-SSDA-3011	07	Building A Elevations	15.11.21	20415-NBRS-DR-A-SSDA-3012	07	Building B3 Elevations	15.11.21	20415-NBRS-DR-A-SSDA-3013	07	Building B2 Elevations	15.11.21	20415-NBRS-DR-A-SSDA-3014	07	Building C Elevations	15.11.21	20415-NBRS-DR-A-SSDA-4001	05	Building A - Sections	11.11.21	20415-NBRS-DR-A-SSDA-4002	05	Building - Sections	11.11.21	20415-NBRS-DR-A-SSDA-4003	05	Building – Detail Sections	11.11.21	20415-NBRS-DR-A-SSDA-7010	02	Signage	06.08.21	20415-NBRS-DR-A-SSDA-8001	05	External Finishes	11.11.21			
Architectural Plans prepared by NBRS Architecture																																																																																																																
Dwg No.	Rev	Name of Plan	Date																																																																																																													
20415-NBRS-DR-A-SSDA-0110	11	Site Plan	12.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-0113	08	Site Access and Security Plan	12.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-0115	05	Site Sections	11.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-0120	02	Public Domain Scope of Works	12.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-0999	04	Car Park Plan	11.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-1000	10	Overall Ground Floor Plan	12.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-1001	09	Overall L1 Plan	11.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-1002	08	Overall Roof Plan	11.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-1011	05	Block A – GF Plan	11.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-1012	06	Block B3 – GF Plan	11.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-1013	05	Block B2 – GF Plan	11.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-1014	05	Block C – GF Plan	11./11.21																																																																																																													
20415-NBRS-DR-A-SSDA-1021	05	Block A – Level 1 Plan	11.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-1022	05	Block B3 – Level 1 Plan	11.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-1023	05	Block B2 – Level 1 Plan	11.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-3010	07	Site Elevations	15.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-3011	07	Building A Elevations	15.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-3012	07	Building B3 Elevations	15.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-3013	07	Building B2 Elevations	15.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-3014	07	Building C Elevations	15.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-4001	05	Building A - Sections	11.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-4002	05	Building - Sections	11.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-4003	05	Building – Detail Sections	11.11.21																																																																																																													
20415-NBRS-DR-A-SSDA-7010	02	Signage	06.08.21																																																																																																													
20415-NBRS-DR-A-SSDA-8001	05	External Finishes	11.11.21																																																																																																													

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status																																																																																				
	<table><tr><td colspan="4">Landscape Plans prepared by NBRS Architecture Landscape</td></tr><tr><td>Dwg No.</td><td>Rev</td><td>Name of Plan</td><td>Date</td></tr><tr><td>L-SSDA- 002</td><td>06</td><td>Vision</td><td>17.12.21</td></tr><tr><td>L-SSDA- 003</td><td>06</td><td>Design Approach</td><td>17.12.21</td></tr><tr><td>L-SSDA- 004</td><td>06</td><td>Framework Diagram</td><td>17.12.21</td></tr><tr><td>L-SSDA- 005</td><td>06</td><td>Landscape Site Diagram</td><td>17.12.21</td></tr><tr><td>L-SSDA- 006</td><td>06</td><td>Detailed Plan 1</td><td>17.12.21</td></tr><tr><td>L-SSDA- 007</td><td>06</td><td>Detailed Plan 2</td><td>17.12.21</td></tr><tr><td>L-SSDA- 008</td><td>06</td><td>Materials Palette</td><td>17.12.21</td></tr><tr><td>L-SSDA- 009</td><td>06</td><td>Planting Palette</td><td>17.12.21</td></tr><tr><td>L-SSDA- 010</td><td>06</td><td>Planting Zone</td><td>17.12.21</td></tr><tr><td>L-SSDA- 011</td><td>06</td><td>Planting Schedule</td><td>17.12.21</td></tr><tr><td>L-SSDA- 012</td><td>06</td><td>Preliminary Irrigation Plan</td><td>17.12.21</td></tr><tr><td>L-SSDA- 013</td><td>06</td><td>Landscape Sections (Section 1, 2 and 3)</td><td>17.12.21</td></tr><tr><td>L-SSDA- 014</td><td>01</td><td>Landscape Sections (Section 4)</td><td>17.12.21</td></tr><tr><td>L-SSDA- 015</td><td>06</td><td>Landscape Sections (Section 5)</td><td>17.12.21</td></tr><tr><td>L-SSDA- 016</td><td>06</td><td>Landscape Sections (Section 6)</td><td>17.12.21</td></tr><tr><td colspan="4">Civil Plans prepared by Woolacotts</td></tr><tr><td>Dwg No.</td><td>Rev</td><td>Name of Plan</td><td>Date</td></tr><tr><td>SC1</td><td>03</td><td>Schematic Civil Works Design</td><td>22.07.21</td></tr><tr><td>SC2</td><td>02</td><td>Erosion and Sediment Control Plan – Stage 1</td><td>05.05.21</td></tr></table>	Landscape Plans prepared by NBRS Architecture Landscape				Dwg No.	Rev	Name of Plan	Date	L-SSDA- 002	06	Vision	17.12.21	L-SSDA- 003	06	Design Approach	17.12.21	L-SSDA- 004	06	Framework Diagram	17.12.21	L-SSDA- 005	06	Landscape Site Diagram	17.12.21	L-SSDA- 006	06	Detailed Plan 1	17.12.21	L-SSDA- 007	06	Detailed Plan 2	17.12.21	L-SSDA- 008	06	Materials Palette	17.12.21	L-SSDA- 009	06	Planting Palette	17.12.21	L-SSDA- 010	06	Planting Zone	17.12.21	L-SSDA- 011	06	Planting Schedule	17.12.21	L-SSDA- 012	06	Preliminary Irrigation Plan	17.12.21	L-SSDA- 013	06	Landscape Sections (Section 1, 2 and 3)	17.12.21	L-SSDA- 014	01	Landscape Sections (Section 4)	17.12.21	L-SSDA- 015	06	Landscape Sections (Section 5)	17.12.21	L-SSDA- 016	06	Landscape Sections (Section 6)	17.12.21	Civil Plans prepared by Woolacotts				Dwg No.	Rev	Name of Plan	Date	SC1	03	Schematic Civil Works Design	22.07.21	SC2	02	Erosion and Sediment Control Plan – Stage 1	05.05.21			
Landscape Plans prepared by NBRS Architecture Landscape																																																																																								
Dwg No.	Rev	Name of Plan	Date																																																																																					
L-SSDA- 002	06	Vision	17.12.21																																																																																					
L-SSDA- 003	06	Design Approach	17.12.21																																																																																					
L-SSDA- 004	06	Framework Diagram	17.12.21																																																																																					
L-SSDA- 005	06	Landscape Site Diagram	17.12.21																																																																																					
L-SSDA- 006	06	Detailed Plan 1	17.12.21																																																																																					
L-SSDA- 007	06	Detailed Plan 2	17.12.21																																																																																					
L-SSDA- 008	06	Materials Palette	17.12.21																																																																																					
L-SSDA- 009	06	Planting Palette	17.12.21																																																																																					
L-SSDA- 010	06	Planting Zone	17.12.21																																																																																					
L-SSDA- 011	06	Planting Schedule	17.12.21																																																																																					
L-SSDA- 012	06	Preliminary Irrigation Plan	17.12.21																																																																																					
L-SSDA- 013	06	Landscape Sections (Section 1, 2 and 3)	17.12.21																																																																																					
L-SSDA- 014	01	Landscape Sections (Section 4)	17.12.21																																																																																					
L-SSDA- 015	06	Landscape Sections (Section 5)	17.12.21																																																																																					
L-SSDA- 016	06	Landscape Sections (Section 6)	17.12.21																																																																																					
Civil Plans prepared by Woolacotts																																																																																								
Dwg No.	Rev	Name of Plan	Date																																																																																					
SC1	03	Schematic Civil Works Design	22.07.21																																																																																					
SC2	02	Erosion and Sediment Control Plan – Stage 1	05.05.21																																																																																					
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	<p>The auditor has interviewed the auditee on 8 June 2022 and jointly reviewed all relevant documents and established that there were no written directions from the Planning Secretary with respect to any:</p> <ul style="list-style-type: none">a. Strategy, study, system, plan, review or reportb. Reports, review or auditc. Actions or measures relating to the above.	<p>The auditee deems that there are no requirements of the auditee with respect to this condition.</p>	Not triggered																																																																																				
Limits of Consent																																																																																								
A5	<p>This consent lapses five years after the date of consent unless work is physically commenced.</p>	<p>Interview with auditee on 8/6/22.</p> <p>Letter dated 22 March 2022 notifying DPE of commencement of construction from Justin Barrett from SI to Planning Secretary.</p> <p>The auditor has reviewed the timeframes of consent and works programs and there works are well within the said timeframe.</p>	<p>Not triggered.</p> <p>The auditor has established that this condition has not been triggered.</p>	Not triggered.																																																																																				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Prescribed Conditions				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>Interview with auditee and visual inspection on 8/6/22.</p> <p>The auditor has reviewed the requirements of Part 6, Div 8A of the EP&A Regulation and Penrith City Council, the LGA in which this development is located, is not covered in the table of LGAs within this clause.</p>	<p>Not triggered</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered
Planning Secretary as Moderator				
A7	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.	<p>Interview with auditee on 8/6/22.</p> <p>The auditor has reviewed all relevant documentation to establish any disputes between applicant and public authorities.</p>	<p>Not triggered.</p> <p>The auditor has not established that there are any disputes and therefore this condition has not been triggered.</p>	Not triggered
Evidence of Consultation				
A8	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	<p>Interview with auditee on 8/6/22.</p> <p>The auditor has reviewed email chains and communications between Crooks Construction and Penrith Council.</p> <p>The auditor notes that S138 Public Domain work consultation with TfNSW and Council has been completed and required approvals granted.</p> <p>This includes:</p> <p>Review of s138 public domain and intersection works notifications and documents submitted to Penrith City Council in email dated 27 June 2022, including:</p> <ul style="list-style-type: none"> Public Domain Civil Works Program Combined linemarking and signage Public domain budget breakdown <p>The auditor notes that there are no unresolved matters or disagreement identified.</p>	<p>Compliant.</p> <p>The auditor deem that the auditee has complied with this condition.</p>	Compliant
Staging				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	<p>Interview with auditee on 8/6/22.</p> <p>The auditor has reviewed all relevant documentation, plans or actions taken to stage project and has noted that no staging has been determined or instigated.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <p>(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p> <p>(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	<p>Interview with auditee on 8/6/22.</p> <p>The auditor has reviewed all relevant documentation and there are no plans or actions taken to stage project.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<p>Interview with auditee on 8/6/22.</p> <p>The auditor has reviewed all relevant documentation and there are no plans or actions taken to stage project.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered
A12	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.	<p>Interview with auditee on 8/6/22.</p> <p>The auditor has reviewed all relevant documentation and there are no plans or actions taken to stage project.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered
Staging, Combining and Updating Strategies, Plans or Programs				
A13	<p>The Applicant may:</p> <p>(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);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	<p>Interview with auditee on 8/6/22.</p> <p>The auditor has reviewed all relevant documentation and any staging, combining and updating strategy, plans or program works and/ or activities.</p> <p>The auditor has established that there is no proposed staging of this project or any strategies, plans or designs.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	<p>Interview with auditee on 8/6/22.</p> <p>The auditor has reviewed relevant documentation and established that there is no staging, combining and updating strategy, plans or program works and/ or activities.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
A15	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.	Interview with auditee on 8/6/22. The auditor has reviewed relevant documentation and established that there is no staging, combining and updating strategy, plans or program works and/ or activities.	Not triggered. The auditor deems that this condition has not been triggered.	Not triggered
A16	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.	Interview with auditee on 8/6/22. The auditor has reviewed relevant documentation and established that there is no staging, combining and updating strategy, plans or program works and/ or activities.	Not triggered. The auditor deems that this condition has not been triggered.	Not triggered
Structural Adequacy				
A17	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> • <i>Part 8 of the EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i>	Interview with auditee and site inspection on 8/6/22. The auditor has reviewed the Structural Certificate from Woolacotts Consulting Engineers dated 23 March 2022.	Compliant The auditor deems that the auditee is compliant with this condition. At the time of the audit, no buildings or structures or alterations had yet been completed. The only work completed was the base piles. The auditor recommends a further review of compliance against this condition is recommended for the second construction stage audit.	Compliant
External Walls and Cladding				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Interview with auditee and site inspection on 8/6/22. The auditor has reviewed the Structural Certificate from Woolacotts Consulting Engineers dated 23 March 2022 showing compliance of the proposed designs. The auditor has also reviewed the NBR Design compliance statement provided dated 22 March 2022 also verifying compliance of the design.	Not triggered. The auditor deems that this condition has not been triggered. At the time of the audit, no construction of buildings not yet completed and the auditor recommends that compliance against this condition be reviewed at the second construction stage audit.	Not triggered
External Materials				
A19	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and	Interview with auditee and site inspection on 8/6/22. The auditor has reviewed the Structural Certificate from Woolacotts Consulting Engineers dated 23 March 2022 showing compliance of the proposed designs. The auditor has also reviewed the NBR Design compliance statement provided dated 22 March 2022 also verifying compliance of the design.	Not triggered. The auditor deems that this condition has not been triggered. At the time of the audit, no construction of buildings not yet completed and the auditor recommends that compliance against this condition be reviewed at the second construction stage audit.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.			
Applicability of Guidelines				
A20	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	<p>Interview with auditee on 8/6/22.</p> <p>PWNA Vibration Monitoring Report dated 26 April 2022.</p> <p>The auditor has reviewed any references of these conditions against any guidelines, protocols or standards used and referenced in this consent and verified compliance with any such standards.</p>	<p>Compliant</p> <p>The only monitoring required of the CEMP was for vibration under the CNVMP.</p> <p>The auditor can confirm that the vibration monitoring was conducted by PWNA and the results presented in report dated 26 April 2022. The monitoring was conducted in accordance with the below standards as per DPE's requirements:</p> <p>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006)</p> <p>This Independent Audit has been conducted in accordance with the Department's IAPAR and ISO 19011.</p> <p>The auditor deems the auditee is compliant with this condition.</p>	Compliant
A21	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.	<p>Interview with auditee on 8/6/22.</p> <p>The auditor has reviewed relevant documentation and no directions have been issued by the Planning Secretary with respect to ongoing monitoring or management and reference to updated standards.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered
Monitoring and Environmental Audits				
A22	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site Audit Report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Interview with auditee on 8/6/22.</p> <p>The auditor has reviewed relevant documentation to establish that any monitoring or audits are in accordance with Div 9.4 of Part 9 of the EP&A Act.</p> <p>Evidence of environmental weekly environmental inspection reports provided to auditor.</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Access to Information				
A23	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:	Interview with auditee on 8/6/22.	Compliant.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<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"> (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 <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>The auditor has reviewed the relevant communications with respect to commencement of construction and provision of details on the website as required in A23.</p> <p>This information has been displayed on the planning portal and SI complaints register and project website on https://www.schoolinfrastructure.nsw.gov.au/projects/new-primary-school-in-mulgoa-rise-glenmore-park.html</p>	<p>The auditor deems that the auditee is compliant with this condition.</p>	
Compliance				
A24	<p>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.</p>	<p>Interview with auditee on 8/6/22.</p> <p>The auditor reviewed the auditees presentations on staff, contractor / visitor induction and their training material.</p> <p>The auditor verified that site induction briefing to employees, contractors and visitors is provided and included in tender documentation.</p> <p>Auditor was also shown induction presentation covering HSE and compliance issues.</p> <p>Driver code of conduct leaflet issued.</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Incident Notification, Reporting and Response				
A25	<p>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.</p>	<p>Interview with auditee on 8/6/22.</p> <p>The auditor reviewed the following documentation:</p> <ul style="list-style-type: none"> • Applicant's incident notification system/forms. • Subcontractor Pre-qualification Questionnaire'. 	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<ul style="list-style-type: none"> 43.07b Subcontractor/ supplier Interview form – Richard Crooks Constructions. <p>The auditor notes that there is a process in place for recording and reporting incidents but that no incidents had occurred leading up to the audit.</p>		
A26	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2 .	<p>Interview with auditee on 8/6/22.</p> <p>The auditor reviewed relevant information and documentation with respect to any notifications.</p> <p>No incidents reported for audit period and therefore no further notification was required.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered
Non-Compliance Notification				
A27	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.	<p>Interview with auditee on 8/6/22.</p> <p>The auditor has verified that the auditee has been conducting the weekly compliance and environmental inspections but that they had not identified and/ or documented any non-compliances.</p> <p>As the auditee had not identified any non-compliances, no reporting was instigated.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered
A28	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.	<p>Interview with auditee on 8/6/22.</p> <p>The auditor has verified that the auditee has been conducting the weekly compliance and environmental inspections but that they had not identified and/ or documented any non-compliances.</p> <p>As the auditee had not identified any non-compliances, no reporting was instigated.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<p>Interview with auditee on 8/6/22.</p> <p>As the auditee had not identified any non-compliances, no reporting was instigated.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered
Revision of Strategies, Plans and Programs				
A30	<p>Within three months of:</p> <p>(a) the submission of an incident report under condition A25;</p> <p>(b) the submission of an Independent Audit under condition C37 or C38;</p> <p>(c) the approval of any modification of the conditions of this consent; or</p> <p>(d) the issue of a direction of the Planning Secretary under condition A2 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>Interview with auditee on 8/6/22.</p> <p>The auditor has reviewed all relevant documentation with respect to any incidents, independent audits, modifications or directions.</p> <p>None of the above were recorded or triggered in the time proceeding the audit.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered in the time leading to the audit, but that any changes to the management plans/sub-plans in response to this audit must be notified in writing to the Planning Secretary and Certifier within 3 months.</p>	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
A31	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>The auditor has reviewed all relevant documentation with respect to any incidents, independent audits, modifications or directions.</p> <p>None of the above were recorded or triggered in the time proceeding the audit.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered in the time leading to the audit, but that the auditee may seek to make changes to management plans as a result of this audit and its findings and that any such changes should be submitted to the Planning Secretary and Certifier for approval.</p>	Not triggered
PART B – PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	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.	Notification of commencement of construction in accordance with condition B1- provided in letter from Justin Barrett from SI to Planning Secretary in letter dated 22 March 2022.	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
B2	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.	<p>Interview with auditee on 8/6/22.</p> <p>Review of any staging plans / reports.</p> <p>The auditor has confirmed that there is no staging of the project nor planned staging reported.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with this development consent.	<p>Interview with auditee on 8/6/22.</p> <p>The auditor has reviewed the Structural certificate from Woolacotts Consulting Engineers dated 23 March 2022 provided to and approved by the Certifier BCA Logic on 31 March 2022.</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
External Walls and Cladding				
B4	Prior to the commencement of the installation and construction of external cladding, 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>Interview with auditee on 8/6/22.</p> <p>The auditor has reviewed the CC Design Compliance Statement from NBRS dated 22 March 2022 provided and approved by the Certifier on 31 March 2022.</p> <p>The auditee notes that this will be done prior to the installation and construction of external cladding which has not yet occurred at the time of the audit. This requirement should be audited in the second construction stage audit.</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Geotechnical Report				
B5	Prior to the commencement of construction, a Geotechnical Report must be submitted to the Certifier. The Report must be prepared by a qualified geotechnical engineer and must	Interview with auditee on 8/6/22.	Compliant.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	demonstrate that the proposed slab and foundations of the development have been designed to address the existing ground conditions of the site.	Geotechnical report from JK Geotechnics dated 29 July 2002 provided to Certifier. This report covers details with respect to the design of slabs and foundations.	The auditor deems that the auditee is compliant with this condition.	
Pre-Construction Dilapidation Report - Protection of Public Infrastructure				
B6	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (nonresidential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;</p> <p>(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</p> <p>(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.</p>	<p>Interview with auditee on 8/6/22.</p> <p>Public Assets Dilapidation Report by Woolacotts dated 31 January 2022 to SI and Certifier.</p> <p>Dilapidation Report of Council Assets issued to Oliver De Paz at Penrith City Council in email dated 25 March 2022.</p> <p>The auditor can confirmed that the auditee has consulted with the owner (in this case the asset owner is also Penrith Council) as per the above in satisfaction of (a) and that the Report has been provided (as per b).</p> <p>As per (c) the Report was provided to the owner (Council), Certifier and Council (also the owner).</p> <p>Planning has not requested a copy of this report (as per (d)).</p>	<p>Compliant</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Pre-Construction Survey – Adjoining Properties				
B7	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential and commercial buildings that are likely to be impacted by the development.	<p>Interview with auditee on 8/6/22.</p> <p>Geotechnical Survey Report by NBRS dated 29 July 2021.</p> <p>The auditor can verify that the Geotechnical opinion provided that a survey will not be required.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered
B8	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	<p>Interview with auditee on 8/6/22.</p> <p>Review of Geotechnical Survey Report by NBRS dated 29 July 2021.</p> <p>The auditor has verified that the provision of survey to nearby residents / commercial buildings not required.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered
B9	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:</p> <p>(a) provide a copy of the relevant survey to the owner of each building surveyed in the form of a Pre-Construction Survey Report;</p>	<p>Interview with auditee on 8/6/22.</p> <p>The auditor confirms that a survey was not required by the Survey Report and therefore was is not required to be provided to the nearby residents, the Certifier or Secretary.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.			
Community Communication Strategy				
B10	<p>No later than 48 hours before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 	<p>Interview with auditee on 8/6/22.</p> <p>Community Communication Strategy dated 23 March 2022.</p> <p>Strategy submitted by SI to Planning in letter dated 25 March 2022.</p> <p>Contractor has provided hand out cards to community.</p> <p>The auditor has verified that the Community Communication Strategy plan and relevant details are provided under the 'Reports' page in the SI website: https://www.schoolinfrastructure.nsw.gov.au/projects/n/new-primary-school-in-mulgoa-rise-glenmore-park.html</p> <p>Table 1 in the Strategy details where each of the requirements a-d are addressed in the strategy.</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Ecologically Sustainable Development (ESD)				
B11	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <ul style="list-style-type: none"> (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process. 	<p>Interview with auditee on 8/6/22.</p> <p>Ecologically Sustainable Development Statement by NDY dated 19 August 2021.</p> <p>Green Star certification (4 Star) application lodged to GBC on 9 Dec 21.</p> <p>Design & As Built v1.3 Scorecard - Construction Pathway provided by Disney Norman Young issued on 1 Dec 2021.</p> <p>The auditor notes that NDY has been engaged to verify certification '4 Star' – build aspects – and this is going through design review stage.</p>	<p>Compliant</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Outdoor Lighting				
B12	<p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS</p>	<p>Interview with auditee on 8/6/22.</p>	<p>Compliant</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	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.	Electrical consultant NDY Compliance Certificate report dated 23 March 2022. The auditor has reviewed the above report and verified that the NDY report has verified design compliance with the standards referenced in this condition and C38.	The auditor deems that the auditee is compliant with this condition.	
Environmental Management Plan Requirements				
B13	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). <i>Note:</i> • <i>The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</i> • <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>	Interview with auditee on 8/6/22. Richard Crookes Construction Constructions Management Plan 23 March 2022. The auditor can verify that the CEMP and sub-plans have been developed in line with guidelines.	Compliant. The auditor deems that the auditee is compliant with this condition.	Compliant
Construction Environmental Management Plan				
B14	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; and (v) community consultation and complaints handling as set out in the Community Communication Strategy required by condition B10; (b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15); (e) Construction Noise and Vibration Management Sub-Plan (see condition B16); (f) Construction Waste Management Sub-Plan (see condition B17); and (g) Construction Soil and Water Management Sub-Plan (see condition B18).	Richard Crookes Construction Environmental Management Plan dated 23 March 2022 found at: https://www.schoolinfrastructure.nsw.gov.au/projects/new-primary-school-in-mulgoa-rise-glenmore-park.html Submission of most recent CEMP to Certifier via Acconex and to Planning by letter dated 23/3/22. The auditor can verify that the CEMP covers the details a-g as per below: (a) Provided in CEMP s2.4 and App 6.11 (b) Addressed in CEMP App 6.6. (c) Addressed in CEMP App 6.7. (d) CTPMP by PTC dated 22/3/22 (e) CNVMP by PTC dated 16/12/21 (f) CWMP by EcCell dated 15/8/21 (g) CSWMP by Woolacotts dated 12/8/21/ The auditor can verify that these plans/reports have been developed and submitted in accordance with this condition and the related sub-plan conditions referenced in this condition.	Compliant. The auditor deems that the auditee is compliant with this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
B15	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(c) detail:</p> <ul style="list-style-type: none"> (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) heavy vehicle routes, access and parking arrangements; (iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; (v) construction vehicle volumes, and (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s). 	<p>CTPMSP prepared by PTC and dated 22 March 2022 submitted to Planning by SI on 23 March 2022.</p> <ul style="list-style-type: none"> a) The plan was prepared by a qualified consultant PTC. b) Attachment 2 of CTPMP which includes an extract from the transport letter dated 11th November 2021 addressing the consultation comments to submission from Council and TfNSW. c) These are detailed in: <ul style="list-style-type: none"> i. Section 5.18, 5.25 and 6 ii. Sections 5.17, 5.18, 5.19, 5.20, 5.24 and 5.25 iii. Section 5.9 iv. Section 5.7, 5.9, 5.12 v. Section 5.7 and 5.8 vi. Section 5.9 and 6 	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
B16	<p>The Construction Noise and Vibration Management Sub-Plan 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 Interim Construction Noise Guideline (DECC, 2009);</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 strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B16(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13.</p>	<p>Interview with auditee on 8/6/22.</p> <p>CNVMP prepared by PWNA and dated 25 March 2022 submitted to Planning by SI in letter dated 23 March 2022.</p> <ul style="list-style-type: none"> a) PWNA is a qualified and experienced noise consultant - Appendix D: Author, Curriculum Vitae (CV) – Page 72 b) Section 3.1.1 – Page 16 c) Section 5 – Page 31 d) Section 5.4.5 – Page 36 e) Section 5.4.5 – Page 36 f) Section 5.5 – Page 36 g) Section 5.2.3 & 5.3.2 – Page 36 & 35 	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
B17	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;</p>	<p>Interview with auditee on 8/6/22.</p> <p>CWMP prepared by EcCell and dated 15 August 2021 and submitted to Planning in letter dated 1/4/22.</p> <ul style="list-style-type: none"> (a) Page 7-8 Project Phase 	<p>Observation</p> <p>JBS&G and CSG Report to be provided to verify contamination results.</p>	Observation

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(b) information regarding the recycling and disposal locations; and (c) confirmation of the contamination status of the development areas of the site based on the validation results.	(b) Page 8 Project Phase and Page 5 On Site Waste Management Requirements		
B18	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (e) detail all off site flows from the site; and (f) 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.	Interview with auditee and site inspection on 8/6/22. (a) CSWMSP (document name Integrated Water Management Report) prepared by Woolacotts dated 12 August 2021 sent by SI to DPE in letter dated 1 April 2022. (b) Section 5.2 (c) Section 5.2 (d) Sections 4.2 and 5.3. (e) Sections 4.2 and 5.3. (f) Sections 4.2 and 5.3.	Non-compliance: The auditor notes that the Integrated Water Management Report does not adequately address c-e and as the Auditor has noted some significant issues with respect to erosion and sediment control during the site inspection. Recommended Action: The Auditor recommends that the Auditee and their Consultant provide greater detail on erosion and sediment control measures and controls in an expanded CSWMSP.	Non-compliant
B19	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	Interview with auditee on 8/6/22. Driver Code of Conduct leaflet developed and provided to Planning in letter dated 23 March 2022 and included on SI website	Compliant. The auditor deems that the auditee is compliant with this condition.	Compliant
Construction Parking				
B20	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient onsite parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	Interview with auditee on 8/6/22. Crown certificate covering construction worker parking and transport strategy provided by BCA Logic on 31 March 2022 and submitted to Planning in letter dated 23 March 2022.	Compliant. The auditor deems that the auditee is compliant with this condition.	Compliant
Flood Management				
B21	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: (a) flood warning and notification procedures for construction workers on site; and (b) evacuation and refuge protocols.	Interview with auditee on 8/6/22. Flood Management is covered in the Emergency Management Plan developed by Woolacotts dated 25 March 2022.	Compliant. The auditor deems that the auditee is compliant with this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		Crown certificate covering flood emergency management plan during construction provided by BCA Logic on 31 March 2022.		
B22	Prior to the commencement of construction, the Certifier must be satisfied that all floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.	Interview with auditee on 8/6/22. Crown certificate covering flood emergency management plan during construction provided by BCA Logic on 31 March 2022.	Compliant. The auditor deems that the auditee is compliant with this condition.	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				
B23	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the updated New Primary School in Mulgoa Rise, Review of Environmental Factors – Noise & Vibration Assessment Report prepared by Pulse White Noise Acoustics dated 2 November 2021 must be undertaken by a suitably qualified person; and (b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the updated New Primary School in Mulgoa Rise, Review of Environmental Factors – Noise & Vibration Assessment Report prepared by Pulse White Noise Acoustics dated 2 November 2021.	Interview with auditee on 8/6/22. Acoustics Design Certification by PWNA dated 22 March 2022. The details are covered below: (a) Section 2 of the Acoustic Design Certification and Section 5.7.2 CNVMP. (b) As above.	Compliant. The auditor deems that the auditee is compliant with this condition.	Compliant
Site Contamination				
B24	Prior to the commencement of construction, the Applicant must prepare a Supplementary Asbestos Investigation Report, prepared, or reviewed, 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. The Report must be submitted to both the Planning Secretary upon request and the Certifier for information. The Certifier must be satisfied any remaining unexpected asbestos containing material (ACM) has been removed prior to the commencement of construction. The Report must include: (a) a copy of the asbestos clearance certificate; (b) results of the asbestos quantification sampling; and (c) management measures to address any further risk of ACM being identified on the site.	Interview with auditee on 8/6/22. Asbestos Management Plan Appendix 6.5 in CEMP. Review of Supplementary Asbestos Investigation Report completed by JK Environmental dated 2 December 2021 and submitted to Planning in letter dated 23 March 2022. (a) The auditor has reviewed Certificate of analysis- soil sample report provided and it shows no asbestos. (b) The auditor has reviewed the asbestos quantification sampling in the above report (Supplementary Asbestos Investigation by JK Environmental). (c) The auditor notes that these measures are identified in Asbestos Management Plan in the CEMP and are being implemented.	Observation Recommendation Action. The Supplementary Asbestos Investigation Report provides a validation assessment to show that the soil and scattered fibre cement fragments (FCF) found on site have been cleaned up and asbestos clearance certificate provided. The Report notes that further FCF risks remain low. The Report recommends that a Fill Import Protocol be developed as part of the CEMP and that the potential for asbestos must be considered in waste classification for any surplus excavated materials proposed for beneficial use. The auditor notes that the CEMP contains a fill protocol in section 6.15.5 'Verifying Imported Material' and s6.15.6 'Materials Delivered to Site'. The protocols allows for DGB material to be brought to site if its covered under an exemption order (pre-approved by the EPA). The auditor recommends that the auditee review these protocols to bring into compliance with the requirements of this consent.	Observation

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
			Verify if any surplus excavated material being included in waste.	
Tree Protection				
B25	<p>An audit of the street trees to be retained and protected must be undertaken no less than one week before construction commences. The audit must include (but not be limited to):</p> <p>(a) survey location and identification of each tree to be retained;</p> <p>(b) a tree inventory which records the size (dimensions, diameter at breast height (DBH)), health, and structure of the tree (including photos); and</p> <p>(c) photos demonstrating that tree protection measures (as required by condition C20) have been appropriately installed for each tree.</p>	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>Audit report by arboriculturalist (Stuart Noble Arboriculture) dated 26 March 2022.</p> <p>(a) The audit report has verified that all requirements have been met and the visual inspection shows that adequate tree protection is in place and is being maintained in good working order.</p> <p>(b) As above.</p> <p>(c) The auditor conducted visual inspection of tree protection measures and their condition and they appeared to be in good order / condition. Photos are provided in the Arboricultural Audit Report and in Appendix D of this report.</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Operational Waste Storage and Processing				
B26	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <p>(a) is constructed using solid non-combustible materials;</p> <p>(b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;</p> <p>(c) includes a hot and cold water supply with a hose through a centralised mixing valve;</p> <p>(d) is naturally ventilated or an air handling exhaust system must be in place; and</p> <p>(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>	<p>Interview with auditee on 8/6/22.</p> <p>Review of operational waste storage design details in Operational Waste Management Plan prepared by EcCell (v1.2) dated 15 August 2021.</p> <p>Evidence has been provided to auditor of submission of this Plan to the Certifier prior to construction (through Aconnex).</p> <p>The Auditor notes that the construction of waste storage and processing areas has not commenced and therefore this condition has not yet been triggered. However compliance with this condition will need to be assessed in the next construction phase audit and pre-operation.</p>	<p>Not triggered.</p> <p>The auditor deems that this condition has not been triggered.</p>	Compliant
Road Upgrade and Intersection Works				
B27	<p>Within six months of the commencement of construction, the Applicant must submit plans and technical specifications for the:</p> <p>(a) zebra pedestrian crossing at Forestwood Drive;</p> <p>(b) zebra pedestrian crossing with children's crossing features (as required by the relevant Australian Standards) at Darug Avenue; NSW Government 16 Mulgoa Rise Public School Department of Planning and Environment (SSD-11070211)</p> <p>(c) the proposed pick-up/drop-off spaces;</p>	<p>Interview with auditee on 8/6/22.</p> <p>The auditor has reviewed the s138 public domain and intersection works notifications and documents submitted to Penrith City Council in email dated 27 June 2022, including:</p> <ul style="list-style-type: none"> Public Domain Civil Works Program Combined linemarking and signage 	<p>Not triggered</p> <p>The auditor deems that this condition has not been triggered.</p>	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>d) the proposed bus bay to the satisfaction of the relevant roads authority.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> • Approval must be obtained for roadworks under section 138 of the Roads Act 1993. • All costs associated with the proposed road upgrade works must be borne by the Applicant. • In accordance with Section 4.42 of the Environmental Planning and Assessment Act 1979, an approval under Section of the 138 Roads Act 1993 cannot be refused if it is necessary for carrying out state significant development that is authorised by a development consent and is substantially consistent with the consent. 	<ul style="list-style-type: none"> • Public domain budget breakdown <p>No road upgrade and intersection works had been commenced at the time of the audit.</p> <p>The auditor has verified that all the required documentation has been submitted to Council in advance of this work commencing.</p> <p>The auditor notes that 6 months has not yet passed at the time of the audit and therefore the auditee still had time to submit the bus bay designs to TfNSW for approval.</p>		
Operational Access, Car Parking and Service Vehicle Arrangements				
B28	<p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <p>(a) a minimum of 17 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</p> <p>(b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.</p>	<p>Interview with auditee on 8/6/22.</p> <p>Construction Certificate letter by BCA Logic and Parking and Transport Strategy by PTC dated 22 March 2022 and submitted to Planning on 23 March 2022.</p> <p>(a) Table 1 in Section 1 confirms compliance with 17 car spaces in accordance with standards.</p> <p>(b) Table 1 in Section 1 'Miscellaneous' confirms swept path compliance in accordance with standard.</p>	<p>Compliant</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Public Domain Works				
B29	<p>Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.</p>	<p>Interview with auditee on 8/6/22.</p> <p>Review of s138 public domain submission document issued to Council on 27 June 2022 including:</p> <ul style="list-style-type: none"> • Public Domain Civil Works Program in Woolacotts report dated 10/2/22. • Combined linemarking and signage – details of fencing to be agreed with Council and TfNSW. • Public domain budget breakdown and lodgment of public domain works to Penrith Council in letter dated 27 June 2022. <p>The auditor has reviewed the Certifier certification for the streetscape design and treatment.</p> <p>The auditor notes that the auditee has submitted the details of these works to Council and at the time of the audit no public domain works had yet been commenced.</p> <p>The auditee has noted they will submit Council approvals to the Certifier this approval has been received.</p>	<p>Compliant</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
PART C – DURING CONSTRUCTION				
Site Notice				
C1	<p>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:</p> <p>(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;</p> <p>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>(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(s); and</p> <p>(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.</p>	<p>Interview with auditee and visual inspection of site notice on 8/6/22.</p> <p>(a) Sign was compliant with this dimension – refer to photos in Appendix D.</p> <p>(b) Sign is made of durable and weather proof material – refer to photos in Appendix D.</p> <p>(c) These details are included on signage at entry of building site – refer to photos in Appendix D.</p> <p>(d) The notice is at eye level and states no unauthorized entry – refer to photos in Appendix D.</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Operation of Plant and Equipment				
C2	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.	<p>Interview with auditee and visual inspection of plant and equipment on 8/6/22.</p> <p>The auditor notes that no plants were present at the time of the audit.</p> <p>The auditor also notes that equipment on site appear to be maintained in good order and operated responsibly.</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Construction Hours				
C3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Interview with auditee and visual inspection on 8/6/22.</p> <p>The auditor confirmed with the Project Manager and Site Engineer that all work is constructed within (a). There was not work carried out on Saturdays (b) or Sunday or public holidays.</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
C4	<p>Notwithstanding condition C3, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:</p> <p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 1pm and 4pm, Saturdays.</p>	<p>Interview with auditee and visual inspection on 8/6/22.</p> <p>Review of any changes to above work hours in C3.</p> <p>The auditor notes that there was no deviation from hours in C3.</p>	Not triggered.	Not triggered
C5	<p>Construction activities may be undertaken outside of the hours in condition C3 and C4 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p>	<p>Interview with auditee and visual inspection on 8/6/22.</p> <p>The auditor has reviewed any changes to above work hours and there is no deviation from hours in C3 and C4 and no items in a-d have been triggered.</p>	Not triggered.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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.			
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Interview with auditee on 8/6/22. The auditor notes that there were no changes to work hours and C5 has not been not been triggered and therefore this condition has also not been triggered.	Not triggered.	Not triggered
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Interview with auditee and visual inspection on 8/6/22. The auditor discussed the current works program / construction activities with Project Manager and Site Engineer and a visual inspection of construction works / activities and timing during site inspection. The auditor notes that all piling works had been completed at time of audit and none of these activities were being undertaken. Further the auditor notes that there were no complaints received / recorded with respect to any of these activities in the period proceeding the audit.	Compliant. The auditor deems that the auditee is compliant with this condition.	Compliant
Implementation of Management Plans				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Interview with auditee and visual inspection on 8/6/22. CEMP by RCC dated 23/3/22. CTPMP by PTC dated 22/3/22 CNVMP by PTC dated 16/12/21 CWMP by EcCell dated 15/8/21 CSWMP by Woolacotts dated 12/8/21/ The auditor has conducted a review of CEMP and construction works / program and most up to date CEMP/sub-plans. The auditor notes that the auditee conducts weekly environmental inspections and ongoing compliance monitoring. With the exception of the non-compliances and observations noted within this report, the auditor is of the view that the auditee is carrying out the development in accordance with the CEMP/sub-plans.	Compliant. The auditor deems that the auditee is compliant with this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		Further evidence on compliance with the sub-plans is detailed in the CEMP/sub-plan related implementation related conditions below.		
Construction Traffic				
C9	All construction vehicles (excluding 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.	Interview with auditee and visual inspection of construction vehicles across the site on 8/6/22. The auditor observed that all construction vehicles were contained within the site.	Compliant. The auditor deems that the auditee is compliant with this condition.	Compliant
Hoarding Requirements				
C10	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.	Visual inspection of site on 8/6/22. The auditor conducted a walk around the perimeter of the site and did not see evidence of (a) advertising or (b) any graffiti.	Compliant. The auditor deems that the auditee is compliant with this condition.	Compliant
No Obstruction of Public Way				
C11	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.	Visual inspection of site on 8/6/22. Visual inspection of public way around the site.	Compliant. The auditor deems that the auditee is compliant with this condition.	Compliant
Construction Noise Limits				
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Interview with auditee and site inspection on 8/6/22. The auditor has reviewed the complaints register last updated on 29 June 2022 on the SI website (under Complaints Register June 2022) and any noise complaints / related incidents. Additionally, the auditor conducted a visual inspection around site to establish any very noisy activities and compared against the NVMP noise predictions. The auditor notes that there were two noise complaints submitted to DPE for 17 May 2022 and 6 June 2022 with regards a street sweeper operating outside of construction hours. The auditor notes that these complaints have been closed by the auditee and SI as they related to another work site. The auditor has confirmed with Penrith Council that these complaints have been closed. The auditor notes that at the time of the inspection was very acceptable and unlikely to be exceeding noise limits.	Compliant. The auditor deems that the auditee is compliant with this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		Additionally, there were no activities that would be deemed to be a high noise generating activity at the time of the audit.		
C13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C3.	Interview with auditee and visual inspection on 8/6/22. The auditor has confirmed through the interview, review of the CTMP and visual inspection that all construction vehicles are operating within the set hours.	Compliant. The auditor deems the auditee is compliant with this condition.	Compliant
C14	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.	Interview with auditee and visual inspection on 8/6/22. The auditor has reviewed valid noise complaints / related incidents and conducted a visual inspection around site to establish general noise levels and required of the CNVMP. There is currently no identified requirement for the use of quackers.	Compliant The auditor deems the auditee is compliant with this condition.	Compliant
Vibration Criteria				
C15	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Interview with auditee and visual inspection on 8/6/22. CNVMP by PWNA dated 25 March 2022. Attended Vibration Survey by PWNA dated 26 April 2022. The auditor notes that the CNVMP identifies vibration related to piling works and vibration roller works to be of greatest concern and recommended monitoring during those activities. The auditor notes at the time of the audit that all piling works had been completed and there were no vibration rollers at the time. The auditor also notes that the auditee had conducted a survey to establish the risks of structural damage to nearby residential buildings and human exposure to nearby residential occupants during piling and roller vibration works. The results are detailed in Tables 1 and 2 of the PWNA Attended Vibration Survey 26 April 2022. The results of the survey show that for: (a) No structural damage to residential buildings is expected. (b) There is a low probability of disturbance to residential occupants. Additionally, the auditor notes that no complaints have been received with respect to vibration to date.	Compliant. The auditor deems the auditee is compliant with this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
C16	Vibratory compactors must not be used closer than 30m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C15.	Interview with auditee and visual inspection on 8/6/22. CNVMP by PWNA dated 25 March 2022. Attended Vibration Survey by PWNA dated 26 April 2022. The auditor has reviewed the above documentation and confirmed that the PWNA survey has factored in vibration rollers operating within 20m of the residences and confirmed that at that distance it will still be compliant with the vibration criteria in C15.	Compliant. The auditor deems that the auditee is compliant with this requirement.	Compliant
C17	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B16 of this consent.	Interview with auditee and visual inspection on 8/6/22. CNVMP by PWNA dated 25 March 2022. Attended Vibration Survey by PWNA dated 26 April 2022. The auditor has review the above documentation, any relevant complaints and conducted a visual inspection of construction activities and deems that the auditee is operating in accordance with the approved CEMP.	Compliant. The auditor deems that the auditee is compliant with this requirement.	Not triggered
Geotechnical Monitoring				
C18	The installation of the structural foundations (including ensuring piles are socketed into bedrock) must be undertaken in accordance with the Geotechnical Report required by condition B5 and be verified by a qualified geotechnical engineer.	Interview with auditee and visual inspection on 8/6/22. Foundation Pile As Built Logs report prepared by CF Group and dated 9 June 2022. The auditor has reviewed the above report and confirms that the Geotechnical Engineer is in the process of preparing the required report.	Compliant The auditor deems that the auditee is compliant with this condition.	Compliant
C19	A Report must be prepared by a qualified geotechnical engineer which confirms that all piles have been constructed as per the geotechnical design. The Report must also confirm that all piles have been socketed into the bedrock. The Report must be submitted to the Planning Secretary for information within 3 months of the completion of foundation works.	Interview with auditee and visual inspection on 8/6/22. Review of piling testing results in the Foundation Pile As Built Logs report prepared by CF Group and dated 9 June 2022.	Compliant. The auditor has reviewed the piling date reports / results and the auditee notes that the geotechnical monitoring report is still underway and that they are due to submit within 3 months after completion of piling. Piling was completed about 1 month ago and this report will be required to be submitted to Council before the end of August 2022.	Compliant
Tree Protection				
C20	(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the property boundary must be protected at all times during construction as per the Arboricultural Impact Assessment Report prepared by Sturt Noble Arboriculture, dated 18th August 2021 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 within six months of the removal, to the satisfaction of Council; (Interview with auditee and visual inspection on 8/6/22 of tree protection measures. Arboricultural Report by Stuart Noble 18/8/21. (a) The auditor can verify that street trees have not been trimmed or removed.	Compliant. The auditor deems that the auditee is compliant with this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	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.	<p>(b) The auditor can verify that the street trees are all protected as per the Arboricultural Report and that no trees have been damaged.</p> <p>(c) No access has been required through any tree protective barriers.</p>		
Air Quality				
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Interview with auditee and visual inspection of dust control measures and dust levels at time of inspection on 8/6/22.</p> <p>The auditor has also reviewed all complaints and/ or incidents with respect to dust generation.</p>	<p>Non-compliant.</p> <p>Whilst dust levels were good at the time because weather conditions (i.e. no wind and still damp soil), there were no water carts on site and there was a stockpile of DGB material with fines (approx. 2m in height that was not protected).</p>	Non-compliant
C22	<p>During construction, the Applicant must ensure that:</p> <p>(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<p>Interview with auditee and visual site inspection on 8/6/22.</p> <p>(a) The auditor notes that there was no water cart to suppress potential dust on site.</p> <p>(b) The auditor notes that there were no uncovered trucks leaving during the time of the audit.</p> <p>(c) The auditor notes that there was a cattle grid and wash bay in place and that there were no signs of dirt tracked onto exit street or any nearby streets.</p> <p>(d) The auditor notes that all public roads surrounding the site were clean.</p> <p>(e) The auditor notes that there were no land stabilisation works being carried out at the time of the audit.</p>	<p>Non-compliant</p> <p>The auditor notes that there was a stockpile of DGB with fines above 2m in height that was not stabilized or protected from wind erosion, nor sprayed with water.</p> <p>The auditor recommends that the DGB stockpile to be protected from wind erosion and dust suppression (water spray) applied when necessary.</p>	Non-compliant
Imported Fill				
C23	<p>The Applicant must:</p> <p>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Certifier and/or Planning Secretary upon request.</p>	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>Boral test report – 24 March 2022 – unbound road base.</p> <p>HIBBS test report for asbestos in recycled aggregate dated 6 April 2022.</p> <p>The auditor conducted a visual inspection of any fill / stockpiles of material and review of the above fill test results/reports.</p>	<p>Non-compliant</p> <p>Non-compliance - The auditor deems that the stockpiled DGB material is not permissible unless otherwise the auditee has an exemption from the EPA to use this material as fill.</p> <p>Corrective Action:</p> <p>The auditee is provided further verification that the DGB stockpiled material from Boral is covered under an EPA exemption order.</p>	Non-compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>(a) The DGB stockpiled material is not VENM or ENM and does not have an approval from the EPA as exempt fill material.</p> <p>(b) The auditor deems that the records kept for this material are adequate.</p> <p>(c) No requests have been made by the Certifier or Planning for these records.</p>		
Disposal of Seepage and Stormwater				
C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of 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.	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>Water quality testing results from detention basin by ALS Environmental dated 9/6/22.</p> <p>Approval email to discharge to stormwater from Penrith Council dated 16/6/22.</p> <p>The auditor visually inspected the site drainage design/layout and infrastructure, drainage pits and on-site detention basin and has reviewed the written approval of Council to discharge from the on-site detention basin to the Council stormwater discharge point as well as the water quality testing results.</p> <p>The auditor is satisfied with the stormwater drainage and collection system.</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p> <p>The auditor notes that Council are satisfied with the current results but expect that continued flocculation and turbidity and pH testing will occur and that the auditee will only discharge when water quality testing results are within the acceptable limits.</p>	Compliant
Emergency Management				
C25	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>Section 4.12 'Emergency Preparedness' and s4.4 'Training & Awareness' in CEMP dated 23/2/22.</p> <p>The auditor was shown the training presentation for employees and contractors and has reviewed the procedure on emergency management in the CEMP and is satisfied with the on-site infrastructure and procedure/training around assembly points and evacuation routes.</p>	<p>Compliant</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Stormwater Management System				
C26	<p>The Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier, within three months of the commencement of construction. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS and within the plans specified in condition A2; NSW Government 20 Mulgoa Rise Public School Department of Planning and Environment (SSD-11070211)</p>	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>Crown Certification by BCA Logic and submission letter to Planning on 22 March 2022.</p> <p>An Operational Stormwater Management Plan is required to be submitted to the Certifier for approval as three months has elapsed since commencement of construction.</p>	<p>Non-compliant</p> <p>Non-compliance: The auditor has not seen evidence that this OSMP has been completed and submitted to the Certifier nor the approval.</p> <p>Awaiting copy of OSMP.</p>	Non-compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.			
Aboriginal Cultural Heritage				
C27	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Comber Consultants dated 13 August 2021.	Interview with auditee and site inspection on 8/6/22. Aboriginal Cultural Heritage Assessment Report prepared by Comber Consultants dated 13 August 2021. The auditor has reviewed the recommendations of the above report and the auditee is not required to undertake any further assessment, testing, salvage, or monitoring. The auditee is required to notify the consultant if any Aboriginal object is identified however the auditor notes to date this has not occurred.	Compliant. The auditor deems that the auditee is compliant with this condition.	Compliant
Unexpected Finds Protocol – Aboriginal Heritage				
C28	In the event that surface disturbance identifies a new Aboriginal object: (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary.	Interview with auditee and site inspection on 8/6/22. Aboriginal Cultural Heritage Assessment Report prepared by Comber Consultants dated 13 August 2021. The auditor notes that the Consultant has noted any such findings are unlikely. The auditee is required to notify the Consultant if any Aboriginal object is identified however the auditor notes to date this has not occurred.	Not triggered. The auditor deems that this condition has not been triggered.	Not triggered
Unexpected Finds Protocol – Historic Heritage				
C29	If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) 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 as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary.	Interview with auditee and site inspection on 8/6/22. Aboriginal Cultural Heritage Assessment Report prepared by Comber Consultants dated 13 August 2021. The auditor notes that the Consultant has noted any such findings are unlikely. The auditee is required to notify the Consultant if any Aboriginal object is identified however the auditor notes to date this has not occurred.	Not triggered. The auditor deems that this condition has not been triggered.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Waste Storage and Processing				
C30	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.	Interview with auditee and site inspection on 8/6/22. CWMP by EcCell dated 10/3/22. Visual inspection of waste storage area, bin, activities and condition of the bin/site.	Compliant The auditor deems that the auditee is compliant with this condition.	Compliant
C31	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Interview with auditee and site inspection on 8/6/22. CWMP by EcCell dated 10/3/22. The auditor has confirmed that Bingo has been contracted to carry out this task in accordance with the EPA standards and this currently been done.	Compliant The auditor deems that the auditee is compliant with this condition.	Compliant
C32	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.	Interview with auditee and site inspection on 8/6/22. CWMP by EcCell dated 10/3/22. The auditor conducted a visual inspection of the site and construction activities and there was no concrete waste and rinse water being disposed of into the onsite drainage system or outside areas.	Compliant The auditor deems that the auditee is compliant with this condition.	Compliant
C33	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.	Interview with auditee and site inspection on 8/6/22. CWMP by EcCell dated 10/3/22. The auditor has confirmed that Bingo has been contracted to carry out this work and that this is being done. The Bingo Waste Management & Recycling Plan is detailed in Appendix B of the CWMP. The auditee notes that recycling rates are at 95% which is higher than the target of 92%.	Compliant The auditor deems that the auditee is compliant with this condition.	Compliant
C34	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.	Interview with auditee and site inspection on 8/6/22. CWMP by EcCell dated 10/3/22. Bingo Waste Management & Recycling Plan is detailed in Appendix B of the CWMP. The CWMP and Bingo Plan do not cover procedures for removal of hazardous materials.	Non-compliant Non-compliance: A protocol for the management of hazardous wastes on site has not been developed as part of the CWMP. The auditor recommends that the auditee seek further assistance from its Consultant on the development of proper procedures for the identification and management of hazardous wastes during the construction phase.	Non-compliant
Outdoor Lighting				
C35	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.	Interview with auditee and site inspection on 8/6/22. The auditor has reviewed the Crown Certificate approving the outdoor lighting design.	Compliant The auditor deems that the auditee is compliant with this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		No outdoor lighting had been constructed at the time of the audit.		
Independent Environmental Audit				
C36	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Planning approval of auditor in Appendix C.	Compliant The auditor deems that the auditee is compliant with this condition.	Compliant
C37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This audit and audit report have been carried out in accordance with the PAR. See section 1.5 of this report.	Compliant	Compliant
C38	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 weeks notice to the Applicant of the date or timing upon which the audit must be commenced.	Review of any directions from Planning. No directions from Planning have been received with respect to this audit at the completing this audit report.	Not triggered.	Not triggered
C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C37 of this consent, or condition C38 where notice is given; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	The auditor has informed the auditee of the requirement to adhere to these requirements subsequent to the submission of the audit report.	Not triggered.	Not triggered
C40	Independent Audit Reports and the applicant/proponent'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 unless otherwise agreed by the Planning Secretary.	The auditor has informed the auditee of the requirement to adhere to these requirements subsequent to the submission of the audit report.	Not triggered.	Not triggered
C41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, 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 such requests had been made at the time of the completion of this audit.	Not triggered.	Not triggered
Operational Readiness Work				
C42	Operational readiness work must not commence on site until the following details have been submitted to the Certifier: (a) a plan and description of the area(s) of the site to be used for operational readiness work (including pedestrian access) and areas still under construction (including construction access); (b) the maximum number of staff to be involved in operational readiness work on site at any one time; (c) arrangements to ensure the safety of school staff on the site, including how: (i) areas to be used for operational readiness work will be clearly and securely separated from the areas of the site still under construction;	N/A – this requirement will need to be audited at the pre-operational stage of this development.	Not triggered.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>(ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and</p> <p>(d) access and parking arrangements to minimise impacts on the surrounding street network having regard to number of staff involved in operational readiness work on site at any one time and parking arrangements for construction workers on site.</p>			
C43	<p>Operational readiness work must only be undertaken in accordance with the details submitted under condition C42 and the following requirements:</p> <p>(a) no more than 27 staff are involved in operational readiness work on site at any one time;</p> <p>(b) no students or parents are permitted on the site; and</p> <p>(c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site.</p>	N/A – this requirement will need to be audited at the pre-operational stage of this development.	Not triggered.	Not triggered

APPENDIX B – CEMP & SUB-PLAN MITIGATION MEASURES

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Construction Management Plan, Rev (14/07/2021)				
Noise And Vibration, section 4.3, pg, 8	<ul style="list-style-type: none"> Promote clear understanding of ways to identify and minimize noise from construction works Focus on applying all feasible and reasonable work practices to minimize construction noise impacts Provide flexibility in the selection of site-specific and reasonable work practices to minimize noise impacts; Encourage construction work to be undertaken within approved standard hours where reasonably practicable with noise that is audible to other premises. Approval is required for Works undertaken outside standard hours; and The use of noise reduction techniques including, but not limited to, barriers, enclosures and silencers shall be employed to ensure compliance with construction noise criteria. 	<p>Review of CNVMP by PTC dated 16/12/21 , interviews with Project Manager and Site Engineer, and HSE Manager and site inspection on 8/6/22.</p> <p>The auditor notes that the CNVMP adequately covers all these points and that at the time of the audit, all construction activities were occurring within the set hours and there were no areas of concern with respect to noise and vibration.</p> <p>Further the auditor reviewed of all registered incidents/complaints and has established that of the three noise complaints submitted, all were verified as relating to another construction projects and were closed out with Penrith City Council.</p>	<p>Compliant.</p> <p>The auditor notes that no validated noise or vibration concerns, issues or complaints detected during audit period.</p>	Compliant
Dust, section 4.4, pg, 8	<ul style="list-style-type: none"> Shade cloth installed on the perimeter fence Haulage trucks entering and leaving site will have their loads covered appropriately Monitoring of weather conditions (including wind) Wherever practical implement a wet process for concrete sawing, coring and grinding Where not practical to use a wet process for concrete sawing or grinding direct dust extraction to a vacuum is to be used Materials on site are to be stockpiled and stored appropriately Limit the use of soil stockpiles, when stockpiles are required they are to be watered down 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>The auditor conducted a visual inspection of shade cloth on perimeter fence, dust generation sources and dust suppression controls / activities on site.</p> <p>Shade cloth is installed along the entire perimeter of the fence.</p> <p>There were no haulage trucks observed at the time of the site inspection, nor concrete sawing or grinding.</p> <p>The auditor notes that there was a stockpile (reportedly DGB) above 2m – unprotected and with no dust suppression through water cart.</p> <p>The auditor notes that there were some fines in stockpiled material.</p> <p>The auditor requested and the material sample/test results of the stockpiled DGB material from the supplier Boral.</p> <p>The material is not approved VENM or ENM and does not have an associated EPA exemption.</p>	<p>Non-compliant.</p> <p>Corrective action:</p> <p>The auditor recommends that this stockpile be protected from wind erosion and that water cart be used.</p> <p>The auditor also requests that the material be verified as exempt by EPA.</p>	Non-compliant
Stormwater, Erosion And Sediment Control, section 4.6, pg, 9	<ul style="list-style-type: none"> Storm water pits are to be covered with geotextile fabric and sand bags Crossovers entering / exiting the site will be regularly swept Shaker grid will be installed at the site exit point Silt fences installed where required to prevent sediment runoff from leaving the site and entering the surrounding environment 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>The auditor conducted a visual inspection of the stormwater pits, crossovers, shaker grid, and silt fences.</p> <p>The stormwater puts have all been covered with geotextile fabric and sand bags where needed.</p> <p>The crossover entrance was well maintained and clean.</p> <p>The shaker grid had been properly installed and maintained.</p>	<p>Non-compliant.</p> <p>Non-compliance:</p> <p>The silt fences were installed on the lower side of the site but were damaged or not properly maintained in areas.</p> <p>There were not silt fences on the upper part of the site.</p>	Non-compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		Photos of sediment traps and their condition are shown in Appendix D.	The auditee recommends that the damaged silt fences be properly fixed and maintained and that silt fences be installed on the upper part of the site.	
Hazardous Materials management, section 4.7, pg 9	Dangerous goods (such as petrol, diesel, oxy-acetylene, oils, glues etc.) will be stored in a lockable enclosure with sufficient ventilation, in accordance with relevant codes of practice and standards. Material safety data sheets on all flammable and potentially harmful liquids will be provided by the Head Contractor undertaking the Works.	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>The auditor conducted a visual inspection of dangerous goods and storage facilities, as well as contractor procedures.</p> <p>Photos of fuel cans are shown in Appendix D.</p>	<p>Non-compliant.</p> <p>Non-compliance:</p> <p>The auditor notes that there were fuel cans that were not stored properly in designated area nor signed/labelled.</p> <p>The auditor recommends that the auditee assign a designated storage facility for fuel cans that is well ventilated and secure and that is properly signed.</p>	Non-compliant
Waste Management/ recycling principles, section 4.8, pg 9	<ul style="list-style-type: none"> • Emphasise the importance of recycling and waste reduction • Reduce the amount of waste material produced on the project by ensuring that only enough materials required to perform the works are ordered • Any excess materials from particular work areas are to be retained and incorporated into other work areas where practical • Encourage "just in time" delivery of construction materials (minimum storage on site) to reduce the potential of loss / waste due to damage prior to usage • Encourage the use of recycled materials where it is reasonably practical • Minimise the use of packaging materials and recycle packaging materials where possible • Waste concrete to be sent to a concrete recycling plant where possible • Non-recyclable general waste will be disposed of at an approved waste disposal facility 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>The auditor notes that the auditee has entered into a contract with Bingo to managed waste removal and segregation, as well as recycling.</p> <p>The auditor has reviewed the Bingo Waste Management Plan in the CWMP by EcCell dated 15/8/21 and deems that this is sufficient.</p> <p>The auditor notes records from Bingo show that the auditee is achieving 95% recycling rates which is above the 92% target.</p> <p>The auditor notes that the waste bins, storage, procedures and maintenance are in accordance with the CWMP and that no issues of concern were identified.</p> <p>Photos of the waste storage areas and bins are shown in Appendix D.</p>	<p>Compliant</p> <p>The auditor deems the auditee is compliant with this condition.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Construction Traffic Impacts, section 5.2, pg 11	<ul style="list-style-type: none"> To restrict construction vehicle movements to designated routes to/ from the site and to prioritise these as required To establish a safe pedestrian environment at all times To inform the Head Contractor and set the ground rules for managing construction traffic A traffic management plan would be developed and incorporated into the Construction Environmental Management Plan (CEMP) Disruption to all road users during the construction period would be kept to a minimum Construction and delivery vehicles entering or leaving the site would use arterial roads wherever possible. Vehicle deliveries would be restricted to nominated times within the approved Construction Traffic Management Plan (CTMP) A detailed CTMP would be developed by the contractor 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>CTPMP by PTC dated 22/3/22.</p> <p>The auditor can verify that a detailed traffic management plan has been developed and submitted to Planning and is being adequately implemented.</p> <p>The auditor notes that at the time of the audit, construction vehicles were only using designated routes, there was safe pedestrian access, and that impacts on other road users / residents were kept to a minimum.</p>	<p>Compliant</p> <p>The auditor deems the auditee is compliant with this condition.</p>	Compliant
Construction Traffic and Pedestrian Management Sub-Plan, (22/03/2022)				
Construction Vehicles, section 5.8, pg 18	<ul style="list-style-type: none"> All vehicles are to enter and exit the site in a forward direction No queuing or marshalling of trucks is permitted on any public road and all loading and unloading of materials will be undertaken within the site. Vehicle movements should entail the assistance of traffic controllers to manage a two-way flow along the surrounding roads. A temporary driveway and gate need to be constructed on Darug Avenue to be used by entering and exiting trucks. The gate and driveway need to be at least 8 and 9 metres wide respectively to accommodate an AV 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>The auditor notes that at the time of the audit:</p> <ul style="list-style-type: none"> All vehicles were entering and exiting in a forward direction. There was no queuing or marshalling of trucks There was a traffic controller present managing traffic There was a temporary driveway on Darug Ave being used. The gate and driveway were at least 9 meters wide. <p>Photos if the vehicle access points are shown in Appendix D.</p>	<p>Compliant</p> <p>The auditor deems the auditee is compliant with this condition.</p>	Compliant
Driver Code of Conduct, section 5.26, pg 34	<ul style="list-style-type: none"> Construction traffic activity shall only occur within the permitted hours of work (see Section 5.5) to minimise road traffic noise. All demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the site and must enter the site completely before stopping. A Driver Code of Conduct leaflet will be prepared for distribution to truck drivers. This code of conduct will be advised to all drivers engaged on site at the staff induction or will be included within subcontract documents, as some of the drivers (concrete trucks, delivery drivers, etc) will not be inducted on-site. 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>The auditor has confirmed that:</p> <ul style="list-style-type: none"> construction traffic is only occurring during the set working hours all construction vehicles are wholly contained within the site and are not stopping outside of the site. 	<p>Compliant</p> <p>The auditor deems the auditee is compliant with this condition.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<ul style="list-style-type: none"> A Driver Code of conduct has been developed and issued via leaflet and during induction and has been reviewed by the auditor. 		
Spoil Management, section 5.15, pg 25	<ul style="list-style-type: none"> All removal and disposal of asbestos cement should be undertaken by appropriately qualified contractors duly licensed with SafeWork NSW, holding either a Friable (Class A) or a Non-Friable (Class B) Asbestos Removal License whichever applies. All vehicles leaving the site will be cleaned. Contractor will be responsible for locating a truck wash facility or other appropriate cleaning mechanism adjacent to the construction access driveways. Any run-off from the washing down of vehicles will be directed to the sediment control system to be located within the site. 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>Site contamination report by JBS&G dated XXXXX.</p> <p>The auditor notes that there is no asbestos cement being removed from the site.</p> <p>There was no spoil being removed from the site at the time of the audit.</p> <p>The auditor notes that there was a truck washing bay in places and that there was adequate on-site drainage from the wash bay to the onsite sediment basin.</p>	<p>Compliant</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Pedestrian management, section 5.18, pg 31	<ul style="list-style-type: none"> Pedestrian access to and around the site is to be maintained at all times. The entire site (and any remote work areas when applicable) will be physically separated via A-Class fencing. The access points to the site will be securely locked even when the construction activities are not occurring. A site perimeter fence should be established and fitted with appropriate public directional signage. The access points to the site should be securely locked even when construction activities are not occurring. 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>The auditor conducted a visual inspection of the entire site and its surrounds and notes that:</p> <ul style="list-style-type: none"> pedestrian access and pathways are being adequately maintained the entire site has been fenced with A-class fencing the access points to the site were secured and locked the site perimeter fence was fitted with public directional signage <p>Photos of pedestrian pathways, fencing, gates and signage are shown in Appendix D.</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Construction vehicle volumes and parking spaces	<ul style="list-style-type: none"> Tracking log and characterisation of truck volumes (15/day during construction phase) 17 on-site parking spaces including 2 accessible spaces 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>The auditor notes that vehicle volumes are being tracked and were less than 15/day at the time of the audit.</p> <p>The auditor also notes that there were 17 on-site parking space including two that are accessible spaces.</p>	<p>Compliant</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Access to adjoining	<ul style="list-style-type: none"> Access to all adjoining properties maintained throughout the works 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>The auditor conducted a visual inspection of access to adjoining properties and there were no properties that had their access blocked or impacted.</p>	<p>Compliant</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Maintenance of roads and footpaths	<ul style="list-style-type: none"> Maintained at all times Damage repaired 	<p>Interview with auditee and site inspection on 8/6/22.</p>	<p>Compliant</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>The auditor conducted a visual inspection of surrounding roads and footpaths and these are:</p> <ul style="list-style-type: none"> Being properly maintained and are clean There was no apparent damage to roads and footpaths at the time of the audit. 	<p>The auditor deems that the auditee is compliant with this condition.</p>	
B20 Construction worker transport strategy	<ul style="list-style-type: none"> Must be submitted to certifier prior to commencement of construction 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>Review of construction worker transport strategy and visual inspection of worker transport on site.</p>	<p>Compliant</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Construction Noise and Vibration Management Sub-Plan, Ver R5.1 (25/03/2022)				
Noise Monitoring, section 5.2.3, pg 36	<p>Attended noise monitoring is undertaken at the start of each major milestone of the project e.g. at the commencement of structural demolition and bulk excavation on the site.</p> <p>These works should be undertaken by a qualified acoustical consultant directly engaged by the contractor.</p> <p>Statistical parameters to be measured should include the following noise descriptors: LA90, LA10, and LAeq. All noise measurements should be conducted over consecutive 15-minute periods.</p> <p>This monitoring should also be complemented by undertaking attended noise measurements in order to:</p> <ul style="list-style-type: none"> Differentiate between construction noise sources and other extraneous noise events (such as road traffic and aircraft noise) Note and identify any excessive noise emitting machinery or operation. <p>In addition to the above detailed measurements, should any ongoing complaints be received which have not been determined previously, it should be confirmed by conducting additional attended noise measurements.</p>	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>CNVMP by PWNA dated 25 March 2022.</p> <p>Attended Vibration Survey by a qualified acoustic consultant PWNA dated 26 April 2022 in accordance with the standards.</p> <p>The auditor notes that attended vibration monitoring was conducted during piling and while vibrating rollers in use, 26 April 2022 and no exceedances were recorded.</p> <p>All piling was completed at time of audit and no piling works were observed. There was also no vibration rollers operating at the time of the audit.</p> <p>No vibration causing activities or vibration complaints or incidents were detected during monitoring conducted at time of works.</p> <p>No noise and vibration issues at time of audit nor complaints registered.</p>	<p>Compliant</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Complaint
Noise Mitigation Measures, section 5.2.4, pg. 35	<p>Where exceedances have been identified in Section 4, the following mitigation measures are recommended:</p> <ul style="list-style-type: none"> Undertake general mitigation measures - install noise barriers, acoustic sheds and enclosures around static plant, work scheduling, replacing noisy equipment, locating noisy equipment across greater distances or in enclosures. Issue project updates to tenants in affected premises. The updates can include overview of current and upcoming works, as well as advanced warning of potential disruptions. Signage to be posted in order to provide stakeholders information regarding project details, emergency contacts and enquiry contact information. 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>Section 5.2 'Noise Mitigation Measures' in CNVMP.</p> <p>The auditor notes that no exceedances have been recorded with regards to noise or vibration.</p> <p>The auditor has reviewed the three noise complaints received by SI with respect to a street sweeper and is satisfied that these are related to a separate construction site nearby and has verified with Penrith Council that there are no other complaints (refer to email with Penrith Council in Appendix G).</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Vibration Monitoring, section 5.3.2, pg.37	<p>Based on the proximity of the surrounding receivers to the works magnitudes of vibration resulting from construction activities required to be undertaken on the site are not expected to approach structural damage vibration limits detailed in Section 4.2 of this report, therefore permanent continuous vibration monitoring is not recommended.</p> <p>Similar to the measurement procedure outlined in the noise monitoring section, attended vibration monitoring is to be undertaken at the following periods:</p> <ul style="list-style-type: none"> • Commencement of any high vibration generating activities including hydraulic hammering, rock breaking or vibration rolling on the site works within the safe working distances outlined above. • Receiver location in the event complaints resulting from construction activities resulting from the perception of vibration are experienced by the occupants of buildings within the vicinity of the site 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>Review of vibration monitoring in Attended Vibration Survey by a qualified acoustic consultant PWNA dated 26 April 2022.</p> <p>The above survey notes that there will be no expected structural damage from vibration cause as a result of vibration rollers within 20m of nearby residences and that no further monitoring is required.</p> <p>The auditor notes that there were no vibration causing works at the time of the audit and that all piling works had been completed.</p> <p>The auditor also notes that there were no complaints received up to the end of the audit period with respect to vibration and/ or structural damage.</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Vibration Mitigation Measures, section 5.3, pg. 37	<p>As part of the CNVMSP, the following vibration mitigation measures should be implemented:</p> <ul style="list-style-type: none"> - Any vibration generating plant and equipment is to be in areas within the site in order to lower the vibration impacts. - Investigate the feasibility of rescheduling the hours of operation of major vibration generating plant and equipment. - Use lower vibration generating items of construction plant and equipment; that is, smaller capacity plant, where feasible - Minimise conducting vibration generating works consecutively in the same area (if applicable). - Schedule a minimum respite period of at least 30 minutes before activities commence which are to be undertaken for a continuous 4-hour period. - Use only dampened rock breakers and/or "city" rock breakers to minimise the impacts associated with rock breaking works. 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>Section 5.3 Vibration Mitigation Measures in CNVMP.</p> <p>The auditor notes that:</p> <p>There were no vibration causing plants or equipment and/ or activities at the time of the audit nor any complaints with respect to vibration.</p> <p>The auditor notes that the operation of vibration rollers in future are to be no closer than 20m from nearby residences.</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Complaints Management Process, section 5.4.2, pg. 38	<p>If SINSW receives a complaint about the project during construction, it must be logged in our CRM system, actively managed, closed out and resolved by SINSW within 24-48 hours of receipt by the SINSW Community Engagement Manager, as outlined in Table 6 below. If this is not possible, the complaint must be escalated internally as required and resolved within 7 business days.</p>	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>Section 5.4 - SINSW Complaints Management in Community Communication Strategy.</p> <p>The auditor notes that SINSW has received 3 complaints which were logged into the CRM system and were investigated and closed out these out.</p> <p>These complaints (both noise and dirt tracking) were found to relate to sources from other nearby construction projects. These complaints are registered and shown on the SI website.</p> <p>Consultation with Penrith Council showed that the Council was satisfied that these were closed out (refer to Council email from Caleb O'Reilly dated 23 June 22) – Appendix G.</p>	<p>Compliant</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Contingency Plans, section 5.6, pg. 42	<p>Contingency plans are required to address noise or vibration problems if excessive levels are measured at surrounding sensitive receivers and/or if justified complaints occur. Such plans include:</p> <ul style="list-style-type: none"> - Stop the onsite works. - Identify the source of the main equipment within specific areas of the site which is producing the most construction noise and vibration at the sensitive receivers; and - Review the identified equipment and determine if an alternate piece of equipment can be used or the process can be altered. - In the event an alternate piece of equipment or process can be used, works can re-commence. - In the event an alternate piece of equipment or process cannot be determined implement a construction assessment to be performed by a suitably qualified acoustic consultant. <p>The Superintendent shall have access to view the Contractor's noise measurement records on request. The Superintendent may undertake noise monitoring if and when required.</p>	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>Section 5.6 'Contingency Plan' in CNVMP by PWNA dated 25 March 2022.</p> <p>The auditor has reviewed the above Contingency Plan and is satisfied that the auditee has the proper processes in place to implement these when required.</p> <p>The auditor notes that there has been no incident and / or complaint that has required the implementation of this Plan.</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Adoption of Universal Work Practices, section 5.7.1, pg. 42	<ul style="list-style-type: none"> - Regular reinforcement (such as at toolbox talks) of the need to minimise noise and vibration. - Regular identification of noisy activities and adoption of improvement techniques. - Avoiding the use of portable radios, public address systems or other methods of site communication that may unnecessarily impact upon nearby sensitive receivers. - Where possible, avoiding the use of equipment that generates impulsive noise. - Minimising the need for vehicle reversing for example (particularly at night), by arranging for one-way site traffic routes. - Use of broadband audible alarms on vehicles and elevating work platforms used on site. - Minimising the movement of materials and plant and unnecessary metal-on-metal contact. - Minimising truck movements. 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>Section 5.7.1 'Universal Work Practices' in CNVMP by PWNA dated 25 March 2022.</p> <p>The auditor notes that at the time of the audit the auditee was operating in accordance with these practices and that the HSE Manager was conducting weekly inspections to and inductions to reinforce the adoption of these practices.</p> <p>The auditor notes that there were no unacceptable noise and vibration sources, levels or activities at the time of the audit and no complaints registered with respect to noise and vibration.</p>	<p>Compliant</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Work Scheduling, section 5.7.4, pg. 43	<ul style="list-style-type: none"> - Providing respite periods which could include restricting very noisy activities to time periods that least affect the nearby noise sensitive locations, restricting the number of nights that after-hours work is conducted near residences or by determining any specific requirements. - Scheduling work to coincide with non-sensitive periods where possible. - Planning deliveries and access to the site to occur quietly and efficiently and organising parking only within designated areas located away from the sensitive receivers. - Optimising the number of deliveries to the site by amalgamating loads where possible and scheduling arrivals within designated hours 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>The auditor notes that the auditee was the auditee appeared to be implementing the measures of section 5.7.4 at the time of the audit and that there were:</p> <ul style="list-style-type: none"> - No very noisy work activities occurring during sensitive periods. - Deliveries were planned and accessed through main entrance and parked wholly on site. - Deliveries were scheduled to arrive within designated hours and the amount of truck activity at the site at the time of the audit was minimal. 	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Reporting on impacts and performance and effectiveness of	Check if this is being done.	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>The auditor notes that the auditee is conducting and maintaining weekly environmental inspection reports and</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
implemented strategies		that these are checked with management and any performance management issues raised and addressed. As noted previously, there have been no legitimate incidents or complaints with respect to environmental impacts.		
Construction Waste Management Sub-Plan ver. 1.2 (25/08/2021)				
Servicing Arrangements, pg. 3	<p>The CWMP will be implemented on site throughout including singularly or collectively the demolition, construction and fit out phases.</p> <p>A Waste Data File must be maintained on-site and all entries are to include:</p> <ul style="list-style-type: none"> - The classification of the waste -The time and date of material removed - A description of and the volume of waste collected - The location and name of the waste facility that the waste is transferred to - The vehicle registration and the name of the waste contractor's company <p>The Waste Data File will be made available for inspection to any authorized officer at any time during the life of the site works. At the conclusion of site works, the designated person will retain all waste documentation and make this validating documentation available for inspection</p>	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>Bingo Waste Management Plan in CEMP dated 25/8/21.</p> <p>Waste contractor records and Bingo - 1 month report.</p> <p>Bingo maintains this and issues on monthly basis.</p> <p>Target was 90% recyclables and achieving 92%.</p> <p>RCC to provide copy of Waste Data File.</p>	<p>Compliant.</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Construction Waste Management Equipment, Bin sizes And Collection Frequency, pg. 7	<p>All waste will be removed by a licensed waste contractor using 15-meter bins on site. The construction waste will be removed when bins are full and within the construction site hours to reduce disturbance of the neighbours.</p>	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>Review of CWMP and Bingo Waste Management & Recycling Plan is detailed in Appendix B of the CWMP.</p> <p>The auditor notes that a 15 meter bin is provided on a hardstand that is fully on site and is being removed by the Bingo and that there have been no disturbance to neighbours.</p> <p>Refer to photo in Appendix D.</p>	<p>Compliant</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
On Site Waste Management Requirements, pg.9	<p>There will be a designated waste storage area for the disposal and storage of construction waste prior to collection. This area will be located conveniently for the construction work team to use the bins as well as for waste contractors to collect. An indicative location has been provided in Appendix A. Other requirements include:</p> <ul style="list-style-type: none"> • The routes for movement of waste between work site and waste storage area are to be kept obstruction-free. • The routes for movement of bins and waste between storage and collection points are marked in the site drawing, and will be kept obstruction-free (if waste is moved between the waste storage area(s). • The waste bin collection point provided will be accessible for waste collection vehicles. There are no obstructions to turning or reversing, pulling up vehicles and lifting bins. 	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>The auditor has conducted a visual inspection of the designated waste storage area (see Appendix D). There is also a Bingo bin provided there. This is in accordance with Appendix A in the CWMP and the auditor notes the below:</p> <ul style="list-style-type: none"> • The route for movement of waste and waste storage is clear • The routes for movement of bins and waste storage and collection are clear • These are in accordance with those marked in site drawing 	<p>Compliant</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> Access for waste collection vehicles will not be compromised by construction-related activities vehicles or other consequences of construction staging. All waste not being reused on site will be removed during, or at the completion of, the construction stage. No waste will be left on site unless it is part of valid reuse on site, which is integral to and in place in the design. In order to manage noise levels, collection of waste from the construction site will only occur during hours approved for construction work. All vehicles entering or leaving the site must have their loads covered. All vehicles, before leaving the site, to be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads. At the completion of the works, the work site is left clear of waste and debris 	<ul style="list-style-type: none"> The bin collection point are accessible for waste collectors and there are no obstructions for movement of waste collection truck The access for waste collection vehicles was not obstructed by construction activities. 		
Integrated Water Management Plan, Rev C (12/08/2021)				
Site constraints, Section 4.1.5, pg. 7	<p>One fixed single stormwater discharge location within Deerubbin Drive at the north-east corner of the site.</p> <p>The single discharge location is an existing Council stormwater pit to the north-east of the site within the public reserve. This existing pit is a constraint as the location and invert level of Councils existing stormwater assets are fixed and it is proposed to discharge the post-developed site's stormwater runoff into this pit.</p>	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>The auditor conducted a visual inspection and review of Council communications and approval email as indicated previously in this table.</p> <p>The auditor has conducted a review of ALS Environmental water quality monitoring records and these meet with the requirements.</p> <p>The auditor confirms that there is onsite drainage currently to onsite detention basin.</p> <p>Council approval to discharge was granted on 16 June 2022 by email from Stephen Masters, Senior Engineer Major Developments.</p> <p>Refer to photos in Appendix D.</p>	<p>Compliant</p> <p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Site Stormwater Discharge, section 4.2, pg. 8	<p>Stormwater runoff from all pervious and impervious surfaces within the proposed development will generally be collected by an in-ground pit and pipe gravity pipe system. The in-ground pit and pipe system has been sized to accommodate the 5% AEP (20-year ARI) storm flows for the site.</p> <p>In the event of the in-ground system blockage or a major storm event greater than the 5% AEP (i.e. storm events up to and including the 1% AEP), overland flow paths have been provided around the proposed buildings to safely convey flows to the Deerubbin Drive road reserve, which acts as the overland flow path for the site catchment.</p>	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>The auditor can confirm that the stormwater runoff within the site is currently being collected by a pit and pipe gravity system design and been granted CC approval.</p> <p>The auditor can confirm that overland flow paths have been provided onto Deerubbin Drive.</p> <p>Refer to photos in Appendix D.</p>	<p>Compliant.</p> <p>The auditor deems the auditee is compliant with this condition.</p>	Compliant
Rainwater Reuse, section 5.1, pg. 9	It is proposed to provide a rainwater collection and reuse to collect clean rainwater for toilet flushing and irrigation of landscaping subject to project requirements.	Interview with auditee on 8/6/22.	Not triggered	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		The auditor notes that this condition relates to the operational phase and should be audited in the operational phase audit.	The auditor deems that this condition has not been triggered.	
Erosion and Sediment Control, section 5.2, pg.9	<p>During construction, erosion and sediment control measures will be provided in accordance with the requirements of "Managing Urban Stormwater Soils and Construction, 4th Edition (Blue Book)". These measures will include silt fences on the low side of the site, silt traps at stormwater pits. Dust control measures will also be provided.</p> <p>Other measures include:</p> <ul style="list-style-type: none"> - construction exits for all vehicles leaving the site, and - revegetation of the site as soon as practicable. <p>Erosion control measures must be inspected and maintained after each rain event and at intervals not exceeding two weeks.</p>	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>Visual inspection of the site and activities / controls.</p>	<p>Non-compliant</p> <p>Non-compliance</p> <p>As noted previously in this table, the auditor deems that the erosion control measures are insufficient as silt fences are damaged or non-existent in places and that there were exposed stockpiles and earthworks that can generate dust and there were no dust suppression measures in place.</p> <p>The auditor recommends that the silt fences be installed on the upper level or the site and repaired and maintained on the lower level.</p> <p>The auditor also recommends that stockpiles be protected from erosion and that water spraying be put into use across the site.</p>	Non-compliant
Stormwater Quality/Treatment, section 5.3, pg. 9	<p>Water quality and water quantity treatment systems have been provided as part of the parent subdivision works, however the site specific WSUD measures that will be provided for this site include:</p> <ul style="list-style-type: none"> - Grassed swales - Open turf areas - All grated inlet pits will have gross pollutant traps, to remove gross pollutants prior to site discharge - Collection, reuse and bypass of clean roof water (subject to project requirements) <p>The above proposed treatment devices are incorporated within the system design to achieve an overall increase of stormwater quality.</p>	<p>Interview with auditee and site inspection on 8/6/22.</p> <p>The auditee deems that this condition is applies to the operational phase of the development and should be audited in the operational phase audit.</p>	<p>Not triggered</p> <p>The auditee deems that this condition has not been triggered.</p>	Not triggered.

APPENDIX C – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS



Department of Planning and Environment

Our reference- SSD-8873-PA-47

School Infrastructure NSW
via Planning Portal

Attention: Matthew Metlege, Project Director

25 May 2022

Subject: New Public School in Mulgoa Rise, Glenmore Park Independent Auditor Agreement

Dear Mr Metlege,

I refer to your request (SSD-11070211-PA-6) for the Secretary's agreement to additional independent auditors for the New Public School in Mulgoa Rise, Glenmore Park - IEA- Request for additional auditor approval (SSD-11070211).

In accordance with Condition C36 of SSD-11070211 (the 'Consent') and superseding the letter dated 16 May 2022 (SSD-11070211-PA-5), the Secretary has agreed to the following auditors:

- Mr Steve Fermio as Lead Auditor, or
- Mr Derek Low as Lead Auditor, or
- Mr Peter Hatton as Lead Auditor, or
- Ms Ann Azzopardi as Lead Auditor, or
- Mr Ibrahim Awad as Lead Auditor; and
- Mr Brendan Shannon as audit support.

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

The Independent Audit must be prepared, undertaken and finalised in accordance with the Independent Audit Post Approval Requirements. 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. Further, the Department notes that some of the Exemplar Global certifications for the above auditors will expire before the final audit for this project has been completed. Please note that this approval of the above audit team is conditional upon them maintaining certification as a lead or principal auditor with a relevant industry body.

Notwithstanding the agreement to the above auditors, each respective project approval or consent requires a request be submitted to the Department for consideration of the Secretary.

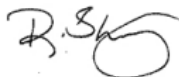
Should you wish to discuss the matter further, please contact Alfard Hussain, Compliance Officer on 02 9274 6456 or compliance@planning.nsw.gov.au

Yours sincerely

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | dpie.nsw.gov.au | 1





Department of Planning and Environment







Rob Sherry
Team Leader Compliance - Government Projects
Compliance



Rob Sherry
Team Leader- Compliance (Government Projects)
As nominee of the Planning Secretary

APPENDIX D – SITE INSPECTION PHOTOGRAPHS



No.	Comment	Photograph
1	Site notice	
2	Site sheds with spill kit	


No.	Comment	Photograph
3	Stabilized access	
4	Waste collection area	

No.	Comment	Photograph	
5	Flammables storage		
6a0, 6b) and 6c)	Inadequate pit protection		

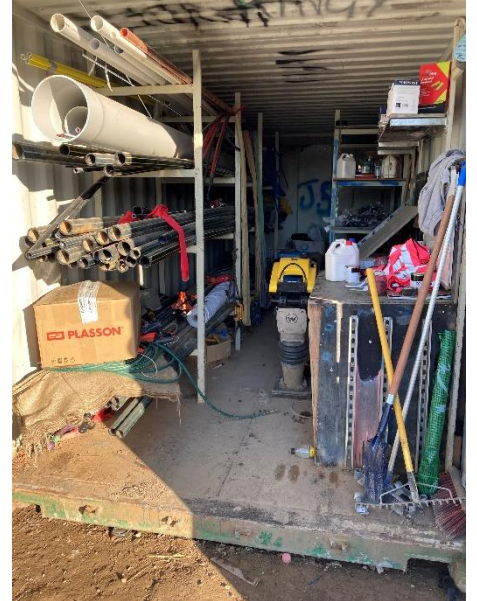
No.	Comment	Photograph
7	Earthworks and subsurface footings underway.	
8	Earthworks and subsurface footings underway.	

No.	Comment	Photograph
9	Boundary controls	
10a) 10b), and 10c)	Inadequate sediment fencing.	  

No.	Comment	Photograph
11	Sediment basin	
12	Unstabilised stockpile	

No.	Comment	Photograph
13	Unbundled fuel storage	

APPENDIX E – SITE PHOTOGRAPHS POST INSPECTION



APPENDIX F – DECLARATION FORMS

Declaration of Independence - Auditor




Project Name:	Mulgoa Rise, Glenmore Park
Consent Number:	SSD-11070211
Description of Project:	Construction of a new primary school in Mulgoa Rise, Glenmore Park to accommodate 414 students across four buildings, with associated outdoor areas and staff car parking
Project Address:	1-23 Forestwood Drive, Glenmore Park (Lot 1663 DP 1166869)
Proponent:	NSW Department of Education (Infrastructure Projects)
Date:	18/03/2022

I declare that:

- I am not 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;
- I do not 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;
- I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company was subject to audit, except as otherwise declared to the Department prior to the audit;
- I am not an Environmental Representative for the project; and
- I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

Notes:

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

Name of Proposed Auditor:	Ibrahim Awad
Signature:	
Qualification:	Bachelor of Science (Env) - Macquarie University Master of Engineering Science (Civil & Env) – Scholarship, Uni of Melb. Master of Environmental Law – University of Sydney Certified Lead Auditor & OHS Auditor, Exemplar Global Certificate 110720
Company:	Seventh Sense Sustainability Consultants Pty Ltd

APPENDIX G – CONSULTATION RECORDS

From: Caleb O'Reilly <Caleb.O'Reilly@penrith.city>

Sent: 23 June 2022 14:08

To: Ibrahim Awad <iawad@wolfpeak.com.au>

Subject: RE: Independent Environmental Audit - Mulgoa Rise Public School - SSD 11070211 & MDA21/0031 - 60-78 Deerubbin Drive, Glenmore Park

Hi Ibrahim,

Thank you for contacting me. I can confirm that the resolution of the original complaint confirmed that the Mulgoa Rise School site was not tracking dirt and sediment onto Council's road reserves and that the sediment and erosion control measures in place were effective.

I am not aware of any other complaints received by Council regarding the development site.

If you have any questions feel free to contact me.

Kind Regards,

Caleb O'Reilly

Acting Senior Engineer – Major Developments

E Caleb.O'Reilly@penrith.city

T [+61 2 4732 7928](tel:+61247327928) | F | M [+61 448 289 408](tel:+61448289408)

PO Box 60, PENRITH NSW 2751

www.visitpenrith.com.au

www.penrithcity.nsw.gov.au

PENRITH
CITY COUNCIL

Hi Ibrahim,

Thanks for your time on the phone this afternoon.

I refer to your request for the Department's comments in relation to the upcoming Independent Environmental Audit (IEA) required under Condition C37 of SSD-11070211 (Consent).

Noting that the scope already includes the requirements under section 3.3. of the *Independent Audit Post-Approval Requirements* (Department, 2020), the Department requests that the upcoming IEA also reports on the following matters:

- 1) A detailed look at how the Construction Traffic and Pedestrian Management sub-plan is being implemented and whether there are any improvement opportunities.
- 2) If piles are observed on-site during your inspection, please report whether works are being carried out in accordance with Condition C18.
- 3) Please provide details on how construction noise is being managed.
- 4) Whether the project is maintaining appropriate records for imported fill on site, if any, and whether stockpile management is satisfactory.
- 5) Comment on adequacy of controls around dust, ERSED and water management.
- 6) A review of the project's complaints register to ensure that all complaints are recorded and appropriate responses are/were provided in a timely manner.

The Department requests that you consult with Penrith City Council for the upcoming IEA.

Finally, as discussed on the phone, it is requested that you allow reasonable timeframes while making consultation requests going forward for future IEAs.

If you wish to discuss the above, please contact me on the details below.

Kind regards,

Alfarid Hussain

Compliance Officer
Development Assessment
Department of Planning and Environment

T 02 9274 6456 | **M** 0436 681 733 | **E** Alfarid.Hussain@planning.nsw.gov.au
www.dpie.nsw.gov.au
Locked Bag 5022|Parramatta NSW 2124

Working days Monday to Friday, 09:00am - 5:00pm

