



INDEPENDENT AUDIT NO. 1 – AUDIT REPORT

HAWKESBURY CENTRE OF EXCELLENCE

SSD-15001460

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Authorisation

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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 Hawkesbury Centre of Excellence (HCoE), SSD-15001460.

The scope of the audit includes all Conditions of Consent (CoC) 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 C42 and to verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project.

Construction of the HCoE commenced on 29 March 2022.

The on-site audit inspection was conducted on 15 June 2022 and resulted in the finding of nil (0) non-compliances and thirteen (13) observations. These relate to:

- Administrative observations with respect to A2, A28, A31 and A32;
- Technical observations with respect to A33, B15, B20, B22, C26, C35, C36, C38 and C40.
- No wash bay or taps available for washing down construction vehicles.
- No water spraying or water cart on site.
- No dust suppression of stockpiles.

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 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.

1. INTRODUCTION

1.1 Project overview

The HCoE project involves the construction and operation of new agricultural school facilities for a capacity of 325 students. The project proponent is Schools Infrastructure NSW, the project manager Colliers and the construction contractor Richard Crookes Constructions.

The development is located in the southwestern corner of the Western Sydney University (Hawkesbury Campus) site with the internal road known as Vines Drive to the north and Maintenance Lane to the far east.



Figure 1: Location of the Hawkesbury CoE development site.

The proposed development will be located on an area of Lot 2 and occupy approximately 11.9 ha. Lot 2 contains a number of buildings associated with the WSU Hawkesbury Campus. Figure 1 is an aerial photo identifying the extent of Lot 2 DP 1051798, the location of the existing Richmond TAFE, existing WSU Campus buildings, the proposed development site and other features. The proposed development site is largely cleared with only a small number of exotic and native tree species remaining. The site is relatively flat with a small gradient from north to south.

The project will include the construction and use of a new educational establishment and short-term living accommodation including:

- Administration Unit (Building A) close to Vines Drive.
- Staff parking facilities off Vines Drive.
- Three (3) separate teaching / learning areas (Buildings B, C and D) within the centre of the site and connected to each other via COLA structures.
- Dining hall and indoor recreation area, canteen and amenities (Building E).
- Short-term accommodation block (Building F).
- General car parking facilities adjacent to Building F.
- Agricultural tools storage shed, building and communications rooms and green house (Buildings G and H).
- Agriculture plots and facilities as per EFSG requirements.
- Proposed service road.
- Landscaping.
- Bicycle storage.
- Improvements to infrastructure and stormwater drainage where required.

The general layout is illustrated in Figure 2.

The contractor commenced construction on 29 March 2022 but as detailed in this report, has encountered a perched water table which has caused significant delays to the construction of the project.

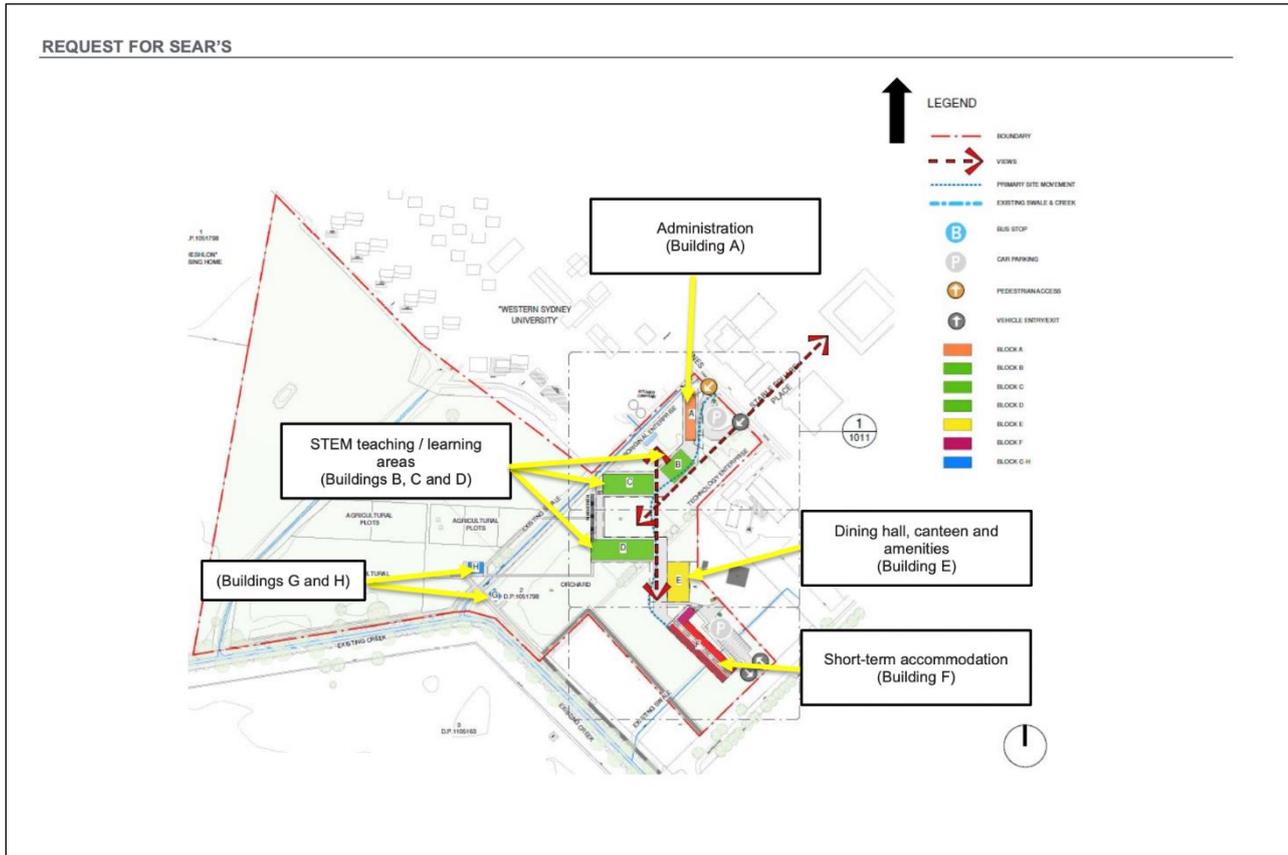


Figure 2: Proposed site plan for Hawkesbury CoE.

1.2 Approval requirements

Conditions of Consent (CoC) C41 – C46 of Schedule 2 of SSD 15001460 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 C42 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 1 June 2022. The approval is presented in Appendix C.

1.4 The audit objectives

The objective of this Independent Audit is to satisfy SSD 15001460 CoC C42. CoC C42 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 C42, 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 14 March 2022 and the completion of the site inspection on 15 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 3.

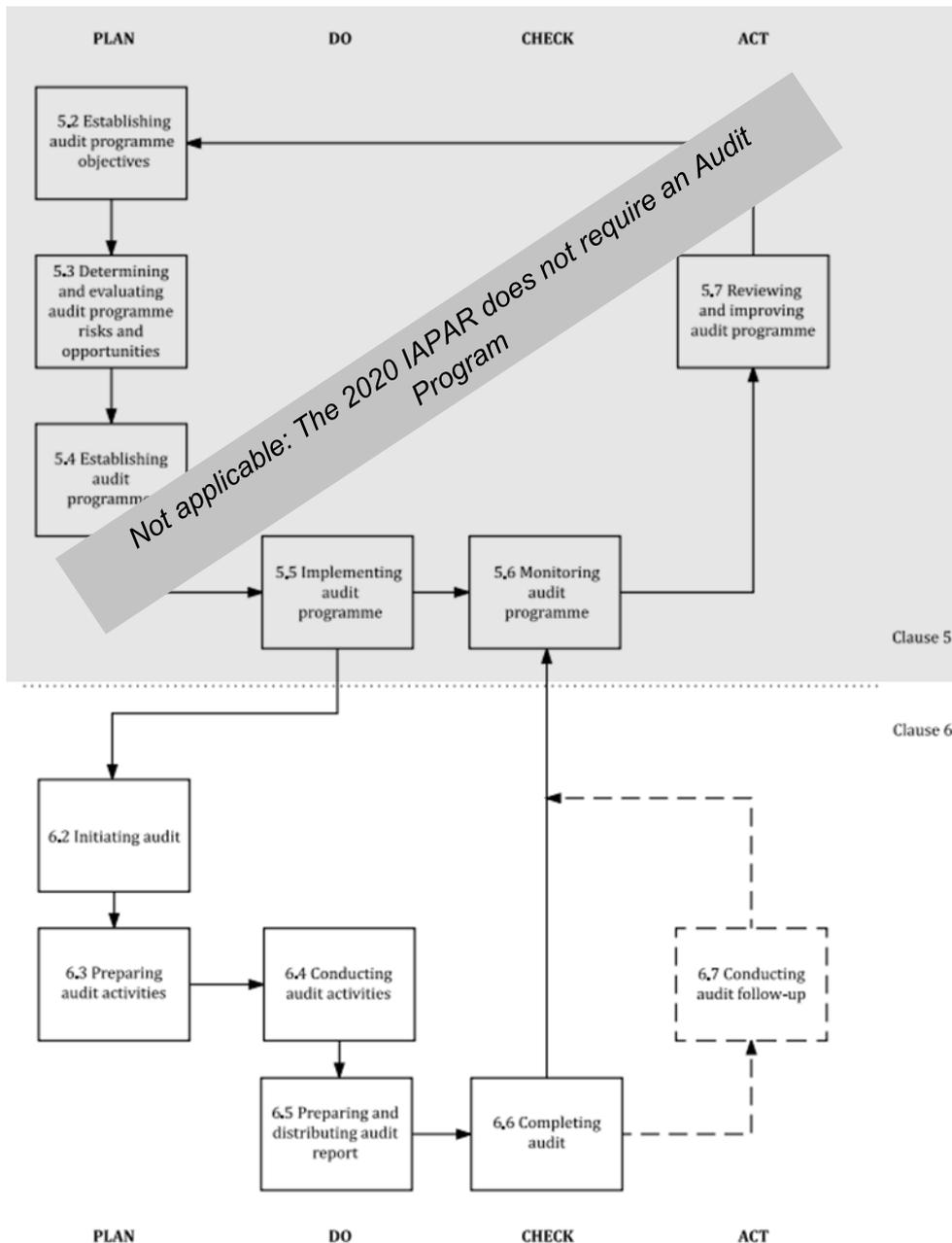


Figure 3: Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

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 3rd 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 in their email dated 14 June 2022 are presented in Table 1.

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

Stakeholder	Issues and Focus	How Addressed
DPE 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.
1	The reporting period in the format DD-MM-YYYY – DD-MM-YYYY.	29-03-2022 to 15-06-2022 SINSW advised DPE dated of commencement as 28 March 2022 in letter dated 24 March 2022. The onsite audit inspection was conducted on 15 June 2022.
2	An update on where the planning, designs and approval requirements under conditions B31-B34 of the Consent are at for the road upgrades and intersection works. Please consult with the relevant government agencies in relation to the progress of these requirements given that the road works are required to be completed prior to commencement of operation.	The auditor notes that due to encountering a perched water table on site, no building construction works had commenced on site at the time of the inspection and the auditee was awaiting a recommendation report from GHD advising a design/construction solution to work around the perched water table issues. The design for the planned intersection works at Vines Drive were still ongoing at the time of the audit and the auditee advised that the TfNSW Works Authorisation Deed (WAD) required to be executed prior to commencement of Vines Drive/Londonderry would be done so at the finalization of these designs and prior to the

Stakeholder	Issues and Focus	How Addressed
		<p>construction of the road intersection works.</p> <p>A TfNSW WAD Acknowledgement Letter and WAD Acknowledgement Letter have been provided as well as the Vines Drive Authority Approvals Matrix.</p>
3	Provide the date when the project is expecting to commence operation	The auditee notes that they plan to commence operation on 26th July 2023 subject to the resolution of perched groundwater table issues.
4	Outline forecasts, in particular, any significant changes expected in the next reporting period, e.g., lodgment of modification application.	<p>The auditor notes that the auditee has a MOD to be submitted relating to a crush stock yard and end of trip facilities and irrigation tank to be submitted by the end of June 2022.</p> <p>The auditor also notes that the auditee will be requesting changes to conditions D22 and AN14 and that a fee proposal from RPS has been provided</p>
5	Provide details on how construction noise is being managed. If there are any construction equipment observed onsite that has a potential to trigger noise management levels at the nearest noise sensitive receivers, please provide details of the mitigation measures that are being implemented, including a comment whether they are adequate.	The auditor notes that due to issues surrounding the perched water table no construction works/activities have commenced and that there were no construction equipment or sources of noise observed at the time of the audit.
6	Comment on adequacy of controls around dust, ERSED and water management on-site.	<p>The auditor notes that due to the issues surrounding the perched water table no construction works have commenced on site and up to the time of the audit.</p> <p>The auditor notes that sediment traps have been installed across the entire perimeter of the site and that they are in good condition and serving their purpose well.</p> <p>The auditor notes that due to the inaccessibility and inability of construction vehicles to traverse the site for any construction work, there is not yet any installation of on-site drainage collection and detention basins.</p>

Stakeholder	Issues and Focus	How Addressed
		<p>The auditor notes that a civil contractor periodically attends the site with a water cart for dust suppression but that at the time of the audit all grounds were saturated and there were no dust issues.</p> <p>The auditor notes that there were unprotected stockpiles of earth above 2m that could result in dust generation during dry windy conditions and the auditor has recommended corrective actions to address this.</p> <p>The auditor also notes that there has been some grass seeding of earth mounds since the inspection.</p>
7	<p>Comment on whether the project is implementing adequate tree protection measures. Please consult with the qualified bush generator or Arborist appointed to satisfy Condition C20 of the Consent in relation to tree removal and transplantation of native juvenile plants.</p>	<p>The auditor notes that tree protection zones have been established and are marked and barricaded – see photos in Appendix D.</p> <p>The auditor notes that there is adequate protection of tree zones at the time of the inspection.</p> <p>The auditor notes that the auditee will be transplanting and planting juvenile plants at a later stage of construction e.g. towards the end of the construction period of the road intersection works at Vines Drive. As noted above, due to the perched water table issues, no construction works have commenced so far.</p>
8	<p>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.</p>	<p>The auditor has reviewed the SINSW Complaints Register up to the end of June and no complaints have been registered / recorded.</p>

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 – Hawkesbury Centre of Excellence (SSD-15001460) – RPS Group – 5 August 2021.*
- *Development consent SSD 15001460, 14 March 2022*
- *Construction Management Plan - Hawkesbury Centre of Excellence (SSD-15001460) – RCC – 6 April 2021.*
- *Construction Traffic and Pedestrian Management Sub-plan, 3 March 2022*
- *Construction Noise and Vibration Management Sub-plan – 25 February 2022*
- *Construction Soil & Water Management Sub-plan – 25 March 2022*
- *Construction Waste Management Sub-plan – 24 June 2021*
- *Operational Waste Management Sub-plan – 1 July 2021*
- *Biodiversity Management Sub-plan – 15 March 2022*
- *Flood Emergency Response Sub-plan – 25 February 2022*
- *Community Communication Strategy – March 2022*
- *Bushfire Review Letter – 6 October 2021*

2.2.3 Site personnel involvement

The on-site audit activities took place on 15 June 2022. The following personnel took part in the audit along with the auditor:

- Matt Stephenson, Project Manager – Richard Crooks Construction
- Kayan Tabbouch, Project Engineer - Richard Crooks Construction
- Lizza Young – Director Project Leads – Colliers.

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 15 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 15 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 15 June 2022 with the following people:

- Matt Stephenson, Project Manager – Richard Crooks Construction
- Kayan Tabbouch, Project Engineer - Richard Crooks Construction
- Lizza Young – Director Project Leads – Colliers.
- Ed Soliman – Project Manager – Colliers.

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

- Mathew Metlege, Director SI Education NSW.

2.2.6 Site inspection

An onsite inspection of the project was conducted by the auditor on 15 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
- Any temporary buildings, plant and equipment facilities
- Silt traps and erosion controls
- Stockpiles / earth mounds
- Dust suppression
- Stormwater discharge areas
- 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 15001460 applicable to the works being undertaken, and selected mitigation measures and commitments from the following plans:

- *Construction Management Plan - Hawkesbury Centre of Excellence (SSD-15001460) – RCC – 6 April 2021.*
- *Construction Traffic and Pedestrian Management Sub-plan, 3 March 2022*
- *Construction Noise and Vibration Management Sub-plan – 25 February 2022*
- *Construction Soil & Water Management Sub-plan – 25 March 2022*
- *Construction Waste Management Sub-plan – 24 June 2021*
- *Operational Waste Management Sub-plan – 1 July 2021*
- *Biodiversity Management Sub-plan – 15 March 2022*
- *Flood Emergency Response Sub-plan – 25 February 2022*
- *Community Communication Strategy – March 2022*
- *Bushfire Review Letter – 6 October 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.

- Nil (0) non-compliances and thirteen (13) observations were identified with respect to the CoC. These relate to:
 - Administrative observations with respect to A2, A28, A31 and A32;
 - Technical observations with respect to A33, B15, B20, B22, C26, C35, C36, C38 and C40.
 - No wash bay or taps available for washing down construction vehicles.
 - No water spraying or water cart on site.
 - No dust suppression of stockpiles and earth mounds
 - No on-site construction parking facilities
- Additionally, there were two (2) non-conformances and four (4) observations with respect to the CEMP/subplan requirements – Appendix B. As the CEMP/sub-plan

requirements are not strictly conditions of consent, the auditor has assessed implementation of these requirements as being either 'conformant' or 'non-conformant' to differentiate them from the CoC findings. The use of the term 'observation' has also been used where the auditor considers that the auditee is not fully compliance with a requirement and/ or where there is room for improvement.

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 A2	Observation	<p>Requirement: 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, RtS and SRtS; and</p> <p>(d) in accordance with the approved plans in the table below:</p>	Address the recommended corrective actions relevant to each finding below.	Richard Crookes Construction As specified for each finding below.	OPEN
IA1_2	CoC A28	Observation	Requirement: 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.	Notify Planning and the Certifier of identified non-compliances in this report, for example, Compliance Reporting and notifying Department on retirement of BOS credits.	Richard Crookes Construction As specified for each finding below.	OPEN
IA1_3	CoC A31	Observation	<p>Requirement: Within three months of:</p> <p>(a) the submission of a compliance report under condition A34;</p> <p>(b) the submission of an incident report under condition A27;</p> <p>(c) the submission of an Independent Audit under condition C42 or C43;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition 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>Notify the Department that the auditee has not been completing Compliance Reporting nor submitted a Compliance Report within 3 months and seek that CoCA31 (a) be removed from the consent.</p> <p>RCC has advised on 11/8/22 that they have requested these be removed in the recent Mod Report.</p>	Colliers/SINSW Within 3 months of submission of this Audit Report.	CLOSED
IA1_4	CoC A32	Observation	<p>Requirement: 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>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.</p>	<p>The auditor notes that the auditee is working with GHD to find an alternative design/construction option to manage works around the perched groundwater table.</p> <p>The auditor recommends that the auditee revise its environmental assessment/impacts and hence CEMP/subplans based on the new design/construction solution.</p> <p>Further the auditor recommends that the auditee notify the Department of any revised assessments and CEMP/subplans.</p>	Colliers/SINSW Within 3 months of accepting a design /construction solution for the perched groundwater table from the Consultant.	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA1_5	CoC A33	Observation	Requirement: <i>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.</i>	Notify the Department that the auditee has not been completing Compliance Reporting and seek that CoC A31(a), A33, A34 & A35 be removed from the consent. RCC has advised on 11/8/22 that they have requested these be removed in the recent Mod Report.	Richard Crookes Construction Within 3 months of submission of this Audit Report.	CLOSED
IA1_6	CoC B15	Observation	Requirement: <i>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:</i> <i>(a) be prepared by a suitably qualified and experienced person(s);</i> <i>(b) be prepared in consultation with Council and TfNSW;</i> <i>(c) detail:</i> <i>(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;</i> <i>(ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;</i> <i>(iii) heavy vehicle routes, access and parking arrangements;</i> <i>(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; and</i> <i>(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).</i>	The auditor notes that consultation has not been undertaken with Council with respect to the development of this plan. The auditor understands that the auditee deems that Council does not have jurisdiction of the site as it is on UWSD property however the auditor recommends that the auditee confirm with the Council that they do not have an interest in being consulted on this Plan. RCC has advised that CPL issued the CTPMSP to WSU/TfNSW and HCC on 16/2/22 and that they will update and provide the evidence.	Richard Crookes Construction Within 3 months of submission of this Audit Report.	OPEN
IA1_7	CoC B22	Observation	Requirement: <i>Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.</i>	The auditor notes that at the current time the conditions resulting from the perched groundwater table do not allow for the establishment of proposed onsite parking facilities. The auditor notes that this condition will be addressed in a Site Establishment Plan which will be developed subject to the resolution of the perched groundwater table issue. The auditor recommends that the auditee notify Planning that they are unable to address this condition until such time as a design/construction solution has been finalised to address the groundwater table issue.	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_8	CoC C24	Observation	Requirement: <i>During construction, the Applicant must ensure that:</i> (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	The auditor recommends the installation of wash bays and water supply at the access points to allow wash down of trucks prior to leaving the site. The auditor also recommends that the CSWMP be updated to reflect this within 3 months of the IEA as per A31c.	Richard Crookes Construction Within 3 months of submission of this Audit Report.	OPEN
IA1_9	CoC C26	Observation	Requirement: <i>Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Western Sydney University must be obtained to connect or discharge site stormwater to Western Sydney University's stormwater drainage system or street gutter.</i>	The auditor recommends that the approval from WSU and agreed provisions be provided to the certifier once received. The auditor notes that CPL issued a notice to WSU on 2/6/22 and is awaiting a response. The auditor seeks a copy of the WSU approval when received.	Richard Crookes Construction Within 3 months of submission of this Audit Report.	OPEN
IA1_10	CoC C35	Observation	Requirement: <i>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 15/6/22.</i>	The auditor requests copies of auditee records / Bingo reports.	Richard Crookes Construction Within 3 months of submission of this Audit Report.	OPEN
IA1_11	CoC C36	Observation	Requirement: 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.	The auditor requests copies of procedure for the removal of hazardous materials during construction stage, including any records.	Richard Crookes Construction Within 3 months of submission of this audit report.	OPEN
IA1_12	CoC C38	Observation	Requirement: <i>Remediation of the site must be carried out in accordance with the Remediation Action Plan Centre of Excellence in Agricultural Education prepared by Douglas Partners Pty Ltd and dated 20 May 2021 and any variations to the Remediation Action Plan Centre of Excellence in Agricultural Education approved by an NSW EPA-accredited Site Auditor.</i>	The auditor recommends that the RAP be revised and updated subject to receiving and accepting a design/construction solution to the perched groundwater table issue and that this be approved by an EPA Accredited Site Auditor. The auditor recommends that the RAP factor in any impacts resulting from the modified design /construction solution on the contamination and required mitigations measures.	Richard Crookes Construction Within 3 months of receiving and accepting revised design/construction solution for the perched groundwater table.	OPEN

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA1_13	CoC C40	Observation	Requirement: <i>The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.</i>	The auditor notes that the design/construction aspects of the proposed development may change subject to receiving a design/construction solution to the perched groundwater table issue and that the auditee should engage their contamination/RAP consultant and the site auditor to review the likely impacts of the design/construction changes on the contamination.	Richard Crookes Construction Within 3 months of receiving and accepting revised design/construction solution for the perched groundwater table.	OPEN
IA1_14	CEMP, Sect 4, p32	Non-conformance	Requirement: <i>Dust Generation (Construction), Section 4.7, pg 32</i> <ul style="list-style-type: none"> • Minimise areas of site disturbed, and stage works where possible. • Dust suppression strategies to be used, i.e., water sprays, soil binders, hydro mulching, controlled speed onsite, road base + shaker grids. • Stockpiled topsoils and rubble will be restricted to 4m high. Stabilise if in-situ for >4-6months. On site drilling or coring operations will be undertaken by equipment fitted with air filtration equipment.	The auditor notes that there were some stockpiles of soil that were not controlled for dust generation however they were not above 4m. The auditor recommends that the existing stockpiles be grass seeded and that water spraying be used to suppress dust in dry windy conditions as they have been and/ or likely to be in-situ for more than 4-6 months and need to be stabilised. The auditor notes that the auditee has notified the Department of the inability to use a water cart on site due to the adverse ground conditions (as supported by the Douglas Partners Memo dated 12/4/22). Further the auditee has provided evidence to the auditor of effective grass seeding of the stockpiles and earth mounds.	Richard Crookes Construction	CLOSED

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA1_15	CEMP, Section 4.7, p35	Observation	<p>Requirement: <i>Flora, Section 4.7, pg 35</i></p> <ul style="list-style-type: none"> Review planning documentation to determine the presence of any protected, threatened or significant flora. Obtain approvals as required. Engage arborist to develop tree management plan or refer DA and arborist reports. Education and training at site toolbox meetings and induction. Report all sightings to the site manager. Fence or barricade protected flora at the drip zone. Erect Keep Out signage. Do not stack materials under/against trees. The potential for reuse of vegetative wastes by mulching, chipping or on-site placement of trunks or limbs shall be reviewed for each project. 	The auditor has requested a copy of the Tree Management Plan.	Richard Crookes Construction Within 3 months of submission of this audit report.	OPEN
IA1_16	CEMP, Traffic	Non-conformance	<p>Requirement: <i>Traffic, Section 4.7, pg 38</i></p> <ul style="list-style-type: none"> Develop and implement traffic management plans. Submit to local council as required. Signage and notices regarding disruptions. Use crushed concrete, mulches etc along site access roads. Install shakers and wheel wash as required. Organise regular street sweeping. Haulage routes and rules will be provided to subcontractors prior to commencing on site. All loads of soil, demolition wastes, general wastes etc are to be tarped. 	<p>The auditor notes that shakers are in place but there is no wheel wash facility and water supply.</p> <p>The auditor recommends installation of wash bay facilities and the update of the CSWMP within 3 months of the IEA as per A31c.</p>	Richard Crookes Construction Within 3 months of submission of this audit report.	OPEN
IA1_17	CEMP, Biodiversity	Observation	<p>Requirement: <i>Hollow management and replacement, Section 4.2.6, pg 19</i></p> <p><i>Compensatory tree hollows must be provided prior to the release of the hollow dependent fauna, unless the removed tree hollows can be relocated and installed on the same day they are removed.</i></p> <p><i>Prior to commencement of the removal of a HBT, the proponent (or proponent's representative) must provide to the Certifier:</i></p> <ul style="list-style-type: none"> <i>Details on the size, type, number, and location of nest boxes required, or details on the relocation of the actual tree hollows.</i> <i>Installation location of replacement nest boxes or actual tree hollows, providing alternate habitat for hollow-dependent fauna displaced during clearing.</i> <i>Salvage and relocate any tree hollows approved for removal to appropriate locations on the same day and prior to the release of any native fauna found using the tree hollows.</i> 	<p>The auditor requests that the auditee provide evidence that the Nest Box Installation Report was provided to the Certifier prior to the removal of HBT.</p> <p>The auditee has provided sufficient evidence to the auditor that nest boxes were installed prior to the commencement of construction (Nest Box Installation Report by Narla Environmental dated February 2022) and that the Certifier was notified and acknowledge this report in the letter from BCA Logic for the CC dated 25/3/22.</p>	Richard Crookes Construction	CLOSED

Item	Ref.	Type	Details of item	Proposed or completed action	By whom and by when	Status
IA1_18	CEMP, Biodiversity	Observation	<p>Requirement: <i>Exotic weed species management, Section 4.2.8, pg 20</i></p> <p><i>It is anticipated that the "Low Impact Construction Management Zone" has the highest potential for exotic weed species build-up as there will be less frequent activity in this zone of the subject land, and hence can be overlooked for regular maintenance.</i></p> <p><i>Weed control activities are only to be undertaken if substantial quantities of High Threat Exotic weed species are identified by the Project Ecologist or the Project Bush Regenerator through regular monitoring and reporting.</i></p>	The auditor requests that the auditee provide details of regular inspections by the Ecologists or Bush Regenerator for weed monitoring.	Richard Crookes Construction Within 3 months of submission of this audit report.	OPEN
IA1_19	CEMP, Biodiversity	Observation	<p>Requirement: <i>Monitoring and reporting, Section 4.3, pg 21</i></p> <p><i>In addition to the pre-clearance surveys, a regular monitoring program is to be implemented for the subject land for the duration of the construction phase of the project. The Project Ecologist or Project Bush Regenerator is to inspect the site on a quarterly basis until the construction phase of the project is completed.</i></p> <p><i>The monitoring will cover, but not be limited to, the following items:</i></p> <ul style="list-style-type: none"> • <i>Exotic weed species that are regenerating within the subject land, their abundance and location.</i> • <i>The health of any replacement planting for the project.</i> • <i>Any activity during the construction phase of the project that is adversely impacting, or likely to adversely impact, the biodiversity of the subject land.</i> 	The auditor requests that the auditee provide details of quarterly monitoring / inspection by the Ecologists or Bush Regenerator.	Richard Crookes Construction Within 3 months of submission of this audit report.	OPEN

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 - Hawkesbury Centre of Excellence (SSD-15001460) – RCC – 6 April 2021.*
- *Construction Traffic and Pedestrian Management Sub-plan, 3 March 2022*
- *Construction Noise and Vibration Management Sub-plan – 25 February 2022*
- *Construction Soil & Water Management Sub-plan – 25 March 2022*
- *Construction Waste Management Sub-plan – 24 June 2021*
- *Operational Waste Management Sub-plan – 1 July 2021*
- *Biodiversity Management Sub-plan – 15 March 2022*
- *Flood Emergency Response Sub-plan – 25 February 2022*
- *Community Communication Strategy – March 2022*
- *Bushfire Review Letter – 6 October 2021*

The plans are of a high quality and are adequate for the works being undertaken. We have noted several non-conformances in relation to the implementation of some of the plans (Appendix B and Table 3), however, these do not detract from the adequacy of the documents themselves.

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

No complaints have been received by SINSW for the development since construction works commenced on 28 March 2022 and up to the date of the site inspection on 15 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 no major construction works had commenced at the time of the audit as the contractor had encountered a perched water table which prevents the planned construction works and activities from proceeding until a design solution has been developed. The auditee noted that a consultant (GHD) had been engaged to develop a design and construction solution to deal with the perched water table but this had not been finalised at the time of the audit.

As there was no construction activity the auditor is unable to make any comment on the predicted versus actual environmental impacts as for the most part these have not yet been triggered or realised.

The auditor notes that the auditee will need to review the environmental impacts associated with the modified design solution and related construction works needed to work around the issue of the perched water table and subsequently revise the CEMP and sub-plans once any modification has been approved. The CEMP and subplans will need to reflect the design and construction changes, assessed environmental impacts and any new mitigation measures that will need to be implemented.

Additionally, the auditee will need to notify the Department and the Certifier of any proposed staging and/ or changes and revisions to strategies, plans and programs as a result of the new building design/construction solution.

4. CONCLUSIONS

This Audit Report presents the findings for the first Independent Audit of Hawkesbury Centre of Excellence (SSD 15001460), covering the period between the granting of consent, on 14 March 2022 and the completion of the site inspection on 15 June 2022 (the audit period).

The project has been substantially delayed by the lack of construction progress made on the site and the absence of any major construction works and activities due to the unanticipated presence of a perched water table which has prevented planned works from proceeding.

The auditee is awaiting a design and construction solution from their consultant GHD to deal with the perched groundwater table and in the meantime all construction works are on hold. For the site preparatory works completed so far and current site management, the auditor notes the following as being of most importance and recommends they be addressed within the specified timeframes:

- provide dust control / management of stockpiles
- provide dust suppression on site through water spraying during dry and windy conditions
- provide wash bay facilities and wheel wash down of trucks entering site including waste collection vehicles
- notify the Department and Certifier of any non-compliances, requests for changes to consent conditions and any proposed changes and staging of the construction works and revisions of strategies, plans and programs that result from the new building design/construction solutions to the perched groundwater table issue.

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

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APPENDIX A – SSD 15001460 - CONDITIONS OF CONSENT

Table 1: Centre of Excellence Hawkesbury (SSD 15001460) Conditions of Consent Checklist – Independent Audit No. 1

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>Interview with auditee and site inspection on 15/6/22. Review of CEMP – 6/4/21.</p> <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 other than a few demountables on site, no other construction activities have been commenced due to a major constraint to works relating to a perched water table.</p> <p>With respect to the general state of the site, 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>	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, RtS and SRtS; and</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 no major construction activities have been commenced on site due to a perched water table.</p> <p>The only notable works that have been completed on site include general site preparation works (earth works and levelling), a cattle grid and lockable gates/signage at the entrance, 3 demountables and silt traps and fencing on the perimeter.</p> <p>The auditor notes that based on the limited works and activity, the auditee is largely compliant with any applicable CoA / CEMP conditions that have been activated.</p> <p>However there are some observations with respect the CoC as well as the CEMP/sub-plans which will need to be addressed. This includes the absence of a</p>	Observation

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	<table border="1"> <thead> <tr> <th colspan="4">Architectural Plans prepared by NBR Architecture</th> </tr> <tr> <th>Dwg No.</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>H-AR-DW-A-SSDA-0102</td> <td>3</td> <td>Proposed Site Plan</td> <td>04/11/21</td> </tr> <tr> <td>H-AR-DW-A-SSDA-0103</td> <td>3</td> <td>Proposed Roof Plan</td> <td>04/11/21</td> </tr> <tr> <td>H-AR-DW-A-SSDA-0104</td> <td>3</td> <td>Demolition Plan</td> <td>28/06/21</td> </tr> <tr> <td>H-AR-DW-A-SSDA-0105</td> <td>3</td> <td>Site Circulation Plan</td> <td>04/11/21</td> </tr> <tr> <td>H-AR-DW-A-SSDA-0106</td> <td>3</td> <td>Site Security and Fence Plan</td> <td>04/11/21</td> </tr> <tr> <td>H-AR-DW-A-SSDA-1000</td> <td>3</td> <td>Ground Floor Plan Part 1</td> <td>04/11/21</td> </tr> <tr> <td>H-AR-DW-A-SSDA-1001</td> <td>3</td> <td>Ground Floor Plan Part 2</td> <td>04/11/21</td> </tr> <tr> <td>H-AR-DW-A-SSDA-1002</td> <td>5</td> <td>Ground Floor Plan Part 3</td> <td>01/11/21</td> </tr> <tr> <td>H-AR-DW-A-SSDA-1010</td> <td>3</td> <td>Block A Plan</td> <td>04/11/21</td> </tr> <tr> <td>H-AR-DW-A-SSDA-1011</td> <td>2</td> <td>Block B Plan</td> <td>28/04/21</td> </tr> <tr> <td>H-AR-DW-A-SSDA-1012</td> <td>5</td> <td>Block C Plan</td> <td>04/11/21</td> </tr> <tr> <td>H-AR-DW-A-SSDA-1013</td> <td>3</td> <td>Block D Plan</td> <td>04/11/21</td> </tr> <tr> <td>H-AR-DW-A-SSDA-1014</td> <td>3</td> <td>Block E Plan</td> <td>04/11/21</td> </tr> <tr> <td>H-AR-DW-A-SSDA-1015</td> <td>3</td> <td>Block F Plan</td> <td>04/11/21</td> </tr> <tr> <td>H-AR-DW-A-SSDA-1016</td> <td>3</td> <td>Block G & H Plan</td> <td>04/11/21</td> </tr> <tr> <td>H-AR-DW-A-SSDA-1017</td> <td>2</td> <td>Aboriginal Enterprise Plans, Elevations & Sections</td> <td>04/11/21</td> </tr> </tbody> </table>	Architectural Plans prepared by NBR Architecture				Dwg No.	Rev	Name of Plan	Date	H-AR-DW-A-SSDA-0102	3	Proposed Site Plan	04/11/21	H-AR-DW-A-SSDA-0103	3	Proposed Roof Plan	04/11/21	H-AR-DW-A-SSDA-0104	3	Demolition Plan	28/06/21	H-AR-DW-A-SSDA-0105	3	Site Circulation Plan	04/11/21	H-AR-DW-A-SSDA-0106	3	Site Security and Fence Plan	04/11/21	H-AR-DW-A-SSDA-1000	3	Ground Floor Plan Part 1	04/11/21	H-AR-DW-A-SSDA-1001	3	Ground Floor Plan Part 2	04/11/21	H-AR-DW-A-SSDA-1002	5	Ground Floor Plan Part 3	01/11/21	H-AR-DW-A-SSDA-1010	3	Block A Plan	04/11/21	H-AR-DW-A-SSDA-1011	2	Block B Plan	28/04/21	H-AR-DW-A-SSDA-1012	5	Block C Plan	04/11/21	H-AR-DW-A-SSDA-1013	3	Block D Plan	04/11/21	H-AR-DW-A-SSDA-1014	3	Block E Plan	04/11/21	H-AR-DW-A-SSDA-1015	3	Block F Plan	04/11/21	H-AR-DW-A-SSDA-1016	3	Block G & H Plan	04/11/21	H-AR-DW-A-SSDA-1017	2	Aboriginal Enterprise Plans, Elevations & Sections	04/11/21		<p>wash bay facilities and water supply at both access points / entrances of the site as well as stockpiles that were not properly controlled for dust suppression. The auditor notes that there is very minimal truck activity onsite as there are no construction activities underway. None-the-less, the auditor did observe evidence that some trucks have previously been onsite and that there is potential for dirt to be tracked offsite onto nearby roads when these trucks have exited.</p>	
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H-AR-DW-A-SSDA-1021	3	Block B Roof Plan	04/11/21
H-AR-DW-A-SSDA-1022	3	Block C Roof Plan	04/11/21
H-AR-DW-A-SSDA-1023	3	Block D Roof Plan	04/11/21
H-AR-DW-A-SSDA-1024	3	Block E Roof Plan	04/11/21
H-AR-DW-A-SSDA-1025	3	Block F Roof Plan	04/11/21
H-AR-DW-A-SSDA-3000	3	Block A Elevations	04/11/21
H-AR-DW-A-SSDA-3001	3	Block B Elevations	04/11/21
H-AR-DW-A-SSDA-3002	3	Block C Elevations	04/11/21
H-AR-DW-A-SSDA-3003	3	Block D Elevations	04/11/21
H-AR-DW-A-SSDA-3004	2	Block E Elevations	28/04/21
H-AR-DW-A-SSDA-3005	2	Block F Elevations	28/04/21
H-AR-DW-A-SSDA-3006	3	Block G & H Elevations	04/11/21
H-AR-DW-A-SSDA-4000	3	Block A & B Sections	04/11/21
H-AR-DW-A-SSDA-4001	3	Block C & D Sections	04/11/21
H-AR-DW-A-SSDA-4002	3	Block E & F Sections	04/11/21
H-AR-DW-A-SSDA-4003	2	Block G & H Sections	28/04/21
H-AR-DW-A-SSDA-4500	2	Typical Wall Sections	28/04/21
H-AR-DW-A-SSDA-8000	2	CoE Colour Palette	28/04/21
H-AR-DW-A-SSDA-8001	2	External Finishes	28/04/21
H-AR-DW-A-SSDA-8500	1	Signage	28/04/21
H-AR-DW-A-SSDA-10000	1	Render	28/04/21
Landscape Plans prepared by NBR Architecture Landscape			
Dwg No.	Rev	Name of Plan	Date
20417-NBRS-L-SK-001	E	Structure Plan	09/11/21
20417-NBRS-L-SK-002	F	Context Plan	09/11/21
20417-NBRS-L-SK-004	B	Landscape Design and Character	28/04/21
20417-NBRS-L-SK-005	E	Overall Tender Plan	09/11/21
20417-NBRS-L-SK-006	C	Landscape Legend and Schedule	28/04/21
20417-NBRS-L-SK-007	C	Arrangement Plan 01	06/07/21
20417-NBRS-L-SK-008	D	Arrangement Plan 02	09/11/21
20417-NBRS-L-SK-009	C	Arrangement Plan 03	09/11/21
20417-NBRS-L-SK-010	E	Arrangement Plan 04	09/11/21
20417-NBRS-L-SK-011	B	Landscape Sections	28/04/21
20417-NBRS-L-SK-012	E	Planting Plan and Schedule	09/11/21

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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>Interview with auditee on 15 June 2022.</p> <p>The auditor has jointly reviewed relevant documents with the auditee and established that there were no written directions from the Planning Secretary with respect to any:</p> <p>a. Strategy, study, system, plan, review or report</p> <p>b. Reports, review or audit</p> <p>c. Actions or measures relating to the above.</p>	<p>The auditee deems that there are no requirements of the auditee with respect to this condition.</p>	Not triggered
A4	<p>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	<p>Interview with auditee on 15 June 2022.</p> <p>The auditor notes that there are no inconsistencies between the consent and documents listed in A2(c).</p>	<p>The auditor deems that this condition has not been triggered.</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 15/6/22.</p> <p>Letter from SINSW dated 24 March 2022 notifying DPE of commencement of construction for 28 March 2022.</p> <p>The auditor has reviewed the timeframes of consent and works program and the works are well within the said timeframe.</p>	<p>The auditor deems that this condition has not been triggered.</p>	Not triggered
Prescribed Conditions				
A6	<p>The Applicant must comply with all relevant prescribed conditions of development consent under the EP&A Development Certification and Fire Safety Regulation.</p>	<p>Interview with auditee on 15/6/22.</p> <p>Mechanical, Electrical and Fire Safety Compliance Certificate – NDY – 3/3/22 verifies that the Phase 4 Design Development Documentation of fire protection services is in accordance with relevant NSW law and legislation.</p>	<p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Planning Secretary as Moderator				
A7	<p>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>	<p>Interview with auditee on 15/6/22.</p> <p>The auditor has reviewed all relevant documentation to establish any disputes between applicant and public authorities.</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				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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 15/6/22.</p> <p>Consultation record p288 CEMP.</p> <p>The auditor has reviewed email chains and communications between Richard Crooks Construction and Hawkesbury Council and TfNSW.</p> <p>The auditor notes that the auditee has written to both TfNSW in an email dated 20/6/22 and Hawkesbury Council in email dated 9/6/22 to seek clarification on the jurisdiction and consultation requirements with respect to the road intersection on Vines Drive and Londonderry Road and other public domain works on the UWSD property.</p> <p>The auditor also notes that the auditee has written to RPS Group on 15/6/22 seeking the same.</p> <p>The auditor notes that the consent requires the auditee to consult with Council on Vines Drive but that in fact this road is inside the property of the UWSD and therefore may only fall under the jurisdiction of TfNSW.</p>	<p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Staging				
A9	<p>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>	<p>Interview with auditee on 15/6/22.</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>The auditor deems that this condition has not been triggered.</p>	Not triggered
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 15/6/22.</p> <p>The auditor has reviewed all relevant documentation and there are no plans or actions taken to stage project.</p>	<p>The auditor deems that this condition has not been triggered.</p>	Not triggered
A11	<p>Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.</p>	<p>Interview with auditee on 15/6/22.</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
		The auditor has reviewed all relevant documentation and there are no plans or actions taken to stage the project.		
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.	Interview with auditee on 16/6/22. The auditor has reviewed all relevant documentation and there are no plans or actions taken to stage project.	The auditor deems that this condition has not been triggered.	Not triggered
Staging, Combining and Updating Strategies, Plans or Programs				
A13	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Interview with auditee on 15/6/22. The auditor has reviewed all relevant documentation and any staging, combining and updating strategy, plans or program works and/ or activities. The auditor has established that there is no proposed staging of this project or any strategies, plans or designs.	The auditor deems that this condition has not been triggered.	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.	Interview with auditee on 15/6/22. The auditor has reviewed relevant documentation and established that there is no staging, combining and updating strategy, plans or program works and/ or activities.	The auditor deems that this condition has not been triggered.	Not triggered
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 15/6/22. The auditor has reviewed relevant documentation and established that there is no staging, combining and updating strategy, plans or program works and/ or activities.	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 15/6/22. The auditor has reviewed relevant documentation and established that there is no staging, combining	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
		and updating strategy, plans or program works and/or activities.		
Structural Adequacy				
A17	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • The EP&A Development Certification and Fire Safety Regulation sets out the requirements for the certification of the development. 	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor has reviewed the below Design Certificates / Compliance Statements issued by independent certifiers. These have been completed by the auditee as required in this condition.</p> <p>Structural Compliance Certificate – Woolacotts – 15/3/22.</p> <p>CC Design Compliance Statement – NBRS – 23/3/22.</p> <p>Civil Design Certificate – Woolacotts – 22/3/22.</p> <p>Civil Design Certificate (Access, Mobility, Parking, Vehicle Facilities, concrete structures) – TTW – 22/2/22.</p> <p>Landscape Design Compliance Statement – NBRS – 22/5/22.</p> <p>Mechanical, electrical and fire Compliance Certificate – NDY – 3/3/22.</p> <p>Traffic Compliance Certificate – TTW – 17/3/22.</p> <p>Acoustic Compliance Certificate – PWNA – 15/3/22.</p> <p>The auditor notes that whilst the auditee has attained the required design compliance certificates for all these aspects of the development, no construction works had commenced for any built structures at the time of the site inspection on 15/6/22.</p>	The auditor deems that the auditee is compliance with this condition.	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.	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>CC Design Compliance Statement – NBRS – 23/3/22.</p> <p>The auditor notes that no construction of built structures including external walls and cladding has commenced at the time of the audit.</p>	The auditor deems that this condition has not yet been triggered.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
External Materials				
A19	<p>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:</p> <p>(a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;</p> <p>(b) the quality and durability of any alternative material is the same standard as the approved external building materials; and</p> <p>(c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>CC Design Compliance Statement – NBRS – 23/3/22.</p> <p>The auditor has reviewed the Design Certificate and has verified it as compliant by the independent certifier.</p> <p>The auditor notes that no construction of built structures including external walls and cladding has commenced at the time of the audit and is therefore unable to verify final materials at this stage of the development.</p>	<p>The auditor deems that this condition has not yet been triggered.</p>	Not triggered
Design and Construction for Bush Fire				
A20	<p>New construction must comply with Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH National Standard Steel Framed Construction in Bushfire Areas (as updated) as appropriate and section 7.5 of Planning for Bush Fire Protection 2019 and specifically:</p> <p>(a) Blocks A, B, C, D, E and F must provide ember protection by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders; and</p> <p>(b) Blocks G and H must be constructed entirely of non-combustible materials and provide ember protection. This must be achieved by enclosing all openings (excluding roof tile spaces) or covering openings with a non-corrosive metal screen mesh with a maximum aperture of 2mm. Where applicable, this includes any sub floor areas, openable windows, vents, weepholes and eaves. External doors are to be fitted with draft excluders.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>CC Design Compliance Statement – NBRS – 23/3/22.</p> <p>Bushfire Review Letter – Bushfire Planning Australia – 6/10/22.</p> <p>The auditor has reviewed the CC Design Compliance Statement and has verified that the requirements for (a) and (b) in this condition have been addressed in sections kk (1) and (2) of the Certificate and certified as compliant by the certifier.</p> <p>Additionally a bushfire review was undertaken by an independent consultant (Bushfire Planning Australia) and it notes that bushfire protection conditions are able to be satisfied with one comment able an alternate solution for public road access.</p> <p>The auditor notes that whilst the design has been certified no construction of built structures has commenced at the time of the audit and is therefore unable to verify compliance at this stage of the development.</p>	<p>The auditor deems that this condition has not yet been triggered.</p>	Not triggered
Applicability of Guidelines				
A21	<p>References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.</p>	<p>Interview with auditee on 15/6/22.</p> <p>The auditor has reviewed references to guidelines, protocols and standards in the design compliance</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
		<p>certificates listed in A17 above and they match those listed in this consent.</p> <p>For A20, the CC Design Certificate notes the same Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas as in this consent.</p> <p>For C37, the NDY Design Compliance Report dated 15/3/22 has verified compliance with the most recent standards AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>		
A22	<p>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>	<p>Interview with auditee on 15/6/22.</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>The auditor deems that this condition has not yet been triggered.</p>	Not triggered
Monitoring and Environmental Audits				
A23	<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 15/6/22.</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>At the time of the audit, no construction works had commenced and no construction activities were being undertaken.</p>	<p>The auditor deems that this condition has not yet been triggered.</p>	Not triggered
Access to Information				
A24	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (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; 	<p>Interview with auditee on 15/6/22.</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 A24.</p> <p>This information has been displayed on the planning portal and SI complaints register and project website on</p> <p>https://www.schoolinfrastructure.nsw.gov.au/projects/c/centre-of-excellence-for-agricultural-education.html</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
	<p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(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>It details Information Packs, Project Updates and Reports and includes:</p> <ol style="list-style-type: none"> I. Documents referred to in this consent II. Link and list of all current approvals III. All approved strategies and plan IV. This is not included. V. This is not included VI. A project update is provided with the last one dated March 2022. VII. Contact details are provided for SINSW VIII. A complaints register is included. IX. No audit reports have yet been completed. X. No other matters have been required. 		
Compliance				
A25	<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 15/6/22.</p> <p>The auditor notes a clause within the contracts referencing SSSA Consent Conditions</p> <p>The auditee has presentations for 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>The auditor notes that no construction works had commenced at the time of the audit and therefore there were no contractors operating.</p>	<p>The auditor deems the auditee is compliant with this condition.</p>	Compliant
Incident Notification, Reporting and Response				
A26	<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 15/6/22.</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>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 construction works had commenced nor incidents occurred leading up to the audit.</p>		
A27	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2 .	<p>Interview with auditee on 15/6/22.</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>	The auditor deems that this condition has not been triggered.	Not triggered
Non-Compliance Notification				
A28	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 15/6/22.</p> <p>The auditor notes there was one non-compliance by the auditee with respect to B28 and B29 - Biodiversity Credits.</p> <p>The non-compliance relates to failing to submit evidence of retiring biodiversity credits prior to the commencement of construction.</p> <p>The auditee provided an email detailing the notification from the auditee to SINSW of the non-compliance via the post approval planning portal on 13 April 22.</p> <p>SINSW then notified Planning of the retirement of credits and the non-compliance via letter dated 13 April 2022. Planning has advised that they have recorded the non-compliance in their system.</p>	<p>The auditor deems that this is as an administrative non-compliance but note that the auditee has remedied this non-compliance and acted in good faith.</p> <p>The auditor recommends that the auditee maintain regular compliance monitoring and checking against the consent even if minimal construction activity / works are occurring so that there is no repeat of this non-compliance.</p>	Observation
A29	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 15/6/22.</p> <p>The auditor has verified that the auditee has provided Planning with the details and reasons for the non-compliance in A28.</p>	The auditor deems that the auditee is compliant with this condition.	Compliant
A30	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 15/6/22.</p> <p>As the auditor notes that the non-compliance in A28 is not also an incident.</p>	The auditor deems that this condition has not been triggered.	Not triggered
Revision of Strategies, Plans and Programs				
A31	Within three months of:	Interview with auditee on 15/6/22.	The auditor notes that no compliance report was submitted	Observation

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(a) the submission of a compliance report under condition A34; (b) the submission of an incident report under condition A27; (c) the submission of an Independent Audit under condition C42 or C43; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition 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.	(a) No Compliance Report submitted. (b) No incidents have been recorded. (c) The auditee is in process of completing their first construction phase audit in accordance with C42. (d) No modification has yet been approved The auditor has reviewed all relevant documentation with respect to any incidents, independent audits, modifications or directions. None of the above were recorded or triggered in the time proceeding the audit.	within 3 months of commencement of construction. The auditor notes that the auditee considers they are exempt from this requirement as per the PAR but that the auditee should have this request to be exempted submitted and approved by the Department.	
A32	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. <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>	Interview with auditee and site inspection on 15/6/22. The auditor has reviewed all relevant documentation with respect to any incidents, independent audits, modifications or directions. None of the above were recorded or triggered in the time proceeding the audit. However, the auditor notes that the auditee will be looking to adopt an alternative design and construction solution to work around the issue of the perched water table. The auditor notes that the environmental impacts resulting from the changed designs/construction works will be required to be assessed and the CEMP-subplans revised and updated to reflect any new environmental impacts and the necessary mitigations. At the time of receiving and accepting these design and construction works/program changes, the auditee should notify Planning and the Certifier of any planned or completed revisions to strategies, plans, programs and drawings.	The auditor notes that this condition has not yet been triggered but is likely to be triggered once the design/construction program changes relating to the perched water table have been received. Note: The auditor recommends that any revised documents be submitted to Planning and/ or the Certifier for approval and information within six weeks of receiving and accepting them.	Observation
Compliance Reporting				
A33	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Interview with auditee on 15/6/22. The auditor notes that no Compliance Reports have been completed for this project. The auditor notes that the pre and during construction compliance reporting requirements were removed for such projects in accordance with the	The auditor notes that there is an inconsistency between the requirement in this condition and that of the PAR. The auditor recommends that the auditor seek removal of this condition by the Department.	Observation

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		May 2020 Compliance Reporting PAR (Post Approval Requirements).		
A34	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Interview with auditee on 15/6/22.	The auditor deems that this condition has not been triggered.	Not triggered
A35	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Interview with auditee on 15/6/22.	The auditor deems that this condition has not been triggered.	Not triggered
A36	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Interview with auditee on 15/6/22. The auditor notes that no such request has been submitted to Planning.	The auditor deems that this condition has not been triggered.	Not triggered
Maximum Capacity for Short-Term Accommodation				
A37	The maximum student and teacher population permitted to utilise the short-term accommodation facilities at any one time must not exceed 62 persons.	Interview with auditee on 15/6/22. The auditor notes that no short term accommodation is proposed under the development.	The auditor deems that this condition has not been triggered.	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.	Interview with auditee on 15/6/22. Letter from SINSW advising Planning of commencement dated 24/3/22. Copy of Planning Portal notification submission dated 24/3/22.	The auditor deems that the auditee is compliant with this condition.	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.	Interview with auditee on 15/6/22. Review of any staging plans / reports. The auditor has confirmed that there is no staging of the project nor planned staging reported.	The auditor deems that this condition has not been triggered.	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 practising Structural Engineer that demonstrates compliance with this development consent.	Interview with auditee on 15/6/22. Structural Compliance Certificate – Woolacotts – 15/3/22.	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
		<p>CC Design Compliance Statement – NBRS – 23/3/22.</p> <p>Civil Design Certificate – Woolacotts – 22/3/22.</p> <p>Civil Design Certificate (Access, Mobility, Parking, Vehicle Facilities, concrete structures) – TTW – 22/2/22.</p> <p>BCA Logic Crown Certificate 25/3/22.</p> <p>Copy of Aconex summary of submissions to the Certifier.</p> <p>The auditor has reviewed the above documents and is satisfied that the auditee has submitted the required structural drawing certifications by a qualified engineer prior to the notified commencement of construction on 24/3/22.</p>		
External Walls and Cladding				
B4	<p>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>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that no construction works had yet commenced at the time of the audit and that this condition will need to be reassessed once construction works are more advanced.</p>	<p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Pre-Construction Dilapidation Report - Protection of Public Infrastructure				
B5	<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 15/6/22.</p> <p>Properties and Public Assets Dilapidation Report - Woolacotts, Rev A, dated 31/1/22.</p> <p>The auditor notes that the report covers proposed dilapidation works on Vines Drive.</p> <p>(a) Liaison with UWS on completion of Report and email sent to TfNSW and Hawkesbury City Council dated 10/2/22.</p> <p>(b) Dilapidation report completed by Woolacotts 31/1/22.</p> <p>(c) Email to Council with copy of report on 10/2/22.</p> <p>(d) Planning has not requested a copy of the report.</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
Pre-Construction Survey – Adjoining Properties				
B6	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 15/6/22.</p> <p>Properties & Public Assets Dilapidation Report – Woolacotts – 31/1/22.</p> <p>The development site is wholly within the UWSYD campus and will not impact any residential or commercial buildings.</p> <p>A pre-construction survey of adjacent UWS buildings was carried out and is covered in the Dilapidation Report – and details of the findings are on pages 116, 138, and page 142 onwards.</p>	The auditor deems that the auditor is compliant with this condition.	Compliant
B7	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 15/6/22.</p> <p>Properties & Public Assets Dilapidation Report – Woolacotts – 31/1/22.</p> <p>As noted above, a survey was conducted as part of the Dilapidation Report by a qualified and experienced expert in Woolacotts.</p>	The auditor deems that the auditor is compliant with this condition.	Compliant
B8	<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>(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and</p> <p>(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.</p>	<p>Interview with auditee on 15/6/22.</p> <p>The auditor notes that no construction works or vibration causing activities have commenced on site and are likely to commence on site until such time as a design/construction solution has been determined to address the perched water table.</p>	The auditor deems that this condition has not been triggered.	Not triggered
Community Communication Strategy				
B9	<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> <p>(a) identify people to be consulted during the design and construction phases;</p>	<p>Interview with auditee on 15/6/22.</p> <p>Community Communication Strategy dated March 2022.</p> <p>Strategy submitted by SI to Planning on 21 March 2022.</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:</p>	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
	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; (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.	https://www.schoolinfrastructure.nsw.gov.au/projects/c/centre-of-excellence-for-agricultural-education.html Table 1 in the Strategy details where each of the requirements a-d are addressed in the strategy. (a) Section 4 and 5. (b) Section 6,7, and 8.4. (c) Section 4. (d) Section 4, 6 and 8.5		
Ecologically Sustainable Development (ESD)				
B10	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.	Interview with auditee on 15/6/22. (a) Evidence of successful registration for green star certification in email from GBC dated 9/12/21. The auditor has reviewed the submission to the Green Building Council for certification Design and As Built v1.3 rating.	The auditor deems that the auditee is compliant with this condition.	Compliant
Outdoor Lighting				
B11	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 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.	Interview with auditee on 15/6/22. SSDA Compliance Certificate – NDY – 15/3/22. The auditor has reviewed the above report and verified that the NDY report has verified design compliance with the standards referenced in this condition.	The auditor deems that the auditee is compliant with this condition.	Compliant
Construction Equipment – Use of Construction Crane(s)				
B12	Prior to the commencement of use of construction crane(s) that obstruct the Obstacle Limitations Surfaces (OLS), the Applicant must: (a) obtain the approval of Royal Australian Air Force Base Richmond; (b) mark the cranes appropriately; and (c) notify the pilots via a notice to airmen in accordance with the requirements of Royal Australian Air Force Base Richmond. <i>Note: Cranes must only operate during daylight hours.</i>	Interview with auditee on 15/6/22. The auditor has reviewed this requirement with the auditee and it is not expected that any cranes will obstruct limitation surfaces. Additionally, the auditor notes that no construction works had commenced on site at the time of the audit.	The auditor deems that the auditee is compliant with this condition.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Environmental Management Plan Requirements				
B13	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> • The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	<p>Interview with auditee on 15/6/22.</p> <p>Richard Crookes Construction Constructions Management Plan 16 March 2022.</p> <p>B13 - The auditor can verify that the CEMP has been developed in line with guidelines and submitted to Planning via the portal and acknowledged on 25/3/22.</p> <p>B15 – Traffic & Pedestrian Sub-plan submitted on portal on 25/3/22.</p> <p>B16 – Noise and Vibration sub-plan submitted on portal on 25/3/22.</p> <p>B17 – Waste Management sub-plan on portal on 25/3/22.</p> <p>B18 – Soil and Water Management sub-plan on portal on 25/3/22.</p> <p>B19 – Biodiversity Management Sub-plan on portal on 25/3/22.</p> <p>B20 – Flood Management sub-plan on portal on 25/3/22.</p> <p>The auditor has reviewed the evidence of completion and submission of these CEMP-subplan documents onto the Planning portal.</p>	<p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Construction Environmental Management Plan				
B14	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (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 B9; 	<p>Interview with auditee on 15/6/22.</p> <p>Richard Crookes Construction Constructions Management Plan 16 March 2022.</p> <p>The auditor can verify that the CEMP and submitted to the Certifier and to Planning via the portal on 25/3/22.</p> <p>The auditor has reviewed the CEMP and confirms that the required details of this condition are address in the following sections:</p> <ul style="list-style-type: none"> (a) (1 and 2) – s2.4, (3) s6.11, (4) s6.12, (5) s2 and Appendix 6.13. (b) Sections 6.6 and 6.7. 	<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
	(b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (c) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15); (d) Construction Noise and Vibration Management Sub-Plan (see condition B16); (e) Construction Waste Management Sub-Plan (see condition B17); (f) Construction Soil and Water Management Sub-Plan (see condition B18); (g) Biodiversity Management Sub-Plan (see condition B19); and (h) Flood Emergency Response (see condition B20).	(c) Appendix 6.8. (d) Section 6.9. (e) Section 6.10. (f) Section 6.11. (g) Section 6.12. (h) Section 6.13.		
B15	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: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail: (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; 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).	Interview with auditee on 15/6/22. CTPMP v3.1 – RCC and Jim’s Traffic Control – 3/3/22. Construction Traffic & Pedestrian Sub-plan submitted on Planning portal on 25/3/22. (a) Plan was prepared by RCC and Jim’s Traffic Control Hornsby – CV of consultant on page 31 and 32. (b) Consultation record with TfNSW on page 31 of the Plan. No record for consultation with Council. (c) p21 details on Traffic Control stating that only certified traffic controllers will undertake this activity and that the placement of signs will be done by a qualified Implement TCP Holders as per the Australian Standards 1742. (i) p5, p15, p17, p22 (ii) p15, p17, p18, p22 (iii) p6, p7, p8, p9, p10, p22, p24, p25, p26, p27, (iv) p24, p25, p26, p27, p28 (v) p23, p24, p25, p26, p27, p28	The auditor notes that consultation has not been undertaken with Council with respect to the development of this plan. The auditor understands that the auditee deems that Council does not have jurisdiction of the site as it is on UWS property however the auditor recommends that the auditee confirm with the Council that they do not have an interest in being consulted on this Plan.	Observation
B16	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA’s Interim Construction Noise Guideline (DECC, 2009);	Interview with auditee on 15/6/22. CNVMP – PWNA – 25/2/22. Noise and Vibration sub-plan submitted on portal on 25/3/22.	The auditor deems the auditee is compliant with this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<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>(a) The CNVMP was prepared by a qualified and experienced consultant in PWNA.</p> <p>(b) s3.1.1, p14.</p> <p>(c) s5, p29.</p> <p>(d) s5.4.5, p33.</p> <p>(e) s5.4.5, p33.</p> <p>(f) s5.5, p33.</p> <p>(g) s5.2.3 and s5.3.2, p32 & 33.</p> <p>The auditor has reviewed the above sections are is satisfied these points have been covered in the CNVMP.</p>		
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>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	<p>Interview with auditee on 15/6/22.</p> <p>CWMSP – Ec Cell, v1 – 24/6/21.</p> <p>Remediation Action Plan (RAP) by Douglas Partners dated May 2021.</p> <p>Detailed Asbestos Delineation Investigation report dated 16 August 2018.</p> <p>CWMSP submitted on Planning portal on 25/3/22.</p> <p>(a) These details are covered on page 7 and 8.</p> <p>(b) This is covered on page 9.</p> <p>(c) Page 7 notes minimal excavation of ENM, to be used on site for landscaping. It is stated that this material will be covered to reduce soil displacement and prevent air pollution. It also states that there may be potential contaminated soils and that reference should be made to any contamination reports prior to excavation and re-use of materials on site. The auditor notes that the Detailed Site Investigation Contamination Report conducted by Douglas Partners – April 2021 states in section 13 and page 13 that there were no exceedances, no remediation required and that the soils in the proposed development areas where suitable for the school development / land use and that the development is to be carried out in accordance with the Remediation Action.</p>	The auditor deems the auditee is compliant with this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		Plan (RAP) by Douglas Partners dated May 2021.		
B18	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(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';</p> <p>(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);</p> <p>(e) detail all off site flows from the site; and</p> <p>(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 and 1 in 100- year ARI.</p>	<p>Interview with auditee on 15/6/22.</p> <p>CSWMSP – Woolacotts – 25/2/22.</p> <p>CSWMSP submitted to Planning portal on 25/3/22.</p> <p>Consultation record, p288 CEMP.</p> <p>The auditor notes the following:</p> <p>(a) CSWMSP has been prepared in accordance with Hawkesbury Development Control Plan – Appendix E – Civil Works Specification and Managing Urban Stormwater : Soils & Construction (4th edition, Landcom 2004). The report has been prepared by a qualified civil engineer with CV of engineer in Appendix B.</p> <p>(b) This is covered in Section 7.0 and Appendix A.</p> <p>(c) This is covered in Section 7.0 and Appendix A.</p> <p>(d) This is covered in Section 7.0 and Appendix A.</p> <p>(e) This is covered in Section 7.0 and Appendix A.</p> <p>(f) This is covered in Section 7.0 and Appendix A.</p>	The auditor deems the auditee is compliant with this condition.	Compliant
B19	<p>The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person/s;</p> <p>(b) identify areas of land where impacts on biodiversity are to be avoided as outlined in the Biodiversity Development Assessment Report prepared by Narla Environment and dated 14 December 2021 (BDAR) and set out how these areas will be protected from construction impacts; and</p> <p>(c) set out the measures identified in the BDAR to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures</p>	<p>Interview with auditee on 15/6/22.</p> <p>Biodiversity Management Sub-plan – v1.2– Alphitonia – 15/3/22, p290 of CEMP.</p> <p>BMSP submitted to Planning on portal on 25/3/22.</p> <p>(a) The BMP was developed by a suitability qualified and experienced consultant – qualifications of authors on page 292 and Appendix B.</p> <p>(b) The BMP notes that Narla Environmental did not identify in the BDAR, dated 14 December 2021, any areas of land where impacts on biodiversity are to be avoided.</p>	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) Refer to Sections 4 and 5 of BMSP, Table 6 has summary of biodiversity management tasks, timing for implementation, responsibility and location.		
B20	<p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) address the provisions of the Floodplain Risk Management Guidelines (EESG);</p> <p>(c) include details of:</p> <ul style="list-style-type: none"> (i) the flood emergency responses for both construction phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and users/visitors. 	<p>Interview with auditee on 15/6/22.</p> <p>Flood Emergency Management Report – Rev C – Woolacotts – 5/11/21.</p> <p>Flood Emergency Management Report submitted to Planning on portal on 25/3/22.</p> <ul style="list-style-type: none"> (a) This report has been prepared by Woolacotts and Civil Engineer CV is in Appendix C. (b) No reference to Floodplain Risk Management Guidelines. (c) Includes the details for i-vi. 	<p>The auditor was unable to locate:</p> <p>(b) Reference to Floodplain Risk Management Guidelines</p> <p>The auditor recommends that the Flood Emergency Management Report be expanded to include the above details and be revised and titled a FERSP.</p>	Observation
B21	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> (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. 	<p>Interview with auditee on 15/6/22.</p> <p>CTPMP v3.1 – RCC and Jim’s Traffic Control – 3/3/22.</p> <p>Drive Code of Conduct on Page 19 of the CTPMP.</p> <p>The auditor has reviewed the Code of Conduct and confirms that it covers points a-d.</p> <p>The auditor notes that major construction works and activities have not yet commenced on site.</p>	The auditor deems the auditee is compliant with this condition.	Compliant
Construction Parking				
B22	<p>Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.</p>	<p>Interview with auditee on 15/6/22.</p> <p>CTPMP v3.1 – RCC and Jim’s Traffic Control – 3/3/22.</p> <p>The auditor notes that this condition is not addressed in the CTPMP and the auditee notes that this condition will be addressed in a Site Establishment Plan which will be developed subject to the resolution of the perched groundwater table issue .</p>	<p>The auditor recommends that the auditee notify Planning that they are unable to address this condition until such time as a design/construction solution has been finalised to address the groundwater table issue.</p>	Observation
Flood Management				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
B23	<p>Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction:</p> <p>(a) flood warning and notification procedures for construction workers on site; and</p> <p>(b) evacuation and refuge protocols.</p>	<p>Interview with auditee on 15/6/22.</p> <p>Flood Emergency Response Sub-plan - Rev C – Woolacotts – 25/2/22.</p> <p>Appendix D – Flood Emergency Management Plan During Construction – 17/2/22.</p> <p>FERSP submitted to Planning on portal on 25/3/22.</p> <p>Civil Design Certificate – Woolacotts – 10/3/22.</p> <p>The auditor has reviewed the above design certificate and s10 verifies compliance with this condition.</p> <p>(a) Section 6 of Appendix D - FERSP</p> <p>(b) Section 6.4 of Appendix D - FERSP</p> <p>The auditor has reviewed the above sections in Appendix D and is satisfied these requirements have been addressed.</p>	<p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
B24	<p>Prior to the commencement of construction, the Certifier must be satisfied that all floor levels are no lower than the 1% Annual Exceedance Probability (AEP) flood plus 500mm of freeboard in accordance with the recommendations of the Flood Impact Assessment Report (reference: 20-307) prepared by Woolacotts Consulting Engineering and dated 28 April 2021.</p>	<p>Interview with auditee on 15/6/22.</p> <p>Civil Design Certificate – Woolacotts – 10/3/22.</p> <p>Section 4 Flood Estimation and s10.</p> <p>The auditor has reviewed the above design certificate and s10 verifies compliance with this condition.</p>	<p>The auditor deems the auditee is compliant with this condition.</p>	Compliant
B25	<p>Prior to the commencement of construction, the Certifier must be satisfied that any structures below the 1% AEP plus 500mm of freeboard are constructed from flood compatible building components.</p>	<p>Interview with auditee on 15/6/22.</p> <p>Civil Design Certificate – Woolacotts – 10/3/22.</p> <p>Section 4 Flood Estimation and s10.</p> <p>The auditor has reviewed the above design certificate and s10 verifies compliance with this condition.</p>	<p>The auditor deems the auditee is compliant with this condition.</p>	Compliant
Operational Noise – Design of Mechanical Plant and Equipment				
B26	<p>Prior to installation of mechanical plant and equipment:</p> <p>(a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Centre of Excellence in Agricultural Education Noise and Vibration Assessment dated 22 June 2021 and prepared by Marshall Day Acoustics Pty Ltd must be undertaken by a suitably qualified person; and</p> <p>(b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under condition B26(a) have been incorporated into the</p>	<p>Interview with auditee on 15/6/22.</p> <p>Acoustic Design Certificate – PWNA – Memorandum – 15/3/22.</p> <p>The auditor has reviewed the above Memo from PWNA and confirms that PWNA has verified compliance against (a) and (b) in this condition.</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
	design to ensure the development will not exceed the identified project noise trigger levels in the Centre of Excellence in Agricultural Education Noise and Vibration Assessment dated 22 June 2021 and prepared by Marshall Day Acoustics Pty Ltd.			
Biodiversity				
B27	Prior to the commencement of construction, the number and classes of ecosystem credits (like-for-like) set out in the Biodiversity Assessment Method (BAM) Biodiversity Credit Report contained in Appendix B of the BDAR must be retired.	Interview with auditee on 15/6/22. Email to SINSW for retirement of credits dated 18/3/22. The auditor can confirm that the credits in BDAR have been retired.	The auditor deems the auditee is compliant with this condition.	Compliant
B28	The requirement to retire like-for-like ecosystem credits in condition B27 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.	Interview with auditee on 15/6/22. Email to SINSW for payment of \$70,487.05 to BCT dated 18/3/22. The auditor can confirm that the payment has been made.	The auditor deems the auditee is compliant with this condition.	Compliant
B29	Evidence of the retirement of credits in satisfaction of condition B27 or payment to the Biodiversity Conservation Fund in satisfaction of condition B28 must be provided to the Planning Secretary prior to commencement of construction.	Interview with auditee on 15/6/22. Letter from SINSW to Planning advising retirement of credits and payment dated 13/4/22 and copy of submission to Planning portal dated 13/4/22. The auditor can confirm that notification and evidence of retirement of credits and payment has been provided to Planning.	The auditor deems the auditee is compliant with this condition.	Compliant
Operational Waste Storage and Processing				
B30	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: (a) is constructed using solid non-combustible materials; (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; (c) includes a hot and cold water supply with a hose through a centralised mixing valve; (d) is naturally ventilated or an air handling exhaust system must be in place; and (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Interview with auditee on 15/6/22. OWMP – v1 - EcCell – 1/7/21.	Noting that this condition has not been triggered yet, the auditor requests evidence of submission of the design of operational waste storage area to the certifier prior to commencing construction of these facilities.	Observation
Road Upgrade and Intersection Works				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
B31	Prior to the commencement of construction of the Londonderry Road and Vines Drive intersection road works and in accordance with the RtS, the Applicant must submit plans and technical specifications to the satisfaction of the relevant roads authority (including but not limited to landscaping, footpaths/pavement design, services and crossing facilities).	<p>Interview with auditee on 15/6/22.</p> <p>Civil Design Certificate – TTW – 22/3/22.</p> <p>The auditor notes that the design of the intersection works is still in progress and that the auditee will enter into a WAD with TfNSW in Aug/Dec 22.</p> <p>The auditee notes that they have sent a letter to TfNSW but have not heard back. Once in receipt of a response they will issue to PCA.</p> <p>The auditor notes that no construction works of the intersection has yet commenced.</p>	The auditor deems that this condition has not been triggered.	Not triggered
B32	Prior to the commencement of construction of road works to Vines Drive, Maintenance Lane, Resources Road and Clydesdale Lane and in accordance with the RtS, the Applicant must submit plans and technical specifications to the satisfaction of the relevant land owner for upgrades and widening (including but not limited to bus bays, services, landscaping, footpaths/pavement design, crossing facilities, roundabout and crossovers).	<p>Interview with auditee on 15/6/22.</p> <p>Civil Design Certificate – TTW – 22/3/22.</p> <p>The auditor notes that the auditee is still in the process of designing the intersection works and will be required to address this condition prior to construction works on the Vines Drive and Londonderry intersection.</p> <p>The auditor notes that the above requirements have been confirmed in the TTW Civil Design Certificate.</p>	The auditor deems that this condition has not been triggered.	Not triggered
B33	Prior to the commencement of upgrading works to Londonderry Road as detailed in the RtS, detailed design plans and hydraulic calculations of any changes to the stormwater drainage system along Londonderry Road are to be submitted to TfNSW for approval.	<p>Interview with auditee on 15/6/22.</p> <p>Civil Design Certificate – TTW – 22/3/22.</p> <p>The auditor notes that the auditee is still in the process of designing the intersection works and will be required to address this condition prior to construction works on the Vines Drive and Londonderry intersection.</p> <p>The auditor notes that the above requirements have been confirmed in the TTW Civil Design Certificate.</p>	The auditor deems that this condition has not been triggered.	Not triggered
B34	<p>Prior to the commencement of upgrading works to existing Western Sydney University campus internal roads, the Applicant must submit design plans to the Certifier which demonstrate that the proposed internal roads comply with Table 6.8b of Planning for Bush Fire Protection 2019.</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. • The Applicant must enter into a Works Authorisation Deed (WAD) for works at the Londonderry Road and Vines Drive intersection. TfNSW fees for administration, plan checking, civil works inspections and project manager are to be paid by the Applicant prior to commencement of works. 	<p>Interview with auditee on 15/6/22.</p> <p>Civil Design Certificate – TTW – 22/3/22.</p> <p>The auditor notes that the auditee is still in the process of designing the intersection works and will be required to address this condition prior to construction works on the Vines Drive and Londonderry intersection.</p> <p>The auditor notes that the above requirements have been confirmed in the TTW Civil Design Certificate.</p>	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
	<ul style="list-style-type: none"> Plans and technical specifications must be endorsed by a suitably qualified practitioner in accordance with AUSTRROADS and applicable Australian Codes of Practice. All costs associated with the proposed road upgrade works (including utility adjustment and relocation) must be borne by the Applicant. 			
Operational Access, Car Parking and Service Vehicle Arrangements				
B35	<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 39 on-site car parking spaces are provided 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, are in accordance with the latest version of AS 2890.2.</p>	<p>Interview with auditee on 15/6/22.</p> <p>Traffic Design Review Certificate – TTW – 17/3/22.</p> <p>The auditor has reviewed the above and the independent certifier has verified compliance against (a) and (b) in this condition.</p>	<p>The auditor deems the auditee is compliant with this condition.</p>	Compliant
Public Domain Works				
B36	<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 15/6/22.</p> <p>Email from auditee to TfNSW dated 20/6/22 seeking clarification on any required inputs with respect to this condition</p> <p>Email from auditee to Hawkesbury City Council on 9/6/22 seeking clarification on required inputs, consultations and jurisdiction over UWSYD property.</p> <p>The auditor notes that no construction works of any footpath or public domain had commenced at the time of the audit.</p>	<p>The auditor deems the auditee is compliant with this condition.</p>	Compliant
Site Contamination				
B37	<p>Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.</p>	<p>Interview with auditee on 15/6/22.</p> <p>Letter from auditee to BCA Logic dated 15/3/22 confirming engagement of site auditor GeoSynTech (Zoic Environmental).</p> <p>Consultancy Agreement issued by auditee to Zoic Environmental dated 19/4/21.</p>	<p>The auditor deems the auditee is compliant with this condition.</p>	Compliant
Project Arborist				
B38	<p>Prior to the commencement of vegetation removal or construction (whichever comes first), a project arborist must be engaged to ensure all tree protection measures and works are carried out in accordance with the conditions of this consent. The project arborist must have a minimum</p>	<p>Interview with auditee on 15/6/22.</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
	AQD Level 5 qualification and minimum 5 years' experience. Details of the arborist including name, business name and contact details must be provided to the Certifier.	Letter from Sturt Noble Arboriculture confirming their engagement by the auditee dated 9/3/22. The auditor can confirm that the arborist details have been provided as per this condition.		
Seed Collection				
B39	<p>Prior to the commencement of vegetation removal or construction (whichever comes first), the Applicant must:</p> <p>(a) engage a qualified bush regenerator to establish and implement a native vegetation seed collection program for:</p> <p style="padding-left: 40px;">(i) the collection and propagation of seed from native plants (trees, shrubs and groundcover) approved for removal; and</p> <p style="padding-left: 40px;">(ii) use of the propagated native plants within the landscaped planting areas on site; or</p> <p>(b) obtain advice from a qualified bush regenerator stating that the requirements of (a) above cannot be achieved due to the season and/or seed availability at the time vegetation removal is planned to commence.</p>	<p>Interview with auditee on 15/6/22.</p> <p>(a) Project Ecologist – Narla Environmental fee proposal dated 27/2/22 and Bush regenerator – Toolijooa Environmental Restoration engagement email dated 8/2/22.</p> <p>i) Seed collection report dated 28/3/22.</p> <p>(b) No advice reported that above cannot be achieved.</p>	The auditor deems the auditee is compliant with this condition.	Compliant
Project Ecologist				
B40	Prior to commencement of vegetation removal or construction (whichever comes first), the Applicant must engage a qualified Ecologist. Details of the ecologist consultant including name, business name and contact details must be provided to the Certifier.	<p>Interview with auditee on 15/6/22.</p> <p>(a) Project Ecologist – Narla Environmental fee proposal dated 27/2/22.</p>	The auditor deems the auditee is compliant with this condition.	Compliant
B41	<p>The ecologist consultant, as required by condition B40 above, must be commissioned to:</p> <p>(a) undertake any required targeted searches for threatened flora prior to vegetation clearing;</p> <p>(b) undertake an extensive pre-clearing survey;</p> <p>(c) to delineate, map, tag and mark:</p> <p style="padding-left: 40px;">(i) habitat bearing trees and shrubs to be retained, removed or transplanted;</p> <p style="padding-left: 40px;">(ii) flora and fauna habitat features including but not limited to, determining the presence of any resident native fauna using nests, dreys, hollows or logs;</p> <p>(d) supervise the clearance of trees and shrubs (native and exotic) in order to capture, treat and/or relocate any displaced native fauna to an appropriate nearby location; and</p> <p>(e) prior to tree removal, salvage sections of a tree containing a hollow or habitat.</p>	<p>Interview with auditee on 15/6/22.</p> <p>Project Ecologist – Narla Environmental fee proposal dated 27/2/22.</p> <p>Pre-clearing survey report – Narla Environmental dated March 2022.</p> <p>(a-e) The auditor notes that these tasks are covered and have been implemented as per the scope and methodology of the proposal in sections 1, 2 and 3.</p> <p>(b and c) Pre-clearing survey report – Narla Environmental dated March 2022 section 2.2 Habitat Demarcation.</p> <p>The auditor is satisfied that points a-c have been addressed in the above pre-clearing survey report dated March 2022.</p> <p>Section 4 covers the Terrestrial Clearing Supervision work and Section 5 the Post Clearing / Dewatering report.</p>	The auditor deems the auditee is compliant with this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		d) Section 4 Terrestrial Clearing Supervision and s4.1.2 Supervision of habitat tree removal.		
Replacement nest boxes, Tree Hollows and Habitat Improvement				
B42	Prior to the commencement of vegetation removal or construction (whichever comes first), where hollow dependent native fauna are found using existing hollows, compensatory tree hollows must be provided prior to the release of the hollow dependent fauna, unless the removed tree hollows can be relocated and installed on the same day they are removed.	Interview with auditee on 15/6/22. Pre-clearing survey report – Narla Environmental dated March 2022. The auditor notes that the three trees removed to date did not have hollow dependent native fauna.	The auditor notes that this condition has not been triggered.	Not triggered
B43	Prior to the commencement of vegetation removal or construction (whichever comes first), the Applicant must provide to the Certifier: (a) details on the size, type, number, and location of nest boxes required; (b) installation location of replacement nest boxes, providing alternate habitat for hollow-dependent fauna displaced during clearing; (c) salvage and relocate any tree hollows approved for removal to appropriate locations on the same day and prior to the release of any native fauna found using the tree hollows; and (d) install other habitat features such as logs and bee hotels.	Interview with auditee on 15/6/22. Nest Box Installation Report – Narla Environmental – February 2022. (a) The auditor can confirm that these details have been provided in the above report. (b) The auditor can confirm that these details have been provided in the above report. (c) Not required in report. (d) Not required in report.	The auditor deems that the auditee is compliant with this condition.	Compliant
Landscaping				
B44	Prior to the commencement of landscaping works, the Applicant must prepare a revised Landscape Plan and submit it to the satisfaction of the Certifier. The plan must: (a) provide for the planting of 120 trees, using advanced and established local native trees with a minimum plant container pot size of 100L or greater representative of the River-flat Eucalypt Forest Endangered Ecological Community. Other local native tree species which are not commercially available may be sourced as juvenile sized trees or pre-grown from provenance seed; (b) plan for and provide capacity to the school to plant 105 orchard trees within six months of the commencement of school operation; (c) where agricultural plantings are not required, in consultation with a bush regenerator, detail planting and landscaping using a diverse range of local provenance native trees, shrubs and groundcover species (rather than exotic species or non-local native species) from the relevant native vegetation communities that occur or once occurred within the locality; (d) demonstrate that sufficient space and area is provided to allow trees to grow to maturity;	Interview with auditee on 15/6/22. Landscape Architecture Design Report – Addendum 01, SINSW dated 1/11/21. BCA Logic – BCA Crown Certificate covering B44. NBRS – CC Design Compliance Statement confirming compliance against a-h in this condition. The auditor has reviewed the CC Design Certificate and can confirm that the independent certifier has confirmed compliance against this condition.	The auditor deems the auditee is compliant with this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>(e) provide a maintenance regime for the regular upkeep and watering 12 months after planting occurs. Where planted vegetations occur a loss during this maintenance regime, compensatory replacement planting must occur;</p> <p>(f) comply with the principles of Appendix 4 of Planning for Bushfire Protection 2019; and</p> <p>(g) identify where practicable, the reuse of any of removed native trees including tree hollows, tree trunks (greater than 25 to 30cm in diameter and 2 to 3metres (m) in length), and root balls and in accordance with the following:</p> <p style="padding-left: 40px;">(i) where removed native trees are not able to be entirely reused on site, the Applicant must consult with local community restoration/rehabilitation groups such as Landcare groups, and relevant public authorities including NSW National Parks & Wildlife Service, Council and Greater Sydney Local Land Services to determine if the removed trees can be reused in habitat enhancement and rehabilitation work off site.</p> <p>(h) provide details of any consultation with the community groups and public authorities in relation to condition B44(g)(i).</p>			
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 15/6/22.</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>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Operation of Plant and Equipment				
C2	<p>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>	<p>Interview with auditee and visual inspection of plant and equipment on 15/6/22.</p> <p>The auditor notes that no plants or equipment were present at the time of the audit and that no structural or building construction works and/or activities had commenced.</p>	<p>The auditee deems that this condition has not been triggered.</p>	Not triggered
Construction Hours				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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 15/6/22.</p> <p>The auditor confirmed with the Project Manager and Site Engineer that all proposed constructed will be within (a) and that there would be no work carried out on Saturdays (b) or Sunday or public holidays.</p> <p>The auditor notes that at the time of the inspection, no construction works had commenced due to the perched groundwater table issue.</p> <p>The only work that was occurring on site at the time of the audit was administration work limited to the office/demountable buildings.</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 15/6/22.</p> <p>Review of any changes to above work hours in C3.</p> <p>The auditor notes that there was no proposed deviation from hours in C3.</p>	<p>The auditee deems that this condition has not been triggered.</p>	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>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(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.</p>	<p>Interview with auditee and visual inspection on 15/6/22.</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>	<p>The auditee deems that this condition has not been triggered.</p>	Not triggered
C6	<p>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.</p>	<p>Interview with auditee on 15/6/22.</p> <p>The auditor notes that there were no changes to work hours and C5 has not been triggered and therefore this condition has also not been triggered.</p>	<p>The auditee deems that this condition has not been triggered.</p>	Not triggered
C7	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that no structural or building construction works nor activities mentioned in this condition had commenced on site at the time of the site inspection due to the perched water table issue.</p>	<p>The auditee deems that this condition has not been triggered.</p>	Not triggered
Implementation of Management Plans				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	<p>Interview with auditee and visual inspection on 16/6/22.</p> <p>CEMP by RCC dated 6/4/2.</p> <p>The auditor has conducted a review of the CEMP and construction works update and program and most up to date sub-plans.</p> <p>The auditor notes construction of the construction works had been on hold pending the resolution of the perched groundwater table and the provision of a new design/construction solution around this issue.</p> <p>The auditor notes that as there was no construction works or activities at the time of the inspection, it was not possible to provide a proper assessment of the auditee's compliance against the CEMP.</p> <p>The auditor notes of the required aspects of the CEMP/subplan that were applicable thus far, for example sediment control, that the auditee was largely in compliance with the exception of any identified non-compliances and/or observations within this table.</p>	The auditor deems that the auditee is compliant with this condition.	Compliant
Construction Traffic				
C9	<p>All construction 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.</p> <p><i>Note: Works within the road reserve requires an approval under the Roads Act 1993 from the relevant roads authority and a performance, damage and defects bond must be obtained to cover any restoration required to roads resulting from deterioration caused by construction traffic.</i></p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>With the exception of staff vehicles and an ATV, the auditor did not observe any construction vehicles at the time of the inspection due to the construction works being put on hold subject to the resolution of the perched groundwater table.</p> <p>Of the vehicles observed these were wholly within the site.</p>	The auditor deems that the auditee is compliant with this condition.	Compliant
Hoarding Requirements				
C10	<p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</p> <p>(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.</p>	<p>Visual inspection of site on 15/6/22.</p> <p>The auditor conducted a walk around the perimeter of the site and did not see evidence of (a) advertising or (b) any graffiti.</p>	The auditor deems that the auditee is compliant with this condition.	Compliant
No Obstruction of Public Way				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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 15/6/22. Visual inspection of public way around the site.	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 Sub-Plan.	Interview with auditee and site inspection on 15/6/22. The auditor notes that at the time of the site inspection the construction works had been paused pending the resolution of a perched groundwater table issue and that there were no construction works / activities taking place. The auditor also notes that no noise related complaints had been submitted or recorded in the SINSW Complaints Register.	The auditor deems that the auditee is compliant with this condition.	Compliant
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 site inspection on 15/6/22. The auditor notes that at the time of the site inspection the construction works had been paused pending the resolution of a perched groundwater table issue and that there were no construction vehicles arriving onto the site. The auditor notes that the site is within the UWSYD campus and there are no residential properties nearby. The auditor also notes that no noise related complaints had been submitted or recorded in the SINSW Complaints Register.	The auditor deems that 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 site inspection on 15/6/22. The auditor notes that at the time of the site inspection the development had been paused pending the resolution of a perched groundwater table issue and that there were no construction vehicles in operation at the site.	The auditor deems that 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	Interview with auditee and site inspection on 15/6/22. The auditor notes that at the time of the site inspection the construction works had been paused pending the resolution of a perched groundwater table issue and that there were no vibration causing construction activities taking place.	The auditor deems this condition has not yet been triggered.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(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).			
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 site inspection on 15/6/22. The auditor notes that at the time of the site inspection the construction works had been paused pending the resolution of a perched groundwater table issue and that there were no vibrator compactors in operation. The auditor also notes that there are no residential buildings within 30m of the development site.	The auditor deems this condition has not been triggered.	Not triggered
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 site inspection on 15/6/22. The auditor notes that at the time of the site inspection the construction works had been paused pending the resolution of a perched groundwater table issue and that C15 and C16 had not been triggered.	The auditor deems this condition has not been triggered.	Not triggered
Tree Removal and Transplantation				
C18	The following trees, as identified in the Arboricultural Impact Assessment Report for Centre of Excellence and the Vines Drive Upgrade Arboricultural Impact Assessment Report, dated 13 December 2021 and prepared by Sturt Noble Arboriculture, are approved for removal: (a) within the site, tree numbers 5, 6, 7, 8, 9, 26 and 27; and (b) with relevant landowner's consent along Vines Drive, tree numbers 35, 36, 37 and 40	Interview with auditee and site inspection on 15/6/22. (a) The Auditor can confirm that tree numbers 5, 6, 7, 8, and 9 have been removed as approved. (b) The auditor can confirm that these trees will be removed once construction works on the Vines Drive intersection commences.	The auditor deems that the auditee is compliant with this condition.	Compliant
C19	In accordance with the management and mitigations measures identified in the Arboricultural Impact Assessment Report for Centre of Excellence and the Vines Drive Upgrade Arboricultural Impact Assessment Report, dated 13 December 2021 and prepared by Sturt Noble Arboriculture, the following juvenile trees are to be transplanted to suitable landscaped locations on the site or with relevant landowner's consent, within the Western Sydney University campus: (a) within the site, tree numbers 15, 16, 21, 22 and 23; and (b) along Vines Drive 25, 26, 26A, 27 and 39	Interview with auditee and site inspection on 15/6/22. (a) The Auditor can confirm that these trees have yet to be transplanted. (b) The auditor can confirm that these trees will be transplanted once construction works on the Vines Drive intersection commences.	The auditor deems this condition has not been triggered.	Not triggered
C20	The Applicant must engage a qualified bush regenerator or Arborist to supervise the removal and transplantation of native juvenile plants.	Interview with auditee and site inspection on 15/6/22. Letter from Sturt Noble Arboriculture confirming their engagement by the auditee dated 9/3/22 and role in carrying out this work.	The auditor deems that the auditor is compliant with this condition.	Compliant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		The auditor notes that this work has not yet to be commenced.		
C21	Transplantation of trees identified in condition C19 must occur when plant growth conditions are ideal to facilitate best possible survival rates based on advice from a qualified bush regenerator or Arborist.	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>Letter from Sturt Noble Arboriculture confirming their engagement by the auditee dated 9/3/22 and role in carrying out this work.</p> <p>The auditor notes that this work has not yet commenced.</p>	The auditor deems this condition has not been triggered.	Not triggered
Tree Protection				
C22	<p>For the duration of the construction works:</p> <p>(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;</p> <p>(b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment Report for Centre of Excellence and the Vines Drive Upgrade Arboricultural Impact Assessment Report, dated 13 December 2021 and prepared by Sturt Noble Arboriculture; and</p> <p>(d) 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>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>Arboricultural Impact Assessment Report, Stuart Noble, 13/12/21.</p> <p>The auditor notes s5.1 of the above report recommends a Tree Protection Plan be developed and tree protection zones be protected.</p> <p>(a) The auditor did not see any evidence of tree being trimmed or removed.</p> <p>(b) The auditor notes that the visual inspection shows that the street trees are protected.</p> <p>(c) The auditor notes that the visual inspection shows that trees to be protected are being suitably protected.</p> <p>(d) The auditor notes that main construction works have not commenced and that no removal of tree protection has occurred at the time of the inspection.</p> <p>The auditor notes that the tree protection zone has been marked and is being protected at the time of the inspection.</p>	The auditor deems that the auditee is compliant with this condition.	Compliant
Air Quality				
C23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that there were some mounds from onsite generated material and site prior site preparation works but that these were grass seeded and were not generating dust.</p>	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
		<p>The auditor also notes that the construction site was quite damp and saturated at the time of the audit and that there were no construction vehicles or works operating pending the resolution of a perched groundwater table issue.</p> <p>The auditor notes that the auditee has a contract for a water cart to provide water spraying services when needed until such time as construction activities recommence.</p>		
C24	<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 site inspection on 15/6/22.</p> <p>The auditor notes that at the time of the site inspection the construction works had been paused pending the resolution of a perched groundwater table issue and that there were no construction trucks in operation at the site and so points (a) and (b) in this condition could not be assessed.</p> <p>The auditor notes that with respect to (c) that whilst there was a cattle grid there were no wash bays or water supply at the two entrances / access ways onto the site and there was evidence that dirt could be tracked by waste collection trucks.</p>	<p>The auditor recommends the installation of wash bays and water supply at the access points to allow wash down of trucks prior to leaving the site.</p>	Observation
Imported Soil				
C25	<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 upon request.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that at the time of the site inspection the construction works had been paused pending the resolution of a perched groundwater table issue and the auditee has not reported any imported material onto the site.</p> <p>The auditor notes that there were no stockpiles of imported material that were of concern. Most stockpiles comprised earth mounds from earlier site preparation works and there was a small stockpile of blue metal.</p>	<p>The auditor deems that the auditee is compliant with this condition.</p>	Compliant
Disposal of Seepage and Stormwater				
C26	<p>Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Western Sydney University must be obtained to connect or discharge site stormwater to Western Sydney University's stormwater drainage system or street gutter.</p>	<p>Interview with auditee and site inspection on 15/6/22</p> <p>Email from auditee to UWSYD requesting approval to connect or discharge stormwater drainage dated 2/6/22.</p>	<p>The auditor recommends that the approval from WSU and agreed provisions be provided to the certifier once received.</p>	Observation

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>The auditor notes that the email has been sent but that no response has yet been provided to the auditor.</p> <p>The auditor notes that no construction has commenced nor any stormwater collected or discharged into the WSU drainage channel.</p>		
Emergency Management				
C27	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 15/6/22.</p> <p>Copy of site induction presentation including emergency management including emergency assembly points and evacuation routes on slide 20.</p> <p>The auditor notes that the auditee has prepared and implements a site induction which includes emergency management awareness and training.</p>	The auditor deems that the auditee is compliant with this condition.	Compliant
Stormwater Management System				
C28	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. 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 RtS;</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(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;</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>BCA Logic (Certifier) confirmation in letter to auditee dated 26/5/22 that stormwater management system is compliant with points a-d in this condition.</p> <p>The auditor has reviewed the certifier's letter and is satisfied with the certifier's assessment.</p>	The auditor deems that the auditee is compliant with this condition.	Compliant
Aboriginal Cultural Heritage				
C29	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report, dated 29 June 2021 and prepared by Archaeological Management & Consulting Group and Streat Archaeological Services.	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes the main construction works, including excavation works, have not commenced on site at the time of the inspection due to the perched groundwater table issue.</p>	The auditee deems that this condition has not been triggered.	Not triggered
Unexpected Finds Protocol – Aboriginal Heritage				
C30	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <p>(a) all works must halt in the immediate area to prevent any further impacts to the object(s);</p>	Interview with auditee and site inspection on 15/6/22.	The auditee deems that this condition has not been triggered.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</p> <p>(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;</p> <p>(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</p> <p>(e) works shall only recommence with the written approval of Heritage NSW.</p>	<p>Unexpected Finds Protocol - Section 6.7 page 57 CEMP.</p> <p>The auditor notes the main construction works, including excavation works, have not commenced on site at the time of the inspection due to the perched groundwater table issue.</p> <p>The auditor also notes that the auditee has not reported any unexpected Aboriginal objects.</p>		
Unexpected Finds Protocol – Historic Heritage				
C31	<p>If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW must be contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage NSW.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>Unexpected Finds Protocol - Section 6.7 page 57 CEMP.</p> <p>The auditor notes the main construction works, including excavation works, have not commenced on site at the time of the inspection due to the perched groundwater table issue.</p> <p>The auditor also notes that the auditee has not reported any unexpected archaeological relics.</p>	<p>The auditee deems that this condition has not been triggered.</p>	<p>Not triggered</p>
Waste Storage and Processing				
C32	<p>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.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>Purchase Order for waste collection – Djurwa – 5/5/22.</p> <p>The auditor noted that there is provision of a waste bin on hardstand near the main entrance to the site.</p> <p>The auditor notes that waste in the bin is contained and that there was no evidence of waste leaving the site.</p>	<p>The auditor deems the auditee is compliant with this condition.</p>	<p>Compliant</p>
C33	<p>All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>CWMP v1 – EcCell – 24/6/21.</p> <p>Bingo Waste Management Plan.</p> <p>The auditor notes that page 7-8 of the CWMP details the waste classification procedure to be adopted during construction in accordance with NSW legislation.</p> <p>The auditor notes that the main construction works have not commenced due to the perched</p>	<p>The auditor deems the auditee is compliant with this condition.</p>	<p>Compliant</p>

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		groundwater table and that the site was not yet producing a significant amount of construction waste.		
C34	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 15/6/22. The auditor notes that the main construction works have not commenced due to the perched groundwater table and that the site was not yet producing concrete waste and rinse water. The auditor did not observe any such disposal or discharge to any natural or artificial watercourse.	The auditor deems the auditee is compliant with this condition.	Compliant
C35	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 15/6/22.	The auditor requests copies of auditee records / Bingo reports be provided at the second audit.	Observation
C36	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 15/6/22.	The auditor requests copies of procedure for the removal of hazardous materials during construction stage, including any records be provided at the second audit.	Observation
Outdoor Lighting				
C37	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Interview with auditee on 15/6/22. SSDA Compliance Certificate – NDY – 15/3/22. The auditor has reviewed the above compliance certified and is satisfied with the Certifiers assessment of compliance against this condition.	The auditor deems the auditee is compliant with this condition.	Compliant
Site Contamination				
C38	Remediation of the site must be carried out in accordance with the Remediation Action Plan Centre of Excellence in Agricultural Education prepared by Douglas Partners Pty Ltd and dated 20 May 2021 and any variations to the Remediation Action Plan Centre of Excellence in Agricultural Education approved by an NSW EPA-accredited Site Auditor.	Interview with auditee and site inspection on 15/6/22. RAP – Douglas Partners – May 2021. The auditor notes that the RAP details contamination as including asbestos and metals (lead, zinc and benzo(a)pyrene. The RAP recommends containment of the asbestos material in the southern part of the site and removal of the metals and/ or containment in a cell under the building slab in the centre south. The auditee notes that the RAP has been approved by the site auditor and that remediation works will be completed toward the later stages of construction.	The auditor notes that this remediation is unable to be commenced until such time as access can be provided and the perched groundwater table issues resolved. Further the auditor recommends that the RAP be revised and updated subject to receiving and accepting a design/construction solution to the perched groundwater table issue. The auditor recommends that the RAP factor in any impacts and	Observation

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		The auditor notes that no main construction works have been commenced due to the perched groundwater table and therefore the remediation of this contamination is also likely to be delayed until safe access can be provided.	required mitigations resulting from the modified design/construction solution.	
C39	Where remediation is carried out/completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s) prior to the use/operation of the remediated area(s).	Interview with auditee and site inspection on 15/6/22. RAP – Douglas Partners – May 2021. The auditor notes that no such plans for staging of the remediation works have been notified to the auditor.	The auditor deems that this condition has not been triggered.	Not triggered
C40	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Interview with auditee and site inspection on 15/6/22. RAP – Douglas Partners – May 2021. Proposed GHD design solution to the perched groundwater table issue.	The auditor notes that the design/construction aspects of the proposed development may change subject to receiving a design/construction solution to the perched groundwater table issue and that the auditee should engage their contamination/RAP consultant and the site auditor to review the likely impacts of the design/construction changes on the contamination.	Observation
Independent Environmental Audit				
C41	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	DPE approval of auditor in Appendix C.	The auditor deems the auditee is compliant with this condition.	Compliant
C42	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	The auditor deems the auditee is compliant with this condition.	Compliant
C43	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.	The auditor deems that this condition has not yet been triggered.	Not triggered
C44	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 C42 of this consent, or condition C43 where notice is given; (b) submit the response to the Planning Secretary; and	The auditor has informed the auditee of the requirement to adhere to these requirements subsequent to the submission of the audit report.	The auditor deems that this condition has not yet been triggered.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.			
C45	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.	The auditor deems that this condition has not yet been triggered.	Not triggered
C46	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.	The auditor notes that no such requests had been made at the time of the completion of this audit.	The auditor deems that this condition has not yet been triggered.	Not triggered
Operational Readiness Work				
C47	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; (ii) pedestrian access to and within the site will be managed to ensure no conflict with construction vehicle movements; and (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.	The auditor notes that this requirement is not yet applicable and will need to be audited at the pre-operational stage of this development.	The auditor deems that this condition has not yet been triggered.	Not triggered
C48	Operational readiness work must only be undertaken in accordance with the details submitted under condition C47 and the following requirements: (a) no more than 15 staff are involved in operational readiness work on site at any one time; (b) no students or parents are permitted on the site; and (c) the Applicant has implemented appropriate arrangements to ensure the safety of school staff on the site.	The auditor notes that this requirement is not yet applicable and will need to be audited at the pre-operational stage of this development.	The auditor deems that this condition has not yet been triggered.	Not triggered

APPENDIX B – CEMP & SUB-PLAN MITIGATION MEASURES

Table 1: Centre of Excellence Hawkesbury (SSD 15001460) CEMP Audit Checklist – Independent Audit No. 1

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Construction Environmental Management Plan, Rev 3 (16/03/2022)				
Dust Generation (Construction), Section 4.7, pg 32	<ul style="list-style-type: none"> Minimise areas of site disturbed, and stage works where possible. Dust suppression strategies to be used, i.e., water sprays, soil binders, hydro mulching, controlled speed onsite, road base + shaker grids. Stockpiled topsoils and rubble will be restricted to 4m high. Stabilise if in-situ for >4-6months. <p>On site drilling or coring operations will be undertaken by equipment fitted with air filtration equipment.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that the only construction works completed so far on the site have been early site preparatory and earth works.</p> <p>The auditor notes that main construction works have not been commenced due to a perched groundwater table issue and there were no construction works or activities at the time of the inspection.</p> <p>The auditor notes that there were some stockpiles of dirt about 2m high and several earth mounds from material that were exposed and not yet grass seeded. There was also no water cart or water spraying at the time of the audit.</p> <p>The auditor also notes that the ground was quite saturated at the time of the audit and there were no dust generating activities or high dust levels.</p> <p>The auditor notes that there were no stockpiled topsoils or rubble above 4m.</p>	<p>The auditor notes that there were several stockpiles of dirt and earth mounds with no dust control measures in place.</p> <p>The auditor recommends that these stockpiles be grass seeded and that water spraying be used to suppress dust in dry windy conditions.</p>	Non-conformant
Stormwater (Discharge from sedimentation basins, flooding), Section 4.7, pg 33	<ul style="list-style-type: none"> Water quality to meet ANZECC Water Quality Guidelines. → Conduct water quality test (external test company) NTU and TSS to determine the best treatment and acceptable levels - (Generally) PH 6.5- 8.5, Turbidity <50NTU, No visible oil & grease Obtain advice for use of flocculants to settle sediment from water. Sedimentation pond to be maintained at low levels to ensure capacity during rainfall event. DO NOT DISCHARGE IF CONTAMINANTS SUSPECTED. Obtain advice. 	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that the only construction works completed so far on the site have been early site preparatory and earth works.</p> <p>The auditor notes that main construction works have not been commenced due to a perched groundwater table issue and there were no construction works or activities at the time of the inspection.</p> <p>The auditor notes that there was no sediment basin constructed on site nor any discharge to the UWS drainage channels.</p>	<p>The auditor deems that this requirement has not been triggered.</p>	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Adjoining waterways (dewatering, soil erosion & runoff), Section 4.7, pg 33	<ul style="list-style-type: none"> Temporary drainage systems will be established to divert clean waters around the land development areas as appropriate. Erect silt fences, bunds and construct swale drains. Concrete Bunded washouts plastic lined Inspect at least weekly & after rainfall. 	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that the only construction works completed so far on the site have been early site preparatory and earth works.</p> <p>The auditor notes that main construction works have not been commenced due to a perched groundwater table issue and there were no construction works or activities at the time of the inspection.</p> <p>The auditor notes that the only drainage channel on site was a temporary one but was not flowing nor discharging offsite at the time of the inspection.</p> <p>The auditor notes that silt fences have been erected along the boundary perimeter of the site and that this fence is in good condition and well maintained.</p> <p>The auditor notes that there were no concrete bunded washouts as main construction works have not been commenced.</p> <p>The auditor can confirm that the site has been inspected routinely and kept well maintained.</p>	<p>The auditor deems that the auditee is conformant with this requirement.</p>	<p>Conformant</p>
Flora, Section 4.7, pg 35	<ul style="list-style-type: none"> Review planning documentation to determine the presence of any protected, threatened or significant flora. Obtain approvals as required. Engage arborist to develop tree management plan or refer DA and arborist reports. Education and training at site toolbox meetings and induction. Report all sightings to the site manager. Fence or barricade protected flora at the drip zone. Erect Keep Out signage. Do not stack materials under/against trees. The potential for reuse of vegetative wastes by mulching, chipping or on-site placement of trunks or limbs shall be reviewed for each project. 	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that the only construction works completed so far on the site have been early site preparatory and earth works.</p> <p>The auditor notes that main construction works have not been commenced due to a perched groundwater table issue and there were no construction works or activities at the time of the inspection.</p> <p>The auditor notes that the auditee is implementing the BMSP and has engaged an arborist. The auditor has requested a copy of the Tree Management Plan.</p>	<p>The auditor has requested a copy of the Tree Management Plan.</p>	<p>Observation</p>

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>The auditor notes that the tree protection area has been demarcated with barricade and that there are no materials stacked against trees.</p> <p>The auditor notes that further works with regards tree removal and transplantation are schedule for later part of the construction.</p>		
Waste & Litter, Section 4.7, pg 36	<ul style="list-style-type: none"> • Hazardous materials surveys to be completed. • Materials to be removed prior to demolition • Registers and waste disposal requirements as per Work Cover and EPA requirements for removal, storage, transport and disposal. • General site wastes –use one bin system and sort in contractors' yard to produce quantities of material for recycling, reuse, disposal etc. • Empty drums are to be taken off-site for disposal. • Empty drums shall be crushed prior to recycling/disposal. • Do not overfill skip bins. Provide plenty for use. Cover where potential for windblown litter. 	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that main construction works have not been commenced due to a perched groundwater table issue and there were no construction works or activities at the time of the inspection.</p> <p>The auditor notes that there is a waste bin and waste contractor engaged to collect and recycle waste from site.</p> <p>The auditor notes that as main construction works have not commenced there are no major waste generating sources.</p> <p>The auditor notes that the waste in the waste bin was contained and there were no drums, hazardous materials/wastes on site at the time of the inspection.</p>	The auditor deems the auditee is conformant with this requirement.	Conformant
Traffic, Section 4.7, pg 38	<ul style="list-style-type: none"> • Develop and implement traffic management plans. Submit to local council as required. • Signage and notices regarding disruptions. • Use crushed concrete, mulches etc along site access roads. • Install shakers and wheel wash as required. • Organise regular street sweeping. • Haulage routes and rules will be provided to subcontractors prior to commencing on site. • All loads of soil, demolition wastes, general wastes etc are to be tarped. 	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that main construction works have not been commenced due to a perched groundwater table issue and there were no construction works or activities at the time of the inspection.</p> <p>The auditor notes that a CTPMSP has been developed and is being implemented.</p> <p>The auditor notes that shakers are in place but there is no wheel wash facility and water supply.</p> <p>The auditor notes that there were no construction vehicles operating at the</p>	<p>The auditor notes that shakers are in place but there is no wheel wash facility and water supply.</p> <p>The auditor recommends installation of wash bay facilities.</p>	Non-conformant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>time of the audit and no need for street sweeping as construction works were on hold.</p> <p>The auditor did not observe any trucks entering or leaving the site.</p>		
Construction Traffic and Pedestrian Management Sub-Plan, Ver 3.1 (03/03/2022)				
<p>Access/Egress of Vehicles, Construction, pg 6</p>	<p>All exiting trucks will be loaded to their prescribed weight limits. All trucks will be covered by tarpaulin or like prior to exiting the site as required. All vehicles leaving the site must be free of mud or any other debris. The Site manager is responsible for all vehicles accessing and egressing the site. At points of vehicle egress the driver will ensure vehicles give way to pedestrians and cyclists before exiting.</p> <p>During times of Access and Egress, certified RMS accredited Traffic Controllers will be on site.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that main construction works have not been commenced due to a perched groundwater table issue and there were no construction works or activities at the time of the inspection.</p> <p>The auditor notes there were no construction vehicles at the time of the inspection entering or leaving the site and construction works were on hold but that procedures are in place to ensure this is done when needed.</p>	<p>The auditor deems that the auditee is conformant with this requirement.</p>	<p>Conformant</p>
<p>Pedestrians and cyclists, Impacts and Management, pg 18</p>	<p>Only authorised personnel will be permitted within the building site unless accompanied by site management if not inducted to the site. ATF Fencing will surround the shared boundary between the site and adjoining properties. A-class hoardings will be used on the street frontages. Whilst within the confines of the building site, all personnel will attire in correct PPE to ensure that they are visible to moving traffic.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that main construction works have not been commenced due to a perched groundwater table issue and there were no construction works or activities at the time of the inspection.</p> <p>The auditor notes that entry is controlled and only authorised people are allowed on site.</p> <p>The auditor notes that ATF fencing has been installed on the boundary and A-class hoardings used.</p> <p>The auditor notes staff on site had appropriate PPE.</p>	<p>The auditor deems that the auditee is conformant with this requirement.</p>	<p>Conformant</p>
<p>Drivers' Code of Conduct, Impacts and Management, pg 19</p>	<p>The below detail the site-specific code of conduct for construction vehicle drivers in addition to the general code of conduct (provisioned by the drivers PCBU) applicable to the vehicle used:</p> <ul style="list-style-type: none"> Be inducted to the site and follow site specific requirements covered in the site induction, toolbox talks, SWMS and pre-start meetings. 	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that main construction works have not been commenced due to a perched groundwater table issue and</p>	<p>The auditor deems that the auditee is conformant with this requirement.</p>	<p>Conformant</p>

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<ul style="list-style-type: none"> Drivers will strictly adhere to the speed limits both outside and within the site. Speed limits inside the site are generally limited to 5km/h unless otherwise specified and require a spotter in busy/high pedestrian activity areas. Drivers must follow their PCBU's fatigue management scheme and ensure this meets the arrival/departure times of Richard Crookes Construction® prior to arriving to site. If timings conflict, the driver must negotiate with Richard Crookes Construction® to ensure a layover area is reserved for the incoming vehicles within the site. Compression breaking is to be kept to a minimum whilst within residential areas to minimise the creation of excessive noise that could disturb residents/neighbours. Vehicle noise will be kept to a minimum by turning vehicle engines off whilst stationary. Vehicles are not to stay in idle for long periods of time. 	<p>there were no construction works or activities at the time of the inspection.</p> <p>The auditor can confirm that a Driver Code of Conduct has been developed and is being applied.</p> <p>The auditor notes there were no construction vehicles at the time of the inspection but that there is an induction procedure in place to cover these requirements.</p>		
Environmental, Impacts and Management, pg 20	<p>A range of measures will be in place to manage and minimise any possible impact on the environment in regards to dust control and air emissions. Such measures will include, but not limited to:</p> <ul style="list-style-type: none"> Containment and removal of any hazardous material in accordance with EPA regulations. Inclusion of wash down bays or shaker rams. Regular cleaning of streets. Erosion and Sediment control to perimeter and access road. Wheel wash facilities for all vehicles entering and exiting the site. Speed limits will be reduced on site to reduces dust and exhaust emissions. 	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that main construction works have not been commenced due to a perched groundwater table issue and there were no construction works or activities at the time of the inspection.</p> <p>The auditor notes that there were no hazardous materials on site.</p> <p>The auditor notes there are shaker rams but no wash down facility.</p> <p>The auditor notes adequate erosion and sediment control at perimeter and access road.</p> <p>The auditor notes there were no construction vehicles at the time of the inspection.</p>	<p>The auditor notes there are shaker rams but no wheel / wash down facility and that this non-compliance and the recommendations for corrective action have been raised in previous sections.</p>	Non-conformant
Environmental, Impacts and Management, pg 20	<p>Monitoring of air emissions throughout the construction process similarly, noise pollution will be minimised through a range of measures such as:</p> <ul style="list-style-type: none"> Control of noise at source where practicable (e.g. using screenings, shielding). Use of noise suppression covers when plant and machinery in operation. Use of electrically powered plant where possible. Where possible, noisy plant equipment will be kept away from sensitive noise boundaries or alternatively within enclosures. 	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that main construction works have not been commenced due to a perched groundwater table issue and there were no construction works or activities at the time of the inspection.</p>	<p>The auditor deems that the auditee is conformant with this requirement.</p>	Conformant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>Stockpiling of sand, soil and other material shall be stored clear of any drainage line or easement, tree protection zone, water bodies, footpath, kerb or road surface.</p>	<p>The auditor notes there were no noise generating works or activities at the time of the audit.</p> <p>The auditor notes there was no stockpiling near drainage lines, tree protection zones, waterbodies, footpaths or kerb/road side.</p>		
<p>TCP Monitoring and Reporting, Traffic Control Plan (TCP), pg 22</p>	<p>Specific measures for TCP reporting will be taken. These will include, but not be limited to the following:</p> <p>The traffic control plan will be numbered, and a register maintained as a part of the CTPMP.</p> <p>All traffic control devices and traffic control arrangements will be inspected daily to ensure the adequacy of such devices and arrangements as per the TfNSW TCWS Manual Version 6.</p> <p>Traffic management records and plans will be maintained as well as record/log.</p> <p>Richard Crookes Construction® may be required to provide records in the following event instances:</p> <ul style="list-style-type: none"> • That a breach imposed by the NSW Police Service, on a motorist who does not comply with a regulatory sign is challenged in courts or, • In the event of an accident is alleged to have occurred when temporary traffic control is in place. <p>Ongoing and frequent onsite reviews of traffic management setups and conditions will be reviewed with Richard Crookes Construction® for the duration of the project at (but not limited to):</p> <ul style="list-style-type: none"> • The beginning of each new phase • The beginning of a new major activity (e.g. concrete pours, mobile crane usage etc) 	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that a TCP has been developed as part of the CTPMSP and that the Plan has been registered and is numbered 0052272006.</p> <p>The auditor notes there was no construction works / activities at the time of the site inspection and no construction vehicles entering or leaving the site.</p> <p>The auditor notes that there was no Traffic Controller but deems that a traffic controller was not required given construction works were on hold.</p>	<p>The auditor deems that the auditee is conformant with this requirement.</p>	<p>Conformant</p>
<p>Construction Noise and Vibration Management Sub-Plan, Ver R2 (15/02/2022)</p>				
<p>Noise Monitoring, Section 5.2.3, pg 32</p>	<p>Attended noise monitoring is recommended to be undertaken at the start of each major milestone of the project. It is proposed that these milestones are at the commencement of the excavation and structural works only.</p> <p>These works should be undertaken by a qualified acoustical consultant directly engaged by the contractor.</p> <p>The 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>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes there was no construction works / activities at the time of the site inspection and no noise generating sources.</p> <p>The auditor deems that such monitoring is not yet warranted until such time as the main construction works commence.</p>	<p>The auditor deems this requirement has not been triggered.</p>	<p>Not triggered</p>

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<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>The survey methodology and any equipment should comply with the requirements discussed in Standard AS 1055.1-1997.</p>			
<p>Vibration Monitoring, Section 5.3.2, pg 33</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. • For vibration intensive works (such as excavation, rock break etc) in proximity of the building J4 (Microbiology Labs) or any other rooms containing sensitive equipment, attended vibration measurements may be required to ensure levels do not exceed vibration criteria. To be negotiated with the WSU. 	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table) and no vibration generating sources.</p> <p>The auditor deems that such monitoring is not yet warranted until such time as the main construction works commence.</p>	<p>The auditor deems this requirement has not been triggered.</p>	<p>Not triggered</p>
<p>Complaints management process, Section 5.4.2, pg 34</p>	<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 15/6/22.</p> <p>The auditor has reviewed the SINSW Complaints Register and no complaints have been received for the audit period.</p>	<p>The auditor deems this requirement has not been triggered.</p>	<p>Not triggered</p>
<p>Contingency Plans, Section 5.6, pg 37</p>	<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 15/6/22.</p> <p>The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table) and no noise and vibration generating sources.</p> <p>The auditor deems that these contingency plans will be required once the main construction works commence.</p>	<p>The auditor deems this requirement has not been triggered.</p>	<p>Not triggered</p>
<p>Adoption of Universal Work Practices,</p>	<p>Regular reinforcement (such as at toolbox talks) of the need to minimise noise and vibration.</p> <p>Regular identification of noisy activities and adoption of improvement techniques.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes there was no construction works / activities at the time</p>	<p>The auditor deems this requirement has not been triggered.</p>	<p>Not triggered</p>

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Section 5.7.1, pg 38	<p>Avoiding the use of portable radios, public address systems or other methods of site communication that may unnecessarily impact upon nearby sensitive receivers.</p> <p>Where possible, avoiding the use of equipment that generates impulsive noise.</p> <p>Minimising the need for vehicle reversing for example (particularly at night), by arranging for one-way site traffic routes.</p> <p>Use of broadband audible alarms on vehicles and elevating work platforms used on site.</p> <p>Minimising the movement of materials and plant and unnecessary metal-on-metal contact.</p> <p>Minimising truck movements.</p>	<p>of the site inspection (on hold due to perched groundwater table) and no noise and vibration generating sources.</p> <p>The auditor deems that these measures will be required once the main construction works commence.</p>		
Work Scheduling, Section 5.7.4, pg 38	<p>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.</p> <p>Scheduling work to coincide with non-sensitive periods where possible.</p> <p>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.</p> <p>Optimising the number of deliveries to the site by amalgamating loads where possible and scheduling arrivals within designated hours.</p> <p>Including contract conditions that include penalties for non-compliance with reasonable instructions by the principal to minimise noise or arrange suitable scheduling.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table) and no noise and vibration generating sources.</p> <p>The auditor deems that these work scheduling measures will be required once the main construction works commence.</p>	The auditor deems this requirement has not been triggered.	Not triggered
Construction Waste Management Sub-Plan (25/02/2022)				
General, Section 2, pg 4	<p>Identify any hazardous and toxic materials (e.g. asbestos) and comply with WorkCover requirements.</p> <p>Try not to over-order on materials (initial waste avoidance).</p> <p>Communicate housekeeping & litter reduction rules with subcontractors during contract letting and site inductions.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table) and no hazardous or toxic materials or wastes on site.</p> <p>The auditor deems that these waste management measures will be required once the main construction works commence.</p>	The auditor deems this requirement has not been triggered.	Not triggered
Contaminated Soils, Section 2, pg 4	Contaminated soils will be excavated and classified in accordance with EPA guidelines "Environmental Guidelines: Assessment, Classification & Management of Liquid & Non-Liquid Wastes" (June 2004) – www.environment.nsw.gov.au/waste/envguidlms /index.htm .	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table).</p>	The auditor deems this requirement has not been triggered.	Not triggered

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>The auditor notes that the remediation of contaminated soils (as per the RAP) was to occur at the later part of the construction program but as construction is on hold, so too are these remediation works.</p>		
<p>Acid Sulphate Soils (ASS), Section 2, pg 5</p>	<p>Potential for acid sulphate soils ASS will be assessed based on the sites proximity to low-lying coastal areas e.g. coastal plains, wetlands and mangroves where the surface elevation is less than five metres above mean sea level.</p> <p>If suspected, consultant to prepare Acid Sulphate Soil Management Plan (ASSMP).</p> <p>Excavation and neutralisation to be supervised by consultants as per ASSMP.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes that ASS was not identified as a significant issue in the Douglas Partners Detailed Site Investigation nor the RAP.</p> <p>The auditor also notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table) and no potential disturbance of such ASS is it is found to be present.</p>	<p>The auditor deems this requirement has not been triggered.</p>	<p>Not triggered</p>
<p>Monitoring, Section 2, pg 5</p>	<p>Bin(s) with heavy lids shall be provided for putrescibles waste.</p> <p>Daily inspections shall be carried out to ensure the worksite is litter free.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table) and no noise and vibration generating sources.</p> <p>The auditor notes that a general waste bin has been provided on site that that all waste has been properly contained within and that there is a waste contractor engaged to collect and manage waste.</p> <p>The auditor notes that the waste bin storage area is well maintained and as main construction works and waste disposal has not been activated very little waste is being generated and therefore daily inspections not warranted.</p>	<p>The auditor deems that the auditee is conformant with this requirement.</p>	<p>Conformant</p>
<p>Contamination Status, Section 3, pg 7</p>	<p>As per the remediation action plan prepared by Douglas Partners for the Hawkesbury Centre of Excellence; all known contamination on site will be remediated through the containment cell</p>	<p>Interview with auditee and site inspection on 15/6/22.</p>	<p>The auditor deems this requirement has not been triggered.</p>	<p>Not triggered</p>

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
	<p>methodology which will negate the need to export any contamination as waste. (Section 8. Remediation Methodology in Appendix B Remediation Action Plan).</p> <p>Any additional contamination found on site will be managed utilising the unexpected finds protocol (Construction Environmental Management Plan: Appendix 6.6).</p>	<p>The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table).</p> <p>The auditor notes that the remediation of contaminated soils (as per the RAP) was to occur at the later part of the construction program but as construction is on hold, so too are these remediation works.</p>		
Reporting, Section 4, pg 8	<p>The Project Green Star Administrator will be responsible for collecting monthly waste reports or utilising the waste subcontractor reporting format and issuing them to the Project Manager and Client Representative.</p> <p>These reports will measure the weight of waste generated of material by classification, total weight of waste, percentage by weight recycled and percentage by weight to landfill.</p> <p>Nominated member of the project team will be responsible for collecting monthly waste reports and issuing them to the Project Manager and Client Representative.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table) and no construction waste generating sources.</p> <p>The auditor deems that these measures will be required once the main construction works commence.</p>	The auditor deems this requirement has not been triggered.	Not triggered
Construction Soil and Water Management Sub-Plan, Rev B (25/02/2022)				
Soil and Groundwater Contamination, Section 5.0, pg 7	<p>Remediation of identified contaminants in the central-southern portion of The Site will be carried out in accordance with the Remediation Action Plan (RAP) by Douglas Partners (dated May 2021) to render The Site suitable for the proposed development, from a contamination perspective. The RAP details the remediation methodology and strategy that must be undertaken before any topsoil regeneration works commence within the central-southern portion of The Site.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table).</p> <p>The auditor notes that the remediation of contaminated soils (as per the RAP) was to occur at the later part of the construction program but as construction is on hold, so too are these remediation works.</p>	The auditor deems this requirement has not been triggered.	Not triggered
Erosion and Sediment Control, Section 7.0, pg 8	<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 and temporary sedimentation basins. Dust control measures will also be provided.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes there was no construction works at the time of the site inspection (on hold due to perched groundwater table) and that there were no dust generation activities at the time of the inspection.</p>	The auditor deems that the auditee is conformant with this requirement.	Conformant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		The auditor notes that adequate dust control measures are in place at the time of the inspection including silt traps at the perimeter, grass seeding of earth mounds and water cart utilisation when required.		
Erosion and Sediment Control, Section 7.0, pg 8	Stormwater from the site will be collected by temporary diversion swales and then directed to temporary sediment basins which will allow sediments to settle to the base of the basin. After sediment settlement within the basins, the stormwater from the basins will be discharged to existing swales by using a sediment pump.	Interview with auditee and site inspection on 15/6/22. The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table) and that no drainage and stormwater collection system or detention basin had been installed.	The auditor deems this requirement has not been triggered.	Not triggered
Erosion and Sediment Control, Section 7.0, pg 8	The permanent on-site detention basins / dams will be used as temporary sedimentation basins during construction phase of the project and the basins have sufficient capacity to manage stormwater and flood flows for storm events up to 100-year ARI.	Interview with auditee and site inspection on 15/6/22. The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table) and no on-site detention basin constructed.	The auditor deems this requirement has not been triggered.	Not triggered
Erosion and Sediment Control, Section 7.0, pg 8	Other measures to be provided on site during construction include construction exits for all vehicles leaving the site, and revegetation of the site as soon as practicable.	Interview with auditee and site inspection on 15/6/22. The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table) and that there were no construction vehicles entering or leaving the site at the time of the inspection. Further as no main construction works had been commenced, no revegetation was yet warranted.	The auditor deems this requirement has not been triggered.	Not triggered
Erosion and Sediment Control, Section 7.0, pg 8	Erosion control measures must be inspected and maintained after each rain event and at intervals not exceeding two weeks. Refer to Appendix A for Soil and Water Management Plan and Erosion and Sediment Control Details drawings.	Interview with auditee and site inspection on 15/6/22. The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table) and that	The auditor deems that the auditee is conformant with this requirement.	Conformant

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
		<p>there were no major signs of erosion of sediment leaving the site.</p> <p>The auditor notes that the sediment control traps at the boundary was installed and in good condition and properly maintained after recent rain events.</p>		
Biodiversity Management Sub-Plan, Ver 1.2 (15/03/2022)				
<p>Undertake replacement planting, Section 4.2.2, pg 17</p>	<p>Prior to the commencement of vegetation removal or construction (whichever comes first), a qualified bush regenerator is to be engaged to establish and implement a native vegetation seed collection program for the collection and propagation of seed from native plants (trees, shrubs and groundcover) approved for removal. The propagated native plants are to be utilised within the landscaped planting areas on site as directed by the Project Landscape Architect.</p> <p>As a minimum, the plant propagation program is to replace the number of trees removed from the site on a 2:1 ratio.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>Project Ecologist – Narla Environmental fee proposal dated 27/2/22</p> <p>Bush regenerator – Toolijooa Environmental Restoration engagement email dated 8/2/22.</p> <p>Seed collection report dated 28/3/22.</p> <p>The auditor notes that seed collection has been undertaken prior to removal of native vegetation and that the revegetation and transplanting is scheduled to be conducted during the later stages of construction.</p>	<p>The auditor deems that the auditee is conformant with this requirement.</p>	<p>Conformant</p>
<p>Clearing supervision, Section 4.2.4, pg 17</p>	<p>Immediately prior to any vegetation clearing (within 2 hours) an inspection is to be undertaken by the Project Ecologist to identify any fauna that may be encountered during vegetation clearing or may need to be relocated prior to clearing operations.</p> <p>During inspection, the Project Ecologist is to undertake the following tasks:</p> <ul style="list-style-type: none"> • Re-checking all trees and vegetation marked as potential fauna habitat in the pre-clearance survey. • Checking for fauna in all trees and vegetation that is marked for removal. • Check for any new dens or nests that might have been made after the preclearance survey was completed. • Removing and relocating fauna as required. • If possible – delineate on site a clear corridor where fauna are able to flee and relocate into nearby vegetation that is not identified for clearing. 	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The Auditor can confirm that tree numbers 5, 6, 7, 8, and 9 have been removed as approved.</p> <p>Letter from Sturt Noble Arboriculture confirming their engagement by the auditee dated 9/3/22 and role in carrying out this supervision work.</p> <p>Project Ecologist advised that trees that were removed (5-9) were not found to have any fauna and did not require any supervision.</p>	<p>The auditor deems that the auditee is conformant with this requirement.</p>	<p>Conformant</p>
<p>Hollow management and replacement,</p>	<p>Compensatory tree hollows must be provided prior to the release of the hollow dependent fauna, unless the removed tree hollows can be relocated and installed on the same day they are removed.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p>	<p>The auditor requests that the auditee provide evidence that the Nest Box</p>	<p>Observation</p>

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Section 4.2.6, pg 19	<p>Prior to commencement of the removal of a HBT, the proponent (or proponent's representative) must provide to the Certifier:</p> <ul style="list-style-type: none"> • Details on the size, type, number, and location of nest boxes required, or details on the relocation of the actual tree hollows. • Installation location of replacement nest boxes or actual tree hollows, providing alternate habitat for hollow-dependent fauna displaced during clearing. • Salvage and relocate any tree hollows approved for removal to appropriate locations on the same day and prior to the release of any native fauna found using the tree hollows 	Nest Box Installation Report – Narla Environmental – February 2022.	Installation Report was provided to the Certifier prior to the removal of HBT.	
Exotic weed species management, Section 4.2.8, pg 20	<p>It is anticipated that the “Low Impact Construction Management Zone” has the highest potential for exotic weed species build-up as there will be less frequent activity in this zone of the subject land, and hence can be overlooked for regular maintenance.</p> <p>Weed control activities are only to be undertaken if substantial quantities of High Threat Exotic weed species are identified by the Project Ecologist or the Project Bush Regenerator through regular monitoring and reporting.</p>	Interview with auditee and site inspection on 15/6/22.	The auditor requests that the auditee provide details of regular inspections by the Ecologists or Bush Regenerator for weed monitoring.	Observation
Monitoring and reporting, Section 4.3, pg 21	<p>In addition to the pre-clearance surveys, a regular monitoring program is to be implemented for the subject land for the duration of the construction phase of the project. The Project Ecologist or Project Bush Regenerator is to inspect the site on a quarterly basis until the construction phase of the project is completed.</p> <p>The monitoring will cover, but not be limited to, the following items:</p> <ul style="list-style-type: none"> • Exotic weed species that are regenerating within the subject land, their abundance and location. • The health of any replacement planting for the project. • Any activity during the construction phase of the project that is adversely impacting, or likely to adversely impact, the biodiversity of the subject land. 	Interview with auditee and site inspection on 15/6/22.	The auditor requests that the auditee provide details of quarterly monitoring / inspection by the Ecologists or Bush Regenerator.	Observation
Monitoring and reporting, Section 4.3, pg 21	<p>A final report is to be submitted to the Certifier at the end of the construction phase of the project. The report is to be prepared by the Project Ecologist and is to cover, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Activities and tasks undertaken during the construction phase of the project to manage the biodiversity of the subject land. • The details of the replacement planting that occurred within the subject land, including provenance of seeds collected (if required), location of planting and evidence of the success of the planting at the end of the construction phase of the project. • Activities to mitigate the removal of hollow-bearing trees (if required). • Activities undertaken to re-use natural materials within the subject land, including the location of materials re-used. • Management activities and tasks undertaken to control exotic weed species (if required). 	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table).</p> <p>The auditor notes that this will need to be done at the end of the construction phase.</p>	The auditor deems that this requirement has not been triggered.	Not triggered
Flood Emergency Response Sub-Plan, Rev E (25/02/2022)				

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
Flood Emergency Kit, Section 5.3, pg 15	On a regular basis, check your emergency kit (remember to check use-by dates on batteries and gloves) and restock items if you need to. Also, keep a list of emergency numbers in the emergency kit.	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table) but that an emergency kit is provided on site.</p>	The auditor deems that the auditee is conformant with this requirement.	Conformant
Flood Signage, Section 5.4, pg 16	Flood signage shall be installed around The Site to inform building occupants and visitors of the risk of flooding and provide details on the flood emergency response plan. This signage shall be located in visible areas and include the flood emergency egress plans.	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table).</p> <p>The auditor notes that there are no buildings yet constructed nor occupants or visitors.</p>	The auditor deems that this requirement has not been triggered.	Not triggered
Flood Awareness Training, Section 5.5, pg 16	To provide flood awareness training for the Flood Preparation and Response Team and all CoE occupants. It is strongly recommended that flood emergency response drills occur a minimum twice annually. This will ensure flood wardens know how to respond in a flood emergency and building personnel are aware of the flood hazard. It is recommended that a drill be conducted first day of term. After the drill has been carried out, the flood emergency response procedure should be reviewed to identify any room for improvement and amended as necessary	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table).</p> <p>The auditor notes that there are no buildings yet constructed nor occupants or visitors.</p>	The auditor deems that this requirement has not been triggered.	Not triggered
Flood monitoring, Section 5.6, pg 16	The Chief Flood Warden is to monitor storm activity/weather in the afternoon daily via the BoM website and/or radio. Storm warnings for next day events triggering flash flooding should be monitored carefully. It is up to the discretion of the Chief Flood Warden in consultation with the Western Sydney University to close the Building for the following day if deemed appropriate.	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table).</p> <p>The auditor notes that there are no buildings yet constructed nor occupants or visitors.</p>	The auditor deems that this requirement has not been triggered.	Not triggered

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Flood Preparation Review, Section 5.7, pg 17	<table border="1"> <thead> <tr> <th colspan="3" data-bbox="421 394 1549 451">Table 3 – Flood Preparation Review</th> </tr> <tr> <th data-bbox="421 451 813 514">TASK</th> <th data-bbox="813 451 1142 514">RESPONSIBILITY</th> <th data-bbox="1142 451 1549 514">DATE</th> </tr> </thead> <tbody> <tr> <td data-bbox="421 514 813 756">Review of flood emergency management plan</td> <td data-bbox="813 514 1142 756">Chief Flood Warden</td> <td data-bbox="1142 514 1549 756"> <ul style="list-style-type: none"> ▪ Annually ▪ After a flood event ▪ If there are any changes that impact the ability of the plan to be implemented </td> </tr> <tr> <td data-bbox="421 756 813 871">Flood Awareness Training</td> <td data-bbox="813 756 1142 871">Chief Flood Warden</td> <td data-bbox="1142 756 1549 871"> <ul style="list-style-type: none"> ▪ Every 6 months minimum ▪ After a flood event for debrief </td> </tr> <tr> <td data-bbox="421 871 813 987">Audit and test flood alarm system</td> <td data-bbox="813 871 1142 987">Chief Flood Warden</td> <td data-bbox="1142 871 1549 987"> <ul style="list-style-type: none"> ▪ Every 6 months minimum ▪ After a flood event for debrief </td> </tr> <tr> <td data-bbox="421 987 813 1144">Audit, maintain and test emergency electrical lighting</td> <td data-bbox="813 987 1142 1144">Electrical contractor under the supervision of Chief Flood Warden</td> <td data-bbox="1142 987 1549 1144"> <ul style="list-style-type: none"> ▪ Annually ▪ After a flood event - if problems occurred </td> </tr> <tr> <td data-bbox="421 1144 813 1260">Audit and maintain flood emergency kit</td> <td data-bbox="813 1144 1142 1260">Flood Wardens</td> <td data-bbox="1142 1144 1549 1260"> <ul style="list-style-type: none"> ▪ Every 6 months ▪ After a flood event for re-stocking </td> </tr> <tr> <td data-bbox="421 1260 813 1375">Audit and maintain first aid kit</td> <td data-bbox="813 1260 1142 1375">First Aid Officer</td> <td data-bbox="1142 1260 1549 1375"> <ul style="list-style-type: none"> ▪ Every 6 months ▪ After a flood event for re-stocking </td> </tr> <tr> <td data-bbox="421 1375 813 1491">Audit and maintain fire fighting equipment</td> <td data-bbox="813 1375 1142 1491">Floor Fire Warden</td> <td data-bbox="1142 1375 1549 1491"> <ul style="list-style-type: none"> ▪ Every 6 months ▪ After a fire event </td> </tr> <tr> <td data-bbox="421 1491 813 1617">Check for Flood Study updates</td> <td data-bbox="813 1491 1142 1617">Chief Flood Warden</td> <td data-bbox="1142 1491 1549 1617"> <ul style="list-style-type: none"> ▪ Annually: Contact City of Hawkesbury City Council for any updates to the Flood Study </td> </tr> </tbody> </table>	Table 3 – Flood Preparation Review			TASK	RESPONSIBILITY	DATE	Review of flood emergency management plan	Chief Flood Warden	<ul style="list-style-type: none"> ▪ Annually ▪ After a flood event ▪ If there are any changes that impact the ability of the plan to be implemented 	Flood Awareness Training	Chief Flood Warden	<ul style="list-style-type: none"> ▪ Every 6 months minimum ▪ After a flood event for debrief 	Audit and test flood alarm system	Chief Flood Warden	<ul style="list-style-type: none"> ▪ Every 6 months minimum ▪ After a flood event for debrief 	Audit, maintain and test emergency electrical lighting	Electrical contractor under the supervision of Chief Flood Warden	<ul style="list-style-type: none"> ▪ Annually ▪ After a flood event - if problems occurred 	Audit and maintain flood emergency kit	Flood Wardens	<ul style="list-style-type: none"> ▪ Every 6 months ▪ After a flood event for re-stocking 	Audit and maintain first aid kit	First Aid Officer	<ul style="list-style-type: none"> ▪ Every 6 months ▪ After a flood event for re-stocking 	Audit and maintain fire fighting equipment	Floor Fire Warden	<ul style="list-style-type: none"> ▪ Every 6 months ▪ After a fire event 	Check for Flood Study updates	Chief Flood Warden	<ul style="list-style-type: none"> ▪ Annually: Contact City of Hawkesbury City Council for any updates to the Flood Study 	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>Appendix D – Flood Emergency Response Management Plan During Construction – 17/2/22.</p> <p>The auditor can confirm that the flood preparation review has been conducted and roles and responsibilities allocated – the auditor notes that as there are no buildings yet constructed nor occupants or visitors the condition will need to be reassessed at more advanced stages of construction.</p>	<p>The auditor deems that the auditee is conformant with this requirement.</p>	<p>Conformant</p>
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Flood Evacuation Routes / Centres, Section 6.3, pg 19	<p>During a flood event from the Hawkesbury Nepean River, the two main evacuation routes out of Richmond Sector by vehicle (car, bus etc.) are Castlereagh Road (Primary Evacuation Route) and Londonderry Road (Secondary Evacuation Route). Refer to Appendix B for the Hawkesbury Nepean Flood Evacuation Route Map extracted from the Hawkesbury Nepean Flood Plan.</p>	<p>Interview with auditee and site inspection on 15/6/22.</p> <p>The auditor notes there was no construction works / activities at the time of the site inspection (on hold due to perched groundwater table).</p>	<p>The auditor deems that this requirement has not been triggered.</p>	<p>Not triggered</p>																														

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status
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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 Alfarid 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	Office and staff facility demountables and stabilized hardstand area	

No.	Comment	Photograph
3	Stabilized access and shaker grid	
4	Waste collection area and hardstand	

No.	Comment	Photograph
5	Boundary control	
6	Sediment control	

No.	Comment	Photograph
		
7	Earthworks / earl site preparatory works	

No.	Comment	Photograph
8	Perched groundwater table and ponding	
9	Exposed earth mounds	

No.	Comment	Photograph
10	Tree protection zones	

No.	Comment	Photograph
11	Unstabilised stockpile	
12	Temporary on-site drainage channel	

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. 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;
- ii. 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;
- iii. 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;
- iv. I am not an Environmental Representative for the project; and
- v. 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:

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

Name of 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

Hi Ibrahim,

I refer to your request for the Department's comments in relation to the upcoming Independent Environmental Audit (IEA) required under Condition C42 of SSD-15001460 (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 Report also includes the following:

- 1) The reporting period in the format DD-MM-YYYY – DD-MM-YYYY.
- 2) An update on where the planning, designs and approval requirements under conditions B31-B34 of the Consent are at for the road upgrades and intersection works. Please consult with the relevant government agencies in relation to the progress of these requirements given that the road works are required to be completed prior to commencement of operation.
- 3) Provide the date when the project is expecting to commence operation.
- 4) Outline forecasts, in particular, any significant changes expected in the next reporting period, e.g., lodgement of modification application.
- 5) Provide details on how construction noise is being managed. If there are any construction equipment observed onsite that has a potential to trigger noise management levels at the nearest noise sensitive receivers, please provide details of the mitigation measures that are being implemented, including a comment whether they are adequate.
- 6) Comment on adequacy of controls around dust, ERSED and water management on-site.
- 7) Comment on whether the project is implementing adequate tree protection measures. Please consult with the qualified bush generator or Arborist appointed to satisfy Condition C20 of the Consent in relation to tree removal and transplantation of native juvenile plants.
- 8) 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 all government agencies relevant to the upcoming IEA.

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

