

Response to Independent Audit Findings

NSW Institute of Applied Technology for Construction

State Significant Development (SSD) 8571481

[VERSION 2.0]

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Introduction

Project Name and Project Application Number

NSW Institute of Applied Technology for Construction (SSD 8571481)

Site Address

Part of Lot 100 DP 119 4481

Title and Revision Number

Proponent Response to Independent Audit Findings from Independent Audit No.02 (Revision 1)

Date

17 November 2022

Contact Details

Proponent	TAFE NSW
Client Representative	EY
Managing Contractor	ADCO Constructions Pty Ltd

Independent Audit Date

25th of August and 8th of September 2022

Independent Auditor

WolfPeak Pty Ltd

Proponent Response

Table 1 below details the Condition of Consent that was classified as “Non-compliant” and/or “Observations” during the Independent Environmental Audit that commenced on 25th of August 2022. As required the proponent has provided a detailed action plan to be undertaken in response to the observations, refer Table 1 on the following page.

PROPONENT RESPONSE TO INDEPENDENT AUDIT FINDINGS FOR THE NSW INSTITUTE OF APPLIED TECHNOLOGY FOR CONSTRUCTION

Item	Ref.	Type	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action/Action taken/Response (as applicable)	Proposed Action Due Date
Findings from Independent Audit No. 1 – Non Compliances							
IA1_9	B14	Observation	<p>B14 states 'The Construction Soil and Water Management Sub-Plan (CSWMSP) must address, but not be limited to the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified expert, in consultation with Council; b) incorporate the management and mitigation measures contained within the 'Salinity Assessment and Management Plan (Rev A)' prepared by JBS&G Australia and dated 5 February 2021; c) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; d) 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'; e) 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); f) detail all off-site flows from the site; and g) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI.' 	<p>Observation: There are several minor deficiencies in the content of the CSWMSP:</p> <ul style="list-style-type: none"> • B14b): The reference to the JBS&G Australia (2021) report in Section 3b of the CSWMSP is insufficient. Specific requirements are to be outlined in the CSWMSP. • B14e): Wet weather management outlined in Section 2.3 of the CSWMSP provides inspection requirements for a rainfall event. Inspections do not constitute a plan for managing the site prior to a wet weather event. • B14f): The location for off-site flows from the sediment basin should be nominated in the CSWMSP. It is noted that Drawing C0-02-13 Specification Notes provides basin management steps. This detail should be incorporated into the main CSWMSP and confirmed during consultation with Penrith City Council. 	<p>It is recommended that the CEMP and Sub-plans undergo a full and coordinated review to ensure they address the conditions and are consistent.</p>	<p>Ongoing update of the Soil and Water Management Plan to address the observation made from the last audit.</p>	<p>To be completed by 16 December 2022.</p>
IA2_1	A29	Observation	<p>A29 states within three months of:</p> <ul style="list-style-type: none"> • the submission of a compliance report under condition A32; • the submission of an incident report under condition A25; • the submission of an Independent Audit under condition C37 or C38; • the approval of any modification of the conditions of this consent; or • 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. Construction Soil and Water Management Sub-Plan (see condition B14);' 	<p>Observation: CEMP and sub-plans were updated. CEMP Rev 5 dated 17/08/2022 and submitted to the Certifier on 22/08/2022.</p> <p>The review and updated of CEMP must be submitted to the Planning Secretary.</p>	<p>The Planning Secretary must be notified in writing that a review has been carried out.</p>	<p>The CEMP will be submitted to the Planning Secretary</p>	<p>To be completed by 16 December 2022.</p>
IA2_2	B10	Observation	<p>B10 states that '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> <ul style="list-style-type: none"> • Details hours of work; 	<p>Observation The compliance register was developed and maintained by the project manager, however the process of reviewing and maintaining the register was not defined in the CEMP.</p>	<p>CEMP must be updated to include the process for the review and maintenance of the Compliance Register.</p>	<p>To update the CEMP to include the process for the review and maintenance of the Compliance Register.</p>	<p>To be completed by 16 December 2022.</p>

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			<ul style="list-style-type: none"> • an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; • an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; • an unexpected finds protocol for Aboriginal heritage and associated communications procedure, including details of Aboriginal Cultural Heritage induction materials, which must: <p>Construction Traffic and Pedestrian Management Sub-Plan (see condition B11);</p> <ul style="list-style-type: none"> • Construction Noise and Vibration Management Sub-Plan (see condition B12); • Construction Waste Management Sub-Plan (see condition B12(d)); • Construction Soil and Water Management Sub-Plan (see condition B14) 				