

Planning Secretary  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2000

25 October 2022

**SSD-8571481 Institute of Applied Technology for Construction  
Condition 38 (Independent Environmental Audit)**

Dear Mr Secretary,

In accordance with the approved Conditions of Consent related to SSD-8571481 and, Condition C38, please find attached the Independent Audit Report No.2 prepared by WolfPeak Pty Ltd.

*C38. Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.*

We trust this meets the requirements of the Planning Secretary.

Should you have any questions or concerns please do not hesitate to contact me.

Regards,

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# INDEPENDENT AUDIT NO. 2 – AUDIT REPORT

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TAFE IATC | SSD 8571481

AUGUST 2022

## Authorisation

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<b>Date:</b>	25/10/2022	<b>Date:</b>	25/10/2022

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Revision	Date	Details
0.0	17/10/2022	Draft for TAFE comments
1.0	25/10/2022	Final Report

**Report Name:** TAFE NSW Institute of Applied Technology for Construction – SSD 8571481– Independent Audit No. 2 – Audit Report

**Project No.:** 585

### Prepared for:

The Technical and Further Education Commission

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**ABBREVIATIONS / GLOSSARY**

Abbreviation/Term	Description
CEMP	Construction Environment Management Plan
CoC	Condition of Consent
DPE or Department	Department of Planning and the Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
IA	Independent Audit
IAPAR	Independent Audit Post Approval Requirements
the Project	The Development as described in the EIS and approved under SSD 10290
Proponent	School Infrastructure NSW
SSD	State Significant Development

## EXECUTIVE SUMMARY

This Audit Report presents the outcomes of the second independent audit (IA2) for the delivery of the NSW Institute of Applied Technology for Construction (IATC) (the Project) located at the existing TAFE NSW Nepean – Kingswood campus, 2-44 O'Connell Street, Kingswood. The Technical and Further Education Commission School (TAFE NSW) (The Applicant) is responsible for the delivery of the Project and funded by the NSW Government.

This IA2 was undertaken in compliance with the State Significant Development SSD-8571481 Conditions of Consent (CoCs) C34-C39 and in accordance with Independent Audit Guideline Post Approval Requirements, 2020 (IAPAR). WolfPeak was engaged as the Independent Auditor for the IA2. This IA2 covers the Stage 3 construction phase from March 2022 to August 2022 (the audit period). A site inspection was conducted on 25 August 2022 followed by audit records review on 08 September 2022.

The overall outcome of this audit indicated that compliance was proactively tracked by the key project personnel, with the following strengths demonstrated in their compliance management:

- The compliance register was developed, and records were well organized and available at the time of the site inspection and interview with key Project personnel;
- Relevant environmental and compliance monitoring i.e., internal audit and regular site inspections records were presented to provide verification of compliance to SSD requirements;
- Unexpected finds protocol for heritage items was implemented; and
- There were no issues raised during the site inspection conducted this IA2 and the implementation of following mitigation measures were noted:
  - Site notice was installed at the site entry;
  - Hoarding and boundary screening were installed and maintained around the perimeter;
  - Tree protection zone fencing, and signage were in place;
  - Erosion and sedimentation controls i.e., silt fence was installed around the perimeter and around stockpiles, sediment basin was maintained and no discharge of dirty water offsite;
  - Concrete wash bin was available onsite;
  - Chemical storage area and spill kits were available onsite at point of use;
  - Plant and equipment maintenance register were maintained;
  - No construction heavy vehicles parked outside the construction boundary;
  - Rumble grid was installed at the site gate entry and egress; and
  - No dust and no mud tracking.

## Summary of Audit Findings

Detailed findings are presented in Section 3 and Appendix A. In summary:

- The status of findings and observation from the first independent audit were all addressed and considered closed by the Auditor.
- With respect to the second independent audit:
  - There was a total of 138 conditions were assessed;
  - There was no non-compliant raised; and
  - There were two (2) observations raised under the conditions A29 (revised CEMP must be submitted to the Planning Secretary) and B10 (CEMP to be updated to include the process for the review of the Compliance Register).

The Auditor acknowledges auditees' exceptional level of organization, collaboration, and assistance during this audit.

# 1. INTRODUCTION

## 1.1 Project overview

The NSW Institute of Applied Technology for Construction (IATC) is situated at the TAFE NSW Kingswood Campus, 2-44 O'Connell Street, Kingswood. The site is located approximately 44 kilometres (km) west of the Sydney Central Business District (CBD), approximately 3.5km east of the Penrith CBD and 1.4km east of the Kingswood Railway Station (Figure 1 Vicinity Map). The site comprises a rectangular lot with an area of approximately 23 hectares, with an interface to Great Western Highway to the north, O'Connell Street to the west, adjoining residential property to the south and the WSU Werrington campus to the east (Figure 2 Site Location).

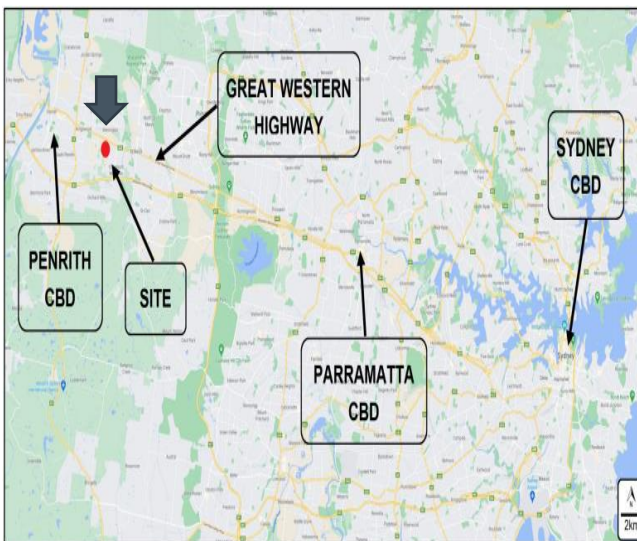


Figure 1: Vicinity Map (TAFE NSW IATC Assessment Report, DPIE, Sept. 2021)

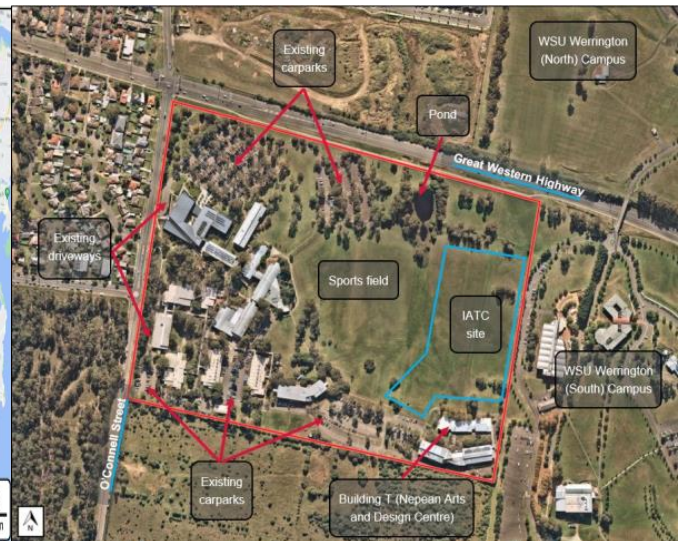


Figure 2: Site Location (TAFE NSW IATC Assessment Report, DPIE, Sept. 2021)

Consent for the Project, SSD 8571481, was granted by the Minister for Planning and Public Spaces on 21 September 2021. The Project is a multi-level, integrated educational facility specifically designed to accommodate specialised training and education for construction-related TAFE NSW courses. The SSD 8571481 consent includes:

- earthworks and tree removal
- construction of three-storey building comprising 7,836sqm gross floor area for tertiary education use including internal and external learning spaces, an auditorium, a café kiosk, collaboration / breakout spaces, practical workshop areas, end-of-trip facilities and external terraces
- construction of an at-grade carpark providing for 16 car parking spaces, 26 bicycle parking spaces, loading dock and waste collection area
- landscaping works including hard and soft landscaping
- associated internal access road works and creation of a cycle path connecting to the Great Western Highway shared path; and
- business identification and wayfinding signage.

The IATC has been specifically created to become a renowned training centre, which will provide specialized training in construction, carpentry, electrical and plumbing, to support trades skills shortages in the Western Sydney Region.

TAFE NSW have appointed Ernst and Young as the Project Managers on the Project while the Australian Building Construction Company (ADCO) has been appointed as the Principal Construction Contractor. Construction works commenced on 07 December 2021 with target completion for late of March 2023.

This IA 2 covers the carry over uncompleted works from Stage 2 and Stage 3 phase of construction with a duration from March 2022 to August 2022. Stage 3 includes the following works:

- External Facades works
- Internal Fit out
- Services Installations

Construction accomplishment as of October 2022 is shown in Figure 3.



*Figure 3: Site Photograph (IATC Weekly Construction Status Update, ADCO, 26 August 2022)*

## 1.2 Project details

Table 1 Project Details

Item	Details
Project Name:	Institute of Applied Technology for Construction
Project Application No.:	SSD 8571481
Project Address:	TAFE NSW Kingswood Campus, 2-44 O'Connell Street, Kingswood
SSD Applicant:	Technical and Further Education Commission School (TAFE) NSW
Project Manager:	Ernst and Young
Project Contractor:	Australian Building Construction Company (ADCO)
Project Designer:	Gray Puksand
Project Phase:	Establishment of surrounding pavement, connecting pathway from the existing building to new building, and landscaping works.
Project Target Completion:	Late March 2023
Project Activity Summary:	<p>Project accomplishment up to the time of this audit:</p> <ul style="list-style-type: none"> <li>• Level One concrete pour No.2 was completed</li> <li>• Continuation of formwork, detailing and placement of steel reinforcement for upper ground floor and level one deck</li> <li>• Detailed excavation of South-eastern retaining wall</li> <li>• Continuation of blockwork to various areas</li> <li>• Detailed excavation and preparation of North-eastern retaining wall and lower ground floor slab</li> <li>• Building services design coordination continued</li> </ul>

## 1.3 Approval requirements for Independent Audit

The SSD 8571481 Conditions of Consent (CoC) C34 – C39 set out the requirements for undertaking IA2. The CoCs give effect to the Department of Planning and Environment (the Department) 2020 document entitled Independent Audit Guideline Post Approval Requirements (IAPAR).

CoC C35, in particular, states '*Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.*'

## 1.4 The audit team

In accordance with CoC E34 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 list of independent auditors who performed the auditing works are shown on Table 2.

Table 2 Audit Team

Name	Company	Participation	Certification
Annabelle Tungol	WolfPeak	Lead Auditor	Exemplar Global Certified Environmental Lead Auditor - Certificate No 119536
Derek Low	WolfPeak	Peer Reviewer	Exemplar Global Certified Lead Environmental Auditor - Certificate No 114283

Approval of the audit team was provided by the Department on 05 September 2022. The letter of approval is presented in Appendix B and auditor's independence declarations are attached in Appendix F.

## 1.5 The audit objectives

The objective of this independent audit is to satisfy SSD 8571481 Schedule 2, CoC C42. CoC C34 states that:

*Independent Audits of the development must be 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 IA2 seeks to fulfill the requirements of CoC C34, 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.

## 1.6 Audit scope

This IA2 is the second for the construction of the Project, covering the period of March to August 2022 (the audit period).

This audit adopts the IAPAR comprising the following scope:

- “An assessment of compliance with:
  - all conditions of consent applicable to the phase of the development that is being audited
  - 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 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, considering 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 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 4.

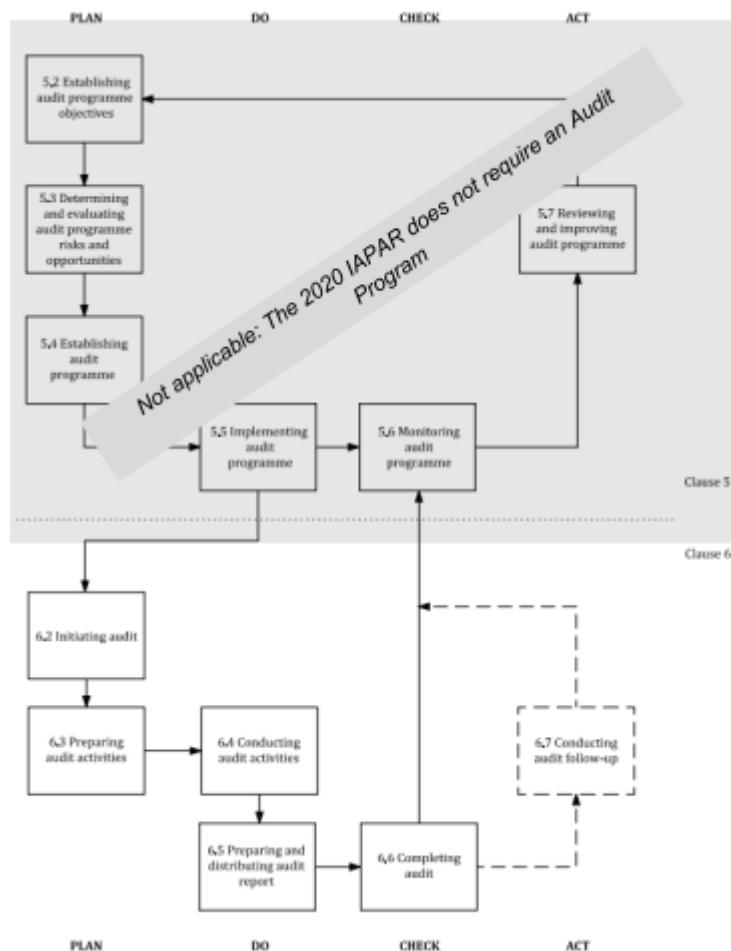


Figure 4: Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard

### 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.

## 2.2.2 Preparing audit activities

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

## 2.2.3 Consultation

On 11 October 2022 WolfPeak consulted with the Department to obtain their input into the scope of the IA2 in accordance with Section 3.2 of the IAPAR. The consultation response is presented on Section 3.5 of this report and records are attached in Appendix C.

## 2.2.4 Meetings

Opening and closing meetings were held on 8 September 2022 at 322 TAFE NSW Kingswood Campus, 2-44 O'Connell Street, Kingswood (construction site) with project personnel and WolfPeak auditor. Key items discussed included:

- Confirmation of the purpose and scope of the IA2
- Overview of the project and status of the works
- Update on the project documentation (CEMP and its sub-plans) and records to verify compliance with the SSD 8571481 conditions
- Conduct of a site walk led by the project team to review implementation of mitigation measures and environmental controls
- Conduct of the IA2 based on the checklist with the Conditions of Approval, interviews with personnel and review of records provided as evidence of compliance, and
- Discussion of any identified findings and any actions noted during site inspection.

At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

## 2.2.5 Interviews

The auditor conducted interviews on 8 September 2022 with key personnel during the audit records review and the site inspection was performed on 25 August 2022. During the inspection key personnel involved in on-site Project delivery, including those with responsibilities for environmental management, who could assist on verifying the compliance status of the development were interviewed. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request. The names of personnel interviewed during the audit are provided in Table 3.

*Table 3 Audit meeting attendance and personnel interviewed*

Personnel	Position	Comment
Cameron Lang	Investment Project Director	TAFE INSW
Dion Richards	Project Manager	Ernst & Young
Piece Brennan	Project Manager	ADCO Construction
Russel Eccles	EHS Advisor	ADCO Construction
Dean Israel	Construction Manager	ADCO Construction
Mitchell Alexander	Senior Project Manager	Ernst & Young

## 2.2.6 Site inspection

The on-site audit activities included an inspection of the entire site and work activities to verify implementation of the mitigation measures as per the aspects and impacts i.e., as the following noted in the EIS, CEMP and subplans:

- Built form/visual impact and amenity
- Air quality
- Tree protection
- Soil and water management (including erosion and sedimentation controls, contamination)
- Biodiversity
- Acoustic impact
- Vibration impact
- Traffic
- Parking
- Aboriginal cultural heritage & archaeology; and
- European Heritage.

The site inspection was conducted on 25 August 2022 and detailed observations were discussed in Section 3 and Appendix A. Photos taken during the inspections are presented in Appendix E.

## 2.2.7 Document review

The IA2 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 referenced in the compliance tables presented in Appendix A.

## 2.2.8 Generating audit findings

IA2 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 following descriptors from Table 2 of the IAPAR, as replicated in Table 4 below.

*Table 4 Compliance status descriptors*

Status	Description
<b>Compliant</b>	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.
<b>Non-compliant</b>	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.
<b>Not Triggered</b>	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.
- 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.

### 3. AUDIT FINDINGS

#### 3.1 Approvals and documents audited, and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD 8571481 applicable to the works being undertaken.

The primary documents reviewed during this audit are as follows:

- Development Consent dated 21/09/2021 signed by David Gibson, A/Director, Social Infrastructure Assessment – DPIE
- Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21
- Crown Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22
- Notice of Determination of Application dated 28/09/2021 approved and signed by Karen Harragon, Director, Social and Infrastructure Assessments – DPIE
- Construction Environmental Management Plan (CEMP) Rev 5 dated 17/08/2022 prepared by ADCO
- Staging Report Rev 3 dated 15/03/22 prepared by ADCO Stamped plans approved by Department of Planning, Industry and Environment (DPIE) 14/07/20.

Further evidence is referred to within the checklist in Appendix A.

#### 3.2 Summary of compliance

This section including Table 5 and Table 6 presents the compliance findings for IA2, and the status of previously open findings from IA1. Recommendations and the applicant's response are also included. Detailed findings are presented in Appendix A.

In summary:

- The status of findings and observation from the first independent audit were all addressed and considered closed by the Auditor.
- With respect to this IA2:
  - There was a total of 138 conditions were assessed;
  - There was no non-compliant raised; and
  - There were two (2) observations raised under the conditions A29 (revised CEMP must be submitted to the Planning Secretary) and B10 (CEMP to be updated to include the process for the review of the Compliance Register).

Table 5 Status of previously open audit findings (from IA1, February 2022)<sup>1</sup>

Item	Ref.	Type	Requirement	Findings / Recommendation	Applicant Response	Status
IA1_1	A8	Non-compliance	<p>A8 requires that 'Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ol style="list-style-type: none"> <li>consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>provide details of the consultation undertaken including: <ol style="list-style-type: none"> <li>the outcome of that consultation, matters resolved and unresolved; and</li> <li>details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.'</li> </ol> </li> </ol>	<p><b>Finding:</b></p> <p>Non-compliance: Whilst general consultation with Registered Aboriginal Parties (RAPs) has occurred, no primary evidence was available to confirm that the induction material and unexpected finds protocol were prepared in consultation with the RAPs as is required by B10.</p> <p><b>Recommendation:</b></p> <p>Whilst the risk of encountering aboriginal heritage items is low (refer to the Aboriginal Cultural Heritage Assessment, Urbis, 02/06/21 and the lack of unexpected finds to date) it is recommended that the auditees consult with the Registered Aboriginal Parties (RAPs) on the content of the induction and the unexpected finds protocol.</p>	<p>Consultation was conducted with the identified party which are:</p> <ul style="list-style-type: none"> <li>ADCO Constructions Consulted with Erin Wilkins on zoom link 22/10/21 regarding input material for induction slides</li> <li>TAFE have also engaged with Erin Wilkins - Director of Darug Custodian Aboriginal Corporation on a number of occasions and continue to work with Erin in finalising the design in relation to connection with country.</li> <li>ADCO consulted and presented their Unexpected Finds Procedure the meeting was attended by the representative from Darug Community (Darug Custodian Aboriginal Corporation) and Aboriginal Education and Engagement.</li> </ul>	Closed
IA1_3	A21	Observation	<p>A21 states '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&amp;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&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.'</i></p> <p>For reference, the relevant section of the EP&amp;A Act relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained.</p>	<p><b>Observation:</b></p> <p>Continuous noise and dust monitoring is being undertaken on site and at adjacent receivers. There is no evidence available to demonstrate that this is being conducted in accordance with a recognized standard or methodology.</p> <p>The Project team / auditees stated that the monitoring was voluntary and for information only. The Auditor observes that no complaints have been recorded to date, however:</p> <ul style="list-style-type: none"> <li>With respect to noise and vibration monitoring: The Auditor refers to Section 11.3.4 and 14.2.2 of the CEMP, and Section 6.3 of the CNVMSP (including Table 13). The Auditor is of the view that the monitoring does fully align the CEMP / CNVMSP requirements.</li> <li>With respect to dust monitoring: The Auditor refers to Section 14.2.2 of the CEMP. The Auditor is of the view that the monitoring does fully align the CEMP requirements.</li> </ul> <p><b>Recommendation:</b></p> <p>Review current monitoring obligations within the CEMP and CNVMSP and update monitoring on site to satisfy those obligations or to reflect the actual risk on site.</p>	<p>Review of current monitoring obligations within the CEMP and CNVMSP were implemented through updating the management plan and subplan and the development of compliance register.</p> <ul style="list-style-type: none"> <li>CEMP Rev 5 dated 17/08/2022 prepared by ADCO</li> <li>CNVMSP Rev 2 dated 21/02/2022 by E-Lab Consulting</li> </ul> <p>Monitoring of noise is being undertaken through the conduct of Live Environmental Monitor Noise and Vibration. The latest monitoring was performed on 24/08/2022.</p> <p>No complaints relative to noise and vibration were received nor recorded for the past six months.</p>	Closed

<sup>1</sup> Findings considered by the Auditor to be closed at the time of writing the first Audit Report have been excluded.

Item	Ref.	Type	Requirement	Findings / Recommendation	Applicant Response	Status
IA1_4	A22	Observation	A22 states that (among other things) <i>'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:</i>  a) <i>make the following information and documents (as they are obtained or approved) publicly available on its website:</i>  iii. <i>all approved strategies, plans and programs required under the conditions of this consent'</i>	<b>Observation:</b> Whilst not requiring Department or Certifier approval, the CEMP and each of the Sub-plans are presented on the website with the exception of the CNVMSP and CSWMSP.  <b>Recommendation:</b> Upload the CNVMSP and CSWMSP to the Project website.	CEMP and each of the Sub-plans including the CNVMSP and CSWMSP were uploaded and presented on the website.	Closed
IA1_5	B9	Observation	B9 states that <i>'Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).'</i>	<b>Observation:</b> The CEMP was reviewed by the Auditor against the DPIE Environmental Management Plan Guideline, and it appears the Guideline has been considered but, in some cases, not necessarily followed. For example: <ul style="list-style-type: none"><li>The CEMP does not include the conditions of consent or identify how the conditions have been addressed. (A development consent compliance matrix should be included).</li><li>The CEMP does not include a site location plan with appropriate project details.</li></ul> The Auditor observes that the Project team / auditee stated that a check was done against the checklist in the Guideline. However, the auditee has used Table 6-1, rather than Appendix A. EMP preparation checklist. useful tool to assist and could be utilised further.  <b>Recommendation:</b> Given the identified deficiencies with the CEMP and Sub-plans (refer B10 – B14 below), it is recommended that the CEMP and Sub-plans undergo a full and coordinated review to ensure they address the conditions and are consistent. The Auditor notes that the DPIE Guideline provides a useful tool to assist and could be utilised further.	The CEMP was updated twice within the last 6 months (23/02/2022 and again on 17/08/2022).  Compliance Register was developed and being manage actively by the Project Manager. The document was reviewed on 08/09/2022.	Closed
IA1_6	B10	Non-compliance	B10 states that <i>'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:</i>  a) <i>Details of:</i>  i. <i>hours of work;</i> ii. <i>24-hour contact details of site manager;</i> iii. <i>management of dust and odour to protect the amenity of the neighbourhood;</i> iv. <i>external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</i> v. <i>community consultation and complaints handling;</i>	<b>Non-compliance:</b> The CEMP was not submitted to the Planning Secretary until 23/02/22, well after the commencement of construction. The CSWMSP (dated 09/12/21) was not prepared prior to construction (07/12/21). There are also several deficiencies in the CEMPs content: <ul style="list-style-type: none"><li>B10a): Standard work hours are noted in Section 7 of the CEMP as per B10a) i). However other conditions relating to hours of work have not been included (e.g. Condition C7).</li><li>B10b): An Unexpected and Heritage Finds Protocol (the Protocol) is contained in Appendix B of the</li></ul>	The CEMP was updated twice within the last 6 months (23/02/2022 and again on 17/08/2022). <ul style="list-style-type: none"><li>B10a): hours of work included in the CEMP under Section 7 Site Requirements.</li><li>B10b): unexpected and heritage finds protocol provided a detailed discussion on the CEMP under Appendix 2 Revision 4 dated 18/06/22.</li><li>Procedure in the event of unexpected find included in the Unexpected and Heritage Finds Protocol (p10-12) discussed the associated communication procedure that</li></ul>	Closed

Item	Ref.	Type	Requirement	Findings / Recommendation	Applicant Response	Status
			<p>b) <i>an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</i></p> <p>c) <i>an unexpected finds protocol for non-Aboriginal heritage and associated communications procedure;</i></p> <p>d) <i>an unexpected finds protocol for Aboriginal heritage and associated communications procedure, including details of Aboriginal Cultural Heritage induction materials, which must:</i></p> <ul style="list-style-type: none"> <li>i. <i>be prepared in consultation with the Registered Aboriginal Parties; and</i></li> <li>ii. <i>incorporate an overview of the types of Aboriginal sites and Aboriginal objects to be aware of during construction (i.e. stone tools, concentrations of shells that could be middens and rock engravings and grinding grooves).</i></li> </ul> <p>e) <i>Construction Traffic and Pedestrian Management Sub-Plan (see condition B11);</i></p> <p>f) <i>Construction Noise and Vibration Management Sub-Plan (see condition B12);</i></p> <p>g) <i>Construction Waste Management Sub-Plan (see condition B12(d));</i></p> <p>h) <i>Construction Soil and Water Management Sub-Plan (see condition B14);'</i></p> <ul style="list-style-type: none"> <li>•</li> </ul>	<p>CEMP. Reference to the Protocol is not contained in the main body of the CEMP. Condition B7 is mistakenly referenced in the Protocol. The Protocol generally addresses the requirements for managing unexpected contamination however the recommended actions are unclear due to its attempt to address both contamination and heritage finds.</p> <ul style="list-style-type: none"> <li>• B10c): The Unexpected and Heritage Finds Protocol (the Protocol) in the CEMP does not address the requirements relating to non-Aboriginal heritage in C27. The protocol has been updated to capture the relevant requirements; however it still is not clear (in part due to it being combined with unexpected find protocols for contamination). For example the protocol includes instruction to not dispose of material off site until the information has been submitted to the Planning Secretary. This is in conflict with and C27c).</li> <li>• B10d): The Unexpected and Heritage Finds Protocol (the Protocol) in the CEMP does not address the requirements relating to Aboriginal heritage in C25 and C26, nor has it been prepared in consultation with the RAPs as per B10d). The Protocol has been updated to capture the relevant requirements; however, it still is not clear (in part due to it being combined with unexpected find protocols for contamination). For example, the Protocol includes instruction to not dispose of material off site until the information has been submitted to the Planning Secretary. This is in conflict with C25e). Further, the Protocol does not appear to have factored in the content from the ACHAR as per C26. Notwithstanding the above the ACHAR found that <i>'Due to the low potential for Aboriginal archaeological resources to occur and therefore the low potential of direct or indirect harm, no management or mitigation measures are deemed necessary'.</i></li> </ul> <p><b>Recommendation:</b></p> <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. The Auditor notes that the DPIE Guideline provides a useful tool to assist and could be utilised further.</p>	<p>ensure contaminated materials is appropriately managed.</p> <ul style="list-style-type: none"> <li>• B10c): unexpected and heritage finds protocol provided a detailed discussion on the CEMP under Appendix 2 Revision 4 dated 18/06/22.</li> <li>• The unexpected finds protocol for non-Aboriginal heritage and associated communications procedure was detailed in the Unexpected and Heritage Finds Protocol (p10-12).</li> <li>• B10d): unexpected and heritage for Aboriginal heritage and associated communication procedure discussed in the Unexpected and Heritage Finds Protocol (p10-12).</li> <li>• The details of Aboriginal Cultural Heritage induction materials were provided under the General Requirements (p19-20 of Unexpected and Heritage Finds Protocol)</li> </ul>	

Item	Ref.	Type	Requirement	Findings / Recommendation	Applicant Response	Status
IA1_7	B12	Observation	<p>B12 states that <i>'The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</i></p> <ul style="list-style-type: none"> <li>a) <i>be prepared by a suitably qualified and experienced noise expert;</i></li> <li>b) <i>describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</i></li> <li>c) <i>describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</i></li> <li>d) <i>include a complaints management system that would be implemented for the duration of the construction; and</i></li> <li>e) <i>include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13.'</i></li> </ul>	<p><b>Observation:</b></p> <p>There are two minor deficiencies in the content of the CNVMSP:</p> <ul style="list-style-type: none"> <li>B12d): Section 6.2.3 of the CNVMSP outlines the complaints management procedure. This is not consistent with the complaints management section of the CEMP.</li> <li>B12e): Section 6.3 of the CNVMSP outlines the monitoring program. The monitoring program is not consistent with the CEMP. It is also noted that the monitoring program in Section 6.3.4 does not specify the monitoring type or triggers for additional noise or vibration monitoring if required. The monitoring program does not reflect the guidance of the Interim Construction Noise Guidelines. Refer also to A21 and C8 with respect to implementation of the monitoring program.</li> </ul> <p><b>Recommendation:</b></p> <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>CEMP and CNVMSP has been updated to be consistent in outlining the complaint management procedure and monitoring program refer to CEMP Section 12.1 of Revision 5 dated 17/08/2022 and the CNVMSP is attached as Appendix 4.</p>	Closed
IA1_8	B13	Observation	<p>B13 states <i>'The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</i></p> <ul style="list-style-type: none"> <li>a) <i>the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;</i></li> <li>b) <i>information regarding the recycling and disposal locations; and</i></li> <li>c) <i>confirmation of the contamination status of the development areas of the site based on the validation results.'</i></li> </ul>	<p><b>Observation:</b></p> <p>There were two minor deficiencies identified in the content of the CWMSP:</p> <ul style="list-style-type: none"> <li>B13a): There is no procedure for the validation of materials to be retained on site and the Project will be reusing material on site.</li> <li>B13b): Whilst records of disposal are being recorded (refer C29 and C31), the CWMSP did not specify the waste disposal locations. An update to the CWMSP after the preparation of the draft Audit Report identifies the disposal facility for general construction waste (EPL 12700).</li> </ul> <p><b>Recommendation:</b></p> <p>An update to the CWMSP after the preparation of the draft Audit Report identifies the disposal facility for general construction waste (EPL 12700), however there is still no detail on the quantities and validation of materials to be retained on site and the Project will be reusing site won material.</p> <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>CEMP and Sub-plans were updated and underwent a review that addressed the conditions.</p> <ul style="list-style-type: none"> <li>CEMP Rev 5 dated 17/08/2022 prepared by ADCO</li> <li>CWMSP Rev 3 dated 17/08/2022 by ADCO</li> </ul> <p>Import Register - ADCO Import Master plus Mud Map were presented that include procedures of management of waste including the process for 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. Site Mud Map dated 8/9/2022 was sighted. Laboratory results per import material as traceable by docket and laboratory reports were also presented as evidence. Records were saved in the project folder.</p>	Closed

Item	Ref.	Type	Requirement	Findings / Recommendation	Applicant Response	Status
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"> <li>a) be prepared by a suitably qualified expert, in consultation with Council;</li> <li>b) incorporate the management and mitigation measures contained within the 'Salinity Assessment and Management Plan (Rev A)' prepared by JBS&amp;G Australia and dated 5 February 2021.</li> <li>c) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>d) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication <i>Managing Urban Stormwater: Soils &amp; Construction</i> (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</li> <li>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);</li> <li>f) detail all off-site flows from the site; and</li> <li>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.'</li> </ul>	<p><b>Observation:</b></p> <p>There are several minor deficiencies in the content of the CSWMSP:</p> <ul style="list-style-type: none"> <li>B14b): The reference to the JBS&amp;G Australia (2021) report in Section 3b of the CSWMSP is insufficient. Specific requirements are to be outlined in the CSWMSP.</li> <li>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.</li> <li>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.</li> </ul> <p><b>Recommendation:</b></p> <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>	Ongoing update of the Soil and Water Management Plan to address the observation made from the last audit.	Open
IA1_10	C8	Observation	<p>C8 requires that 'the Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).'</p>	<p><b>Observation:</b></p> <p>Note this finding relates to the same issue as noted in A21.</p> <p>Continuous noise and dust monitoring is being undertaken on site and at adjacent receivers. There is no evidence available to demonstrate that this is being conducted in accordance with a recognized standard or methodology.</p> <p>The Project team / auditees stated that the monitoring was voluntary and for information only. The Auditor observes that no complaints have been recorded to date, however:</p> <ul style="list-style-type: none"> <li>With respect to noise and vibration monitoring: The Auditor refers to Section 11.3.4 and 14.2.2 of the CEMP, and Section 6.3 of the CNVMSP (including Table 13). The Auditor is of the view that the monitoring does fully align the CEMP / CNVMSP requirements.</li> <li>With respect to dust monitoring: The Auditor refers to Section 14.2.2 of the CEMP. The Auditor is of the view that the monitoring does fully align the CEMP requirements.</li> </ul> <p><b>Recommendation:</b></p>	<p>No complaints were received with regards to noise. The applicant noted that there is no obligation to monitor. The CEMP and CNVMSP has been updated to align the monitoring program procedure.</p> <p>The applicant also noted should there no complaint on noise and vibration then noise and vibration monitoring will be conducted in accordance with the CEMP and CNVMSP requirements.</p> <p>The following records were also sighted as evidence on monitoring dust:</p> <ul style="list-style-type: none"> <li>the conduct of safety internal audit (latest was conducted on 30/08/22)</li> <li>preparation of site inspection weekly records (latest was 29/08/22)</li> <li>Construct Safe third-party auditor on EHS Audit #3 (latest was 01/09/22)</li> <li>Safety Pulse Monthly Inspection (latest was 30/08/22).</li> <li></li> </ul>	Closed

Item	Ref.	Type	Requirement	Findings / Recommendation	Applicant Response	Status
				Review current monitoring obligations within the CEMP and CNVMSP and update monitoring on site to satisfy those obligations or to reflect the actual risk on site.		
IA1_11	C25	Non-compliance	C25 states 'Construction works must be carried out in accordance with the recommendations of the document titled 'Aboriginal Cultural Heritage Assessment (Revision F01)' prepared by Urbis and dated 2 June 2021'	<p><b>Non-compliance:</b></p> <p>This non-compliance relates to largely the same issue as that identified in B10.</p> <p>The Aboriginal Cultural Heritage Assessment Report (ACHAR) includes instructions on consultation in the development of the induction, unexpected find protocols (consistent with C25 and C27) and ongoing consultation. The induction material and unexpected finds protocol were not prepared in consultation with the RAPs per se (as required by the ACHAR). Instead, TAFE incorporated information consistent with the TAFE NSW Reconciliation Action Plan. Refer to the finding against A8 with respect to this matter. Refer also to the non-compliance under B10 with regards to the content of the unexpected finds protocol.</p> <p><b>Recommendation:</b></p> <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>The details of Aboriginal Cultural Heritage induction materials were provided under the General Requirements (p19-20 of Unexpected and Heritage Finds Protocol)</p> <p>The unexpected find procedure was updated with the consultation of the RAPs. It was activated during an unexpected find dated 02/06/2022. heritage</p>	Closed

Table 6 Findings, Recommendation and Applicant Response for IA2

Item	Ref	Finding Category	Condition / requirement	Finding / Recommendation	Applicant Response	Status
IA2_1	A29	Observation	<p>Within three months of:</p> <ul style="list-style-type: none"> <li>the submission of a compliance report under condition A32;</li> <li>the submission of an incident report under condition A25;</li> <li>the submission of an Independent Audit under condition C37 or C38;</li> <li>the approval of any modification of the conditions of this consent; or</li> <li>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.</li> </ul>	<p>CEMP and sub-plans were updated.</p> <p>CEMP Rev 5 dated 17/08/2022 and submitted to the Certifier on 22/08/2022.</p> <p>Observation:</p> <p>The review and updated of CEMP must be submitted to the Planning Secretary.</p> <p>Recommendation:</p> <p>The Planning Secretary must be notified in writing that a review has been carried out.</p>	The CEMP will be submitted to the Planning Secretary	Open
IA2_2	B10	Observation	<p>B10 states that '<i>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:</i></p> <p><i>Details hours of work</i></p> <p><i>an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</i></p> <p><i>an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</i></p> <p><i>an unexpected finds protocol for Aboriginal heritage and associated communications procedure, including details of Aboriginal Cultural Heritage induction materials, which must:</i></p> <p><i>e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B11);</i></p> <p><i>Construction Noise and Vibration Management Sub-Plan (see condition B12);</i></p> <p><i>Construction Waste Management Sub-Plan (see condition B12(d));</i></p> <p><i>Construction Soil and Water Management Sub-Plan (see condition B14)</i></p>	<p>Observation:</p> <p>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>Recommendation:</p> <p>CEMP must be updated to include the process for the review and maintenance of the Compliance Register.</p>	To update the CEMP to include the process for the review and maintenance of the Compliance Register.	Open

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

The CEMP and subplans were considered to be adequate, implemented and maintained for the works being undertaken. The implementations of the following plans were verified during the site inspection and records review as detailed in Appendix A, Section 3.9 and Appendix E:

- Construction Environmental Management Plan
- Construction Traffic & Pedestrian Management Plan
- Construction Noise & Vibration Management Plan
- Construction Waste Management Plan
- Construction Soil & Water Management Plan
- Community Communication Strategy.

The CEMP (Revision 5) was updated on 17 August 2022 and was provided to the Certifier. However, the Auditor considers the CEMP and sub-plans to be adequate once the findings presented in Section 3.2 have been addressed.

### 3.4 Summary of notices from agencies

There were no notices were received from agencies during this IA2 audit period.

### 3.5 Consultation and other matters considered relevant by the Department or Auditor

The Auditor acknowledged that the consultation with the Department was only completed on 11 October 2022 and a response was received on 18 October 2022 as follows:

The Department Comment	Response to Comment
<p>On review it is unclear if a non-compliance report was submitted to the Department for non-compliances raised in the previous audit.</p> <p>Can you please review the submission of non-compliance notifications in accordance with condition A26 of the Consent.</p> <p>The Department does not require other additional issues for including within the scope of the Audit that are not already captured by the Consent, and the Department's Independent Audit Post Approval Requirements (May 2020).</p>	<p>TAFE responded to Independent Audit Findings acknowledging the non-compliances (Letter dated 14 April 2022) and together with the Audit Report they submitted this to the Department portal on 19 April 2022. By acknowledging the non-compliances and submission of the response letter within seven days this also addressed the notification of non-compliance as per A26.</p>

Based on the interview, there were no written direction from the Department and other matters considered relevant by the auditor. Refer to Appendix C.

### 3.6 Complaints

A complaints register is being maintained for the entire TAFE development and can be seen on the project website. No complaints have been recorded by the Project team since the commencement of construction. A copy of the complaints register is available at the project website

Project website: <https://www.tafensw.edu.au/instituteofappliedtechnology#>

### 3.7 Incidents

No incidents as defined by the Consent were recorded by the auditee during the IA2 audit period.

### 3.8 Actual versus predicted impacts

The predicted impacts are identified in Section 7 of the EIS summarised in Table 19 Mitigation Measures. The Auditor considered based on the site inspections and review of records that there was no deviation between the predicted vs the actual environmental impacts. The mitigations measures defined in the Table 19 of EIS have been Implemented. Refer to Section 3.9, Appendix A, and Appendix E for evidence of implementation of mitigation measures.

### 3.9 Key strengths and environmental performance

The overall outcome of this audit indicated that compliance was proactively tracked by the key project personnel.

The following strengths were demonstrated in managing compliance against the SSD conditions:

- The compliance register was developed, and records were well organized and available at the time of the site inspection and interview with key Project personnel
- Relevant environmental and compliance monitoring i.e., internal audit and regular site inspections records were presented to provide verification of compliance to SSD requirements
- Unexpected finds protocol for heritage items was implemented; and
- There were no issues raised during the site inspection conducted this IA2 and the implementation of the following mitigation measures were noted:
  - Site notice was installed at the site entry
  - Hoarding and boundary screening were installed and maintained around the perimeter
  - Tree protection zone fencing, and signage were in place
  - Erosion and sedimentation controls i.e., silt fence was installed around the perimeter and around stockpiles, sediment basin was maintained and no discharge of dirty water offsite
  - Concrete wash bin was available onsite
  - Chemical storage area and spill kits were available onsite at point of use

- Plant and equipment maintenance register were maintained
- No construction heavy vehicles parked outside the construction boundary
- Rumble grid was installed at the site gate entry and egress; and
- No dust and no mud tracking.

## 4. LIMITATIONS

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

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With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

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## **APPENDIX A – SSD 8571481 CONDITIONS OF CONSENT**

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
<b>SCHEDULE 2</b>				
<b>PART A: ADMINISTRATIVE CONDITIONS</b>				
<b>Obligation to Minimise Harm to the Environment</b>				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this audit table	<p>Feasible and reasonable measures were observed to be implemented for the construction at the time of the audit, noting however the non-compliances and observations referred to in this audit table.</p> <p>The compliance register was developed, and records were well organized and available at the time of the site inspection and interview with key Project personnel;</p> <ul style="list-style-type: none"> <li>Relevant environmental and compliance monitoring i.e., internal audit and regular site inspections records were presented to provide verification of compliance to SSD requirements;</li> <li>Unexpected finds protocol for heritage items was implemented; and</li> <li>There were no environmental issues raised during the site inspection conducted this IA2 with the implementation of the following mitigation measures: <ul style="list-style-type: none"> <li>Site notice was installed at the site entry;</li> <li>Hoarding and boundary screening were installed and maintained around the perimeter;</li> <li>Tree protection zone fencing, and signage were in place;</li> <li>Erosion and sedimentation controls i.e., silt fence was installed around the perimeter and around stockpiles, sediment basin was maintained and no discharge of dirty water offsite;</li> <li>Concrete wash bin was available onsite;</li> <li>Chemical storage area and spill kits were available onsite at point of use;</li> <li>Plant and equipment maintenance register were maintained;</li> <li>No construction heavy vehicles parked outside the construction boundary;</li> <li>Rumble grid was installed at the site gate entry and egress; and</li> <li>No dust and no mud tracking.</li> </ul> </li> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status																																																																																																				
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, Response to Submissions and additional information provided in support of the application during the assessment period; and</p> <p>d) in accordance with the approved plans in the table below:</p> <table><tr><th colspan="4">Architectural drawings prepared by Gray Puksand</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>DA0101</td><td>E</td><td>SITE PLAN – DEMOLITION</td><td>05-08-21</td></tr><tr><td>DA0103</td><td>E</td><td>SITE PLAN – PROPOSED</td><td>05-08-21</td></tr><tr><td>DA0110</td><td>D</td><td>PROPOSED ENTRY</td><td>23-07-21</td></tr><tr><td>DA1300</td><td>F</td><td>LOWER GROUND – GA FLOOR PLAN</td><td>23-07-21</td></tr><tr><td>DA1310</td><td>E</td><td>UPPER GROUND – GA FLOOR PLAN</td><td>02-06-2021</td></tr><tr><td>DA1320</td><td>D</td><td>LEVEL 1 – GA FLOOR PLAN</td><td>02-06-2021</td></tr><tr><td>DA1500</td><td>E</td><td>ROOF PLAN</td><td>02-06-2021</td></tr><tr><td>DA2000</td><td>E</td><td>EXTERNAL ELEVATIONS</td><td>02-06-2021</td></tr><tr><td>DA2005</td><td>E</td><td>EXTERNAL ELEVATIONS</td><td>02-06-2021</td></tr><tr><td>DA2500</td><td>E</td><td>BUILDING SECTIONS</td><td>02-06-2021</td></tr><tr><td>DA2505</td><td>E</td><td>BUILDING SECTIONS</td><td>02-06-2021</td></tr><tr><td>DA5000</td><td>E</td><td>SITE PLAN – SIGNAGE LOCATION</td><td>23-07-21</td></tr><tr><td>DA5010</td><td>D</td><td>SIGNAGE ELEVATIONS</td><td>02-06-2021</td></tr><tr><th colspan="4">Landscaping drawings prepared by Gray Puksand</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>L-DA-02</td><td>F</td><td>Landscape Schedules</td><td>09/06/21</td></tr><tr><td>L-DA-05</td><td>G</td><td>Landscape Plan 1 – Lower Ground</td><td>10/06/21</td></tr><tr><td>L-DA-06</td><td>G</td><td>Landscape Plan 2 – Upper Ground</td><td>09/06/21</td></tr><tr><td>L-DA-07</td><td>C</td><td>Landscape Plans 3 – O’Connell Entry</td><td>09/06/21</td></tr><tr><td>L-0004</td><td>B</td><td>Site Plan</td><td>9/8/21</td></tr><tr><td>L-0005</td><td>B</td><td>Site Plan – IATC</td><td>9/8/21</td></tr><tr><td>L-0007</td><td>B</td><td>Tree Protection &amp; Removal Plan</td><td>9/8/21</td></tr><tr><td>L-1008</td><td>B</td><td>Materials &amp; Finishes Plan 8 - IATC</td><td>9/8/21</td></tr></table>	Architectural drawings prepared by Gray Puksand				Dwg No.	Rev	Name of Plan	Date	DA0101	E	SITE PLAN – DEMOLITION	05-08-21	DA0103	E	SITE PLAN – PROPOSED	05-08-21	DA0110	D	PROPOSED ENTRY	23-07-21	DA1300	F	LOWER GROUND – GA FLOOR PLAN	23-07-21	DA1310	E	UPPER GROUND – GA FLOOR PLAN	02-06-2021	DA1320	D	LEVEL 1 – GA FLOOR PLAN	02-06-2021	DA1500	E	ROOF PLAN	02-06-2021	DA2000	E	EXTERNAL ELEVATIONS	02-06-2021	DA2005	E	EXTERNAL ELEVATIONS	02-06-2021	DA2500	E	BUILDING SECTIONS	02-06-2021	DA2505	E	BUILDING SECTIONS	02-06-2021	DA5000	E	SITE PLAN – SIGNAGE LOCATION	23-07-21	DA5010	D	SIGNAGE ELEVATIONS	02-06-2021	Landscaping drawings prepared by Gray Puksand				Dwg No.	Rev	Name of Plan	Date	L-DA-02	F	Landscape Schedules	09/06/21	L-DA-05	G	Landscape Plan 1 – Lower Ground	10/06/21	L-DA-06	G	Landscape Plan 2 – Upper Ground	09/06/21	L-DA-07	C	Landscape Plans 3 – O’Connell Entry	09/06/21	L-0004	B	Site Plan	9/8/21	L-0005	B	Site Plan – IATC	9/8/21	L-0007	B	Tree Protection & Removal Plan	9/8/21	L-1008	B	Materials & Finishes Plan 8 - IATC	9/8/21	<p>Evidence referred to elsewhere in this audit table.</p> <p>Interview with auditees 08/09/22</p> <p>Construction Certificate Stage 2.2 includes Balance of Structure to include Upper Ground dated 22/04/22 issued by Philip Chun Building Compliance</p> <p>Previous evidence still applicable:</p> <p>Environmental Impact Statement TAFE NSW Construction Centre of Excellence, Urbis, 10/03/21 (the EIS)</p> <p>Submissions Report SSD-8571481 - Institute of Applied Technology for Construction, Urbis, 11/06/21 (the RtS)</p> <p>Response To Request for Information - SSD-8571481, Urbis, 13/08/21.</p> <p>Construction Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21</p> <p>Construction Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22</p>	<p>The development carried out:</p> <p>a) No non-compliances were identified in this audit period.</p> <p>b) There have been no written directions from the Planning Secretary.</p> <p>c) Development was observed to be carried out generally in accordance with the EIS, RtS and additional information provided in support of the application.</p> <p>d) The Certifier has verified that the works to date are consistent with the approved design.</p>	Compliant
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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 auditees 08/09/22</p>	<p>The auditees reported that no modification to the SSD and no direction from the Planning Secretary in relation to the matters identified in 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. 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 auditees 08/09/22</p>	<p>The IA2 period assessed compliance with the conditions of this consent and the most relevant versions of the documents listed.</p> <p>No conflicts were identified.</p>	Not Triggered																																																																																																				
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A5	<p>This consent lapses five years after the date of consent unless work is physically commenced.</p>	<p>Interview with auditee 08/09/22</p> <p>Previous evidence still applicable:</p> <p>Development Consent SSD-8571481 - TAFE NSW Institute of Applied Technology for Construction. Issued 28 September 2021 (Post Approval Portal)</p>	<p>Notification of commencement of Stage 1 was provided on 01/12/21</p> <p>Actual date of commencement of Stage 1 construction was on 07/12/21</p>	Compliant																																																																																																				

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		Letter TAFE to DPE 01/12/21 (notification of commencement of Stage 1)		
<b>Prescribed Conditions</b>				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>Part 6, Division 8A of the EPAA</p> <p>Interview with auditees 08/09/22</p> <p>Site inspection 25/08/22</p> <p>Crown Certificate 3 and notification to DPE was conducted on 8/9/2022 as part of the Stage 3 commencement.</p> <p>Crown Certificate 2.2 dated 22/04/2022</p> <p>Previous evidence still applicable:</p> <p>Email Certifier to TAFE, 13/12/21 (issue of Crown Certificate 1).</p> <p>Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21</p> <p>Crown Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22</p>	<p>Crown Certificate 3 and notification to DPE was conducted on 8/9/2022 as part of the Stage 3 commencement.</p> <p>Part 6, Division 8A of the EPAA relates to prescribed conditions for:</p> <ul style="list-style-type: none"> <li>compliance with the BCA (Crown Certificates received)</li> <li>erection of signs (site notices sighted)</li> <li>residential building work (not relevant)</li> <li>entertainment venues (not relevant)</li> <li>signage for max number of persons in venues (not relevant)</li> </ul> <p>shoring and adjoining properties (no properties are adjoined to the Project).</p>	Compliant
<b>Planning Secretary as Moderator</b>				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 08/09/22	<p>No disputes were reported during the IA2 period.</p> <p>No disputes were reported during the IA1 audit period.</p>	Not Triggered
<b>Evidence of Consultation</b>				
A8	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ol style="list-style-type: none"> <li>consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>provide details of the consultation undertaken including: <ol style="list-style-type: none"> <li>the outcome of that consultation, matters resolved and unresolved; and</li> <li>details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ol> </li> </ol>	<p>CEMP Rev 5 17/08/2022 prepared by ADCO</p> <p>Consultation with TfNSW RMS for the D16/D17 Roadworks dated 7/09/2022</p> <p>Consultation with Penrith City Council with regards to the Traffic Management Plan update and changes dated 23/08/2022</p> <p>Updated the Unexpected and heritage finds protocol dated 18 August 2022.</p> <p>Asbestos Management Procedure Rev 4 dated 18/8/22 by ADCO</p> <p>Construction Traffic &amp; Pedestrian Management Sub Plan (CTPMSP) Rev 6 dated 15/8/22 by ADCO</p> <p>Traffic Management Plan Rev 5 dated 10/08/22 by ADCO</p> <p>Waste Management Plan Rev 3 17/8/22 by ADCO</p> <p>Correspondence dated 4/3/22 Cadence Australia-ADCO Construction P/L re: Site Induction</p>	<p>Consultation was conducted with the identified party which:</p> <ol style="list-style-type: none"> <li>consulted the relevant parties</li> <li>provided details of consultations e.g. <ul style="list-style-type: none"> <li>TAFE engaged with Erin Wilkins - Director of Darug Custodian Aboriginal Corporation on a number of occasions and continue to work with Erin in finalising the design in relation to connection with country.</li> <li>ADCO consulted and presented their Unexpected Finds Procedure the meeting was attended by the representative from Darug Community (Darug Custodian Aboriginal Corporation) and Aboriginal Education and Engagement.</li> <li>Consultation with TfNSW for the road works</li> </ul> </li> </ol>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
		Updated the Unexpected and heritage finds protocol dated 18 August 2022. Meeting minutes dated 13 April 2022 under Line 2.2.4 ADCO	<ul style="list-style-type: none"> <li>Consultation with the Penrith Council relative to traffic management.</li> </ul>	
<b>Staging</b>				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Interview with auditees 08/09/22 Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report Staging Report Rev 3 dated 15/03/22 prepared by ADCO	The auditee presented evidence that Staging Report Rev 3 dated 15/03/22 was prepared by ADCO.  The Staging Report was approved by the Department thru its letter dated 31/03/22 with subject Satisfaction of the Staging Report thru its letter dated 31/3/22 to URBIS, the certifier.	Compliant
A10	A Staging Report prepared in accordance with condition A9 must: <ol style="list-style-type: none"> <li>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;</li> <li>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);</li> <li>specify how compliance with conditions will be achieved across and between each of the stages of the project; and</li> <li>set out mechanisms for managing any cumulative impacts arising from the proposed staging.</li> </ol>	Interview with auditees 08/09/22 Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report Staging Report Rev 3 dated 15/03/22 prepared by ADCO  Previous evidence: TAFE IATC- DA Consent Matrix and Staging, no date). DPE post approval portal lodgement record 11/11/21 Email chain TAFE and DPE, 30/11/21 Letter DPE to TAFE, 10/12/21	The auditee presented evidence that Staging Report Rev 3 dated 15/03/22 was prepared by ADCO and with the satisfaction of the Department thru its letter dated 31/3/22 to URBIS, the certifier.	Compliant
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Interview with auditees 08/09/22 Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report Staging Report Rev 3 dated 15/03/22 prepared by ADCO	The auditee presented evidence that Staging Report Rev 3 dated 15/03/22 was prepared by ADCO and with the satisfaction of the Department thru its letter dated 31/3/22 to URBIS, the certifier.  The auditee reported that project has been implemented in accordance with the approved Staging Report (Rev 3).	Compliant
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 auditees 08/09/22 Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report Staging Report Rev 3 dated 15/03/22 prepared by ADCO	The auditee presented evidence that Staging Report Rev 3 dated 15/03/22 was prepared by ADCO and with the satisfaction of the Department thru its letter dated 31/3/22 to URBIS, the certifier.  The auditee reported that project has been implemented in accordance with the approved Staging Report (Rev 3).	Compliant
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A13	The Applicant may: <ol style="list-style-type: none"> <li>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</li> </ol>	Interview with auditees 08/09/22 Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report Staging Report Rev 3 dated 15/03/22 prepared by ADCO	Whilst the works and the conditions were staged, the plans, strategies and programs themselves are not staged.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	<p>relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	Waste Management Report Dec 2021		
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary	<p>Interview with auditees 08/09/22</p> <p>Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report</p> <p>Staging Report Rev 3 dated 15/03/22 prepared by ADCO</p>	Whilst the works and the conditions were staged, the plans, strategies and programs themselves are not staged.	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.	<p>Interview with auditees 08/09/22</p> <p>Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report</p> <p>Staging Report Rev 3 dated 15/03/22 prepared by ADCO</p>	Whilst the works and the conditions were staged, the plans, strategies and programs themselves are not staged.	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.	<p>Interview with auditees 08/09/22</p> <p>Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report</p> <p>Staging Report Rev 3 dated 15/03/22 prepared by ADCO</p>	Whilst the works and the conditions were staged, the plans, strategies and programs themselves are not staged.	Not Triggered
<b>Structural Adequacy</b>				
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: Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i></p>	<p>Construction Certificate Stage 2.2 includes Balance of Structure to include Upper Ground dated 22/04/22 issued by Philip Chun Building Compliance</p> <p>Construction Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21</p> <p>Construction Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22</p>	The Certifier has verified compliance with the BCA through issue of CC1 and CC2.1 and CC2.2.	Compliant
<b>External Walls and Cladding</b>				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Interview with auditees 08/09/22	The external walls and cladding are included in the Stage 4. Not covered by this audit period	Not Triggered
<b>Applicability of Guidelines</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
A19	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The CEMP and sub-plans referred to elsewhere in this Audit Table	The CEMP and sub-plans refer to the relevant guidelines and policies.	Compliant
A20	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.	Interview with auditees 08/09/22	The Project team / auditee is not aware of any directions from the Planning Secretary.	Not Triggered
<b>Monitoring and Environmental Audits</b>				
A21	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.  <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Interview with auditees 09/08/22  TAFE Kingswood Centre of Excellence Construction Noise and Vibration Subplan Rev 2 dated 21 February 2022, E-Lab Consulting  Live Environmental Monitor Noise and Vibration Dated 24/08/2022  Noise, vibration and dust monitoring logging system, current to 08/09/22	Monitoring of noise is being undertaken through the conduct of Live Environmental Monitor Noise and Vibration. The latest monitoring was performed on 24/08/2022.  No complaints were received nor recorded for the past six months.	Compliant
<b>Access to Information</b>				
A22	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:  a) make the following information and documents (as they are obtained or approved) publicly available on its website:  I. the documents referred to in condition A2 of this consent;  II. all current statutory approvals for the development;  III. all approved strategies, plans and programs required under the conditions of this consent;  IV. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;  V. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;  VI. a summary of the current stage and progress of the development;  VII. contact details to enquire about the development or to make a complaint;  VIII. a complaints register, updated monthly;	<a href="https://www.tafensw.edu.au/instituteofappliedtechnology">https://www.tafensw.edu.au/instituteofappliedtechnology</a>  Complaints register current to 08/09/22	The project website is active and contains the items listed in a (I) to (IX). The Auditor is not aware of the Planning Secretary requiring any additional information.  The information is up to date as required by A22(b).	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	<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</p>			
<b>Compliance</b>				
A23	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>Project scope of works, Design and Construct – Formwork, ADCO, Rev A</p> <p>Subcontractors drop box (issue of SSD to subcontractors), no date</p> <p>Tender contract document A6.1, A6.2, A6.3, A6.4, Concrete Supply and Place Annexure I of Subcontract, ADCO, 11/10/21</p> <p>HSE Project specific induction, ADCO, Version 4</p> <p>Hammertech Toolbox Talk register, current to 16/02/22</p>	<p>Subcontractor Contract was given the copy of the Scope of Work that included the compliance requirements of the SSD contract i.e.:</p> <ul style="list-style-type: none"> <li>Joinery Lockers and toilet partitions completed on 16/18/2022</li> <li>Tiling Contracts dated 6/6/2022</li> <li>External Cladding Contract dated 20/05/2022.</li> </ul> <p>The induction includes information on scope of works, hours of work, access (gates and roads), emergency management, soil and water controls, unexpected finds protocol.</p> <p>Toolbox talks are conducted on a weekly basis. The Toolbox talks address current works, risks and controls (not necessarily confined to compliance).</p>	Compliant
<b>Incident Notification, Reporting and Response</b>				
A24	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.	Hammertech incident register current 08/09/22	No incidents were identified in the Project incident register and during this audit period.	Not Triggered
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Hammertech incident register current 08/09/22	No incidents were identified in the Project incident register and during this audit period.	Not Triggered
<b>Non-Compliance Notification</b>				
A26	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 auditees 08/09/22</p> <p>Notification of non-compliance dated 19/04/22</p> <p>Independent Audit Report No. 1 dated 11/04/22 and submitted to client 12/04/22</p> <p>Response to Audit Findings by TAFE dated 14 April 2022.</p>	Notification of the non-compliance to DPE was submitted on 19/04/2022 which is within the seven days from the submission of the final report on 12/04/2022.	Compliant
A27	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 auditees 08/09/22</p> <p>Notification of non-compliance dated 19/04/22</p> <p>Independent Audit Report No. 1 dated 11/04/22 and submitted to client 12/04/22</p>	Notification of the non-compliance to DPE was submitted on 19/04/2022 which is within the seven days from the submission of the final report on 12/04/2022.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 08/09/22 Hammertech incident register current 08/09/22	The Project team / auditee has not identified any incidents.	Not Triggered
<b>Revision of Strategies, Plans and Programs</b>				
A29	Within three months of: a) the submission of a compliance report under condition A32; b) the submission of an incident report under condition A25; c) the submission of an Independent Audit under condition C37 or C38; d) 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.	Interview with auditees 08/09/22 Site inspection 25/08/22 CEMP Rev 5 17/08/2022 prepared by ADCO Unexpected & Heritage Find Protocol Rev 4 dated 18/06/22 by ADCO Asbestos Management Procedure Rev 4 dated 18/8/22 by ADCO Construction Traffic & Pedestrian Management Sub Plan (CTPMSP) Rev 6 dated 15/08/22 by ADCO Traffic Management Plan Rev 5 dated 10/08/22 by ADCO Waste Management Plan Rev 3 17/8/22 by ADCO	CEMP and sub-plans were updated. CEMP Rev 5 dated 17/08/2022 and submitted to the Certifier on 22/08/2022.  Observation: The review and updated of CEMP must be submitted to the Planning Secretary.  Recommendation: The Planning Secretary must be notified in writing that a review has been carried out.	Compliant
A30	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. 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.	Construction Environmental Management Plan (CEMP) Rev 5 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO Ecologically Sustainable Development Management Plan (ESDMP) Rev 4 dated 24/08/2022 prepared by ADCO Unexpected & Heritage Find Protocol Rev 4 dated 18/06/22 by ADCO Asbestos Management Procedure Rev 4 dated 18/8/22 by ADCO Construction Traffic & Pedestrian Management Sub Plan (CTPMSP) Rev 6 dated 15/08/22 by ADCO Traffic Management Plan Rev 5 dated 10/08/22 by ADCO Waste Management Plan Rev 3 17/8/22 by ADCO	CEMP and sub plans were updated. CEMP Rev 5 was submitted to the Certifier on 22/08/2022.	Compliant
<b>Compliance Reporting</b>				
A31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Compliance Reporting is under Post Approval Requirements	The Project is still in construction phase hence, Compliance Report is not yet required.	Not Triggered
A32	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.	Compliance Reporting is under Post Approval Requirements	The Project is still in construction phase hence, Compliance Report is not yet required.	Not Triggered
A33	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Compliance Reporting is under Post Approval Requirements	The Project is still in construction phase hence, Compliance Report is not yet required.	Not Triggered
A34	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	Compliance Reporting is under Post Approval Requirements	The Project is still in construction phase hence, Compliance Report is not yet required.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.			
<b>PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Notification of Commencement</b>				
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 08/09/22 Letter dated 05/09/22 TAFE to DPE re: Notification of Construction Commencement for Stage 3 on 08/09/22	Notification of commencement of Stage 3 to the DPE was lodge to the Department's portal on 05/09/22 Actual date of commencement of Stage 3 construction was on 08/09/22	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 08/09/22 Letter dated 05/09/22 TAFE to DPE re: Notification of Construction Commencement for Stage 3 on 08/09/22	Notification of commencement of Stage 3 to the DPE was lodge to the Department's portal on 05/09/22 Actual date of commencement of Stage 3 construction was on 08/09/22	Compliant
<b>Certified Drawings</b>				
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.	Construction Certificate Stage 2.2 includes Balance of Structure to include Upper Ground dated 22/04/22 issued by Philip Chun Building Compliance Construction Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21 Construction Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22	CC3 under Certifier Review	Compliant
<b>External Walls and Cladding</b>				
B4	Prior to the commencement of construction of external walls and 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.	Site inspection 25/08/22	Construction of external walls have yet to commence. Not covered by this audit period	Not Triggered
<b>Protection of Public Infrastructure</b>				
B5	Prior to the commencement of construction, the Applicant must: a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Pre-construction Survey, AusDilaps, 02/11/21 (covers IATC Kingswood Campus, WSU and Great Western Highway) Email ADCO to Council, 07/12/21 Email ADCO to Certifier, 22/11/21 DPE post approval portal lodgement 23/02/22 Interview with auditees 24/02/22	WSU owns the road network as TAFE will use their roads for access. There are no services within the Project footprint that have been affected.	Compliant
<b>Pre-Construction Dilapidation Report</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.	Pre-construction Survey, AusDilaps, 02/11/21 (covers IATC Kingswood Campus, WSU and Great Western Highway) Email ADCO to Council, 07/12/21 Email ADCO to Certifier, 22/11/21	A dilapidation report was prepared, and it provides a record of the existing condition of adjoining private properties, and Council assets. The report was provided to the Certifier and Council.	Compliant
<b>Ecologically Sustainable Development</b>				
B7	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 5 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.	Ecologically Sustainable Development (ESD) Management Plan Rev 4 dated 24/08/22 prepared by ADCO  Construction Certificate Stage 2.2 includes Balance of Structure to include Upper Ground dated 22/04/22 issued by Philip Chun Building Compliance  Previous evidence still applicable: Green Star Registration, 28/06/21 ESD SSDA Design Report, Northrop, Rev 2, 04/03/21 Green Star – Design and As Built Scorecard, Round 1, Northrop  Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21  Crown Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22	Workshop was conducted with the ESD consultant on 26/08/2022.  The Management Plan has been prepared to provide a framework for successfully ecologically sustainable development outcomes for the IATC, including: <ul style="list-style-type: none"><li>Compliance with the NSW Government Resource Efficiency Policy (GREP)</li><li>Meeting Green Star objectives (5 Star)</li><li>Delivering sustainability best practice through all stages of the project</li><li>Compliance with the Green Travel Plan submitted with the SSDA Environmental Impact Study</li></ul>	Compliant
<b>Outdoor Lighting</b>				
B8	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.	Site inspection 25/08/22	Lighting installation has yet to commence.  Not included in this audit period.	Not Triggered
<b>Environmental Management Plan Requirements</b>				
B9	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).  <i>Note: The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a> • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>	Construction Environmental Management Plan (CEMP) Rev 5 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO  Ecologically Sustainable Development Management Plan (ESDMP) Rev 4 dated 24/08/2022 prepared by ADCO  Unexpected & Heritage Find Protocol Rev 4 dated 18/06/22 by ADCO  Asbestos Management Procedure Rev 4 dated 18/8/22 by ADCO  Construction Traffic & Pedestrian Management Sub Plan (CTPMSP) Rev 6 dated 15/08/22 by ADCO  Traffic Management Plan Rev 5 dated 10/08/22 by ADCO  Waste Management Plan Rev 3 17/8/22 by ADCO  Construction Noise and Vibration Sub-Plan, E-Lab Consulting, 14/12/21 and 21/02/22 (CNVMSP)	CEMP was updated twice within the last 6 months. <ul style="list-style-type: none"><li>Revision 4 was conducted on 23/02/2022</li><li>Revision 5 was updated on 17/08/2022</li></ul> Compliance Register was developed and being managed actively by the Project Manager. recently reviewed on 24/08/2022.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
		Civil Engineering Report, Soil and Water Management Plan, Northrop, 09/12/21 (the CSWMSP)		
<b>Construction Environmental Management Plan</b>				
B10	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:	Construction Environmental Management Plan (CEMP) Rev 5 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO  Ecologically Sustainable Development Management Plan (ESDMP) Rev 4 dated 24/08/2022 prepared by ADCO	CEMP Rev 5 dated 17/08/2022 and submitted to the Certifier on 22/08/2022	<b>Compliant</b>
	a) Details of:  I hours of work;	Unexpected & Heritage Find Protocol Rev 4 dated 18/06/22 by ADCO  Asbestos Management Procedure Rev 4 dated 18/8/22 by ADCO	a) Details of  i. hours of work included in the CEMP under Section 7 Site Requirements.	
	II 24-hour contact details of site manager;	Construction Traffic & Pedestrian Management Sub Plan (CTPMSP) Rev 6 dated 15/08/22 by ADCO	ii. 24hr contact details provided in Section 5 of the CEMP	
	III management of dust and odour to protect the amenity of the neighbourhood;	Traffic Management Plan Rev 5 dated 10/08/22 by ADCO  Waste Management Plan Rev 3 17/8/22 by ADCO)	iii. Dust management and monitoring are under Section 11.3.3 and 14.2.2 of the CEMP respectively. Odour measures are presented in Appendix 1 Project Risk Register	
	IIII external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;	Construction Noise and Vibration Sub-Plan, E-Lab Consulting, 14/12/21 and 21/02/22 (CNVMSP)	iv. lighting is included in Section 11.3.12 of the CEMP	
	IV community consultation and complaints handling;	Construction Certificate Stage 2.2 includes Balance of Structure to include Upper Ground dated 22/04/22 issued by Philip Chun Building Compliance	v. Community consultation and complaints handling is detailed in Section 12.1 and Appendix E of the CEMP.	
	b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;		b) unexpected and heritage finds protocol provided a detailed discussion on the CEMP under Appendix 2 Revision 4 dated 18/06/22.  <ul style="list-style-type: none"> <li>Procedure in the event of unexpected find included in the Unexpected and Heritage Finds Protocol (p10-12) discussed the associated communication procedure that ensure contaminated materials is appropriately managed</li> </ul>	
	c) an unexpected finds protocol for non-Aboriginal heritage and associated communications procedure;		c) unexpected and heritage finds protocol provided a detailed discussion on the CEMP under Appendix 2 Revision 4 dated 18/06/22.  <ul style="list-style-type: none"> <li>The unexpected finds protocol for non-Aboriginal heritage and associated communications procedure was detailed in the Unexpected and Heritage Finds Protocol (p10-12).</li> </ul>	
	d) an unexpected finds protocol for Aboriginal heritage and associated communications procedure, including details of Aboriginal Cultural Heritage induction materials, which must:  I be prepared in consultation with the Registered Aboriginal Parties; and  II incorporate an overview of the types of Aboriginal sites and Aboriginal objects to be aware of during construction (i.e. stone tools, concentrations of shells that could be middens and rock engravings and grinding grooves).		d) unexpected and heritage for Aboriginal heritage and associated communication procedure discussed in the Unexpected and Heritage Finds Protocol (p10-12).  The details of Aboriginal Cultural Heritage induction materials were provided under the General Requirements (p19-20 Of Unexpected and Heritage Finds Protocol)	

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B11); f) Construction Noise and Vibration Management Sub-Plan (see condition B12); g) Construction Waste Management Sub-Plan (see condition B12(d)); h) Construction Soil and Water Management Sub-Plan (see condition B14);		Sub-plan comments are provided below against Condition B11-B14.  <b>Observation:</b> <b>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.</b>  <b>For CEMP to be updated to include the process for the review of the Compliance Register.</b>  <b>Recommendation:</b> <b>CEMP must be updated to include the process for the review and maintenance of the Compliance Register.</b>	
B11	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:	Construction Traffic Management Plan Issue No. 6 dated 10/8/22 prepared by ADCO	The CTPMSP has been prepared to address safety and efficiency of the road network.	Compliant
	a) be prepared by a suitably qualified and experienced person(s);		Section 6.21 of the CTMP provides evidence of suitable experience and qualifications of the author/s.	
	b) be prepared in consultation with Council and TfNSW;		The updated CTMSP was prepared in consultation with Council and TfNSW	
	c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and .		The general measures to be implemented to address road safety and network efficiency are outlined in Section 6 of the CTMP in consideration of traffic, cyclists and pedestrians and bus services	
	d) detail heavy vehicle routes, access and parking arrangements		Sections 6.2 of the CTMP details consideration of heavy vehicle routes, access and parking arrangements.	
B12	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Construction Noise and Vibration Sub-Plan, E-Lab Consulting, 14/12/21 and 21/02/22 (CNVMSP)	Table 1 Section 1 of the CNVMSP provides evidence of suitable experience and qualifications of the author/s	Compliant
	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);		Section 6 of the CNVMSP outlines procedures for achieving the noise management levels in EPA's Guideline (DECC, 2009).	
	c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;		Section 6.1.1, 6.2.1 and 6.3 of the CNVMSP outlines measures for managing high noise generating works.	
	d) include a complaints management system that would be implemented for the duration of the construction; and		CEMP has been updated to refer to the Complaint Register under Section 12.1. Rev 5 dated 17/08/2022 and the CNVMSP is attached as Appendix 4 therefore this is consistent with CEMP.	

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	e) 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.		Observation: CEMP to be updated to refer to the CNVMP monitoring program.	
B13	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following: 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;	Site Mud Map dated 8/9/2022 Waste Register – Monthly Recycling Report July 2022 Waste Management Sub Plan Rev 2 dated 16/3/22 prepared by ADCO	Import Register- ADCO Import Master plus Mud Map was presented to track where all the materials are sourced out and where it was put onsite. Site Mud Map dated 8/9/2022. Laboratory results per import material as traceable by docket and laboratory reports. Records were saved in the project folder	Compliant
	b) information regarding the recycling and disposal locations; and		Waste Register – Monthly Recycling Report July 2022 with quantities and percentage of recycled value. Disposal facility was also noted on the report	
	c) confirmation of the contamination status of the development areas of the site based on the validation results.		The Planning and Site Establishment section of the CWMSP discusses the contamination status of the site.	
B14	The Construction Soil and Water Management Sub-Plan (CSWMSP) must address, but not be limited to the following: a) be prepared by a suitably qualified expert, in consultation with Council;	Construction Environmental Management Plan (CEMP) Rev 5 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO Civil Engineering Report, Soil and Water Management Plan, Northrop, 09/12/21 (the CSWMSP) Email Council to ADCO, 03/02/22	Appendix B of the CSWMSP contains the CV of suitably qualified and experienced expert. Council raised no objections noting that standard requirements are to be implemented.	Compliant
	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.		Observation: Ongoing update of the Soil and Water Management Plan to address the observation made from the last audit. Update of the CEMP was already completed on 17/08/2022.	
	c) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;		A stabilised site access has been noted for the O'Connell Street Gate 2 in Section 3c of the CSWMSP.	
	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';		CSWMSP Section 2.2 provides the sediment and erosion control measures Section 211.3.6 of the Rev 5 CEMP discussed measures to control the risk of erosion or sediment impacting on the natural environment.	
	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);		ADCO Constructions have prepared for wet weather site wide. This is continuously evident in the Weekly and Daily Controls as presented. Stockpile bunds on site are kept to a minimum with Sediment and Erosion Controls monitored on a daily basis.	
	f) detail all off-site flows from the site; and		Appendix A of the CSWMSP provides all off-site flows from the site	

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	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.		Management of flood flows is generally described in Section 2.1, 3.1 and the attached drawings of the CSWMSP.	
B15	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: <ul style="list-style-type: none"> <li>a) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>b) minimise conflicts with other road users;</li> <li>c) minimise road traffic noise; and</li> <li>d) ensure truck drivers use specified routes.</li> </ul>	CEMP Rev 5 dated 17/08/22 prepared by ADCO Section 6.16 Driver Code of Conduct p32 & Attachment 5 p42  Signed scope of Works, Concrete Supply, 07/02/22 (contract includes routes)	Flyer of Driver Code of Conduct given to all subbies as per he reviewed contract above.  The Driver Code of Conduct includes requirements that would (if implemented) achieve the requirements of this condition.	Compliant
<b>Construction Parking</b>				
B16	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.	Site inspection 25/08/22  Refer to site photos	The site has adequate parking arrangements on site. The use of public streets is not required.	Compliant
<b>Soil and water</b>				
B17	Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> <li>a) install erosion and sediment controls on the site to manage wet weather events; and</li> <li>b) divert existing clean surface water around operational areas of the site</li> </ul>	Site inspection 25/08/22  Refer to site photos  ADCO Monthly Report, August 2022  Erosion and sediment control Plan, Northrop, Rev B	Soil and water controls were installed prior to commencement of construction for Stage 3 and are consistent with the erosion and sediment control plan for the Project, which was prepared in accordance with the Blue Book.	Compliant
B18	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Site inspection 25/08/22  Refer to site photos  ADCO Monthly Report, August 2022  Erosion and sediment control Plan, Northrop, Rev B  Email, Northrop to ADCO, 21/02/22	Soil and water controls were installed prior to commencement of construction for Stage 3 and are consistent with the erosion and sediment control plan for the Project, which was prepared in accordance with the Blue Book.	Compliant
<b>Flood Management</b>				
B19	Prior to the commencement of construction, the Applicant must submit evidence to the Certifier demonstrating that the design of the development has incorporated the management and mitigation measures contained within the 'Floodplain Management Report for 2-44 O'Connell Street, Kingswood NSW 2747 (Revision B)' prepared by Northrop and dated 11 February 2021.	Floodplain Management Report for 2-44 O'Connell Street, Kingswood NSW 2747 (Revision B)' prepared by Northrop and dated 11 February 2021  Memo Northrop to ADCO, 04/02/22 (verification of flood modelling under C24c))	Northrop have provided a verification memo stating that the flood behaviour is generally consistent with the Floodplain Management Report with no material change to downstream flows.	Compliant
<b>Operational Noise – Design of Mechanical Plant Equipment</b>				
B20	Prior to installation of mechanical plant and equipment: <ul style="list-style-type: none"> <li>a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in 'Acoustic Services – Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' prepared by Norman,</li> </ul>	Site inspection 25/08/22	Mechanical plant has yet to be installed.  Not covered by this audit period	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	<p>Disney &amp; Young and dated 10 March 2021 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 (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in 'Acoustic Services – Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0) prepared by Norman, Disney &amp; Young and dated 10 March 2021.</p>			
<b>Operational Waste Storage and Processing</b>				
B21	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <p>a) is constructed using solid non-combustible materials;</p> <p>b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;</p> <p>c) includes a hot and cold water supply with a hose through a centralised mixing valve;</p> <p>d) is naturally ventilated or an air handling exhaust system must be in place; and</p> <p>e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>	Site inspection 25/08/22	<p>Operational waste storage and processing area has yet to be constructed.</p> <p>Not covered by this audit period.</p>	Not Triggered
<b>Construction Access Arrangements</b>				
B22	<p>Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <p>a) all vehicles must enter and leave the Site in a forward direction;</p> <p>b) 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, is in accordance with the latest version of AS 2890.2; and</p> <p>c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</p>	<p>Site inspection 25/08/22</p> <p>Construction Traffic Management Plan Rev 6 dated 10/08/22 prepared by ADCO</p> <p>Updated CEMP Rev 5 dated 17/08/22 prepared by ADCO</p> <p>Construction Certificate Stage 2.2 includes Balance of Structure to include Upper Ground dated 22/04/22 issued by Philip Chun Building Compliance</p> <p>Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21</p>	<p>This information is captured graphically in the CTPMSP. Submitted with the Certifier for issuance of CC 3.</p>	Compliant
<b>Operational Access, Car Parking and Service Vehicle Arrangements</b>				
B23	<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) all vehicles must enter and leave the site in a forward direction;</p>	<p>Site inspection 25/08/22</p> <p>Refer to site photos</p>	Operational parking and access facilities was observed during the site inspection.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	b) a minimum of 16 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and  c) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.			
<b>Public Domain Works</b>				
B24	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.	Site inspection 25/08/22	Footpath or public domain works have yet to be constructed.	Not Triggered
<b>PART C: DURING THE CONSTRUCTION</b>				
<b>Site Notice</b>				
C1	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: <ul style="list-style-type: none"> <li>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;</li> <li>b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</li> <li>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</li> <li>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.</li> </ul>	Site inspection 25/02/22  Refer to site photos	The site signage has been erected and complies with this requirement C1(a) – (d) condition.	Compliant
<b>Operation of Plant and Equipment</b>				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Hammertech plant maintenance register, current to 08/09/22  Equipment induction, Concrete Boom Pump, XN28EJ	Hammertech register is up to date latest records reviewed 60-ton mobile crane MC6-258024/21/0 dated 20/06/2022.  The Hammertech plant register includes detail on how each plant is onboarded including risk assessment, service history check, permit, SWMS, plant operator induction and verification of competency.  The plant is stickered with a time / date stamp for reference on relevant service history.	Compliant
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: <ul style="list-style-type: none"> <li>a) between 7am and 6pm, Mondays to Fridays inclusive; and</li> </ul>	Construction Environmental Management Plan (CEMP) Rev 5, TAFE NSW institute of Applied Technology for Construction, ADCO, 17/08/2022 (CEMP)  HSE Project specific induction, ADCO, Version 4	Hours have been incorporated into the updated CEMP, induction, project signage and subcontractor meeting minutes, all of which are communicated to site teams.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Hammertech Toolbox Talk register, current to 16/09/22	The Project team / auditee has not yet identified any OOHW during this audit period.	
C4	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: a) between 6pm and 7pm, Mondays to Fridays inclusive; and b) between 1pm and 4pm, Saturdays.	Interview with auditees 08/09/22	The Project team reported that no OOHW was considered to date.	Not Triggered
C5	Construction activities may be undertaken outside of the hours in condition C3 and C4 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Interview with auditees 08/09/22	The Project team reported that no OOHW was considered to date.	Not Triggered
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Interview with auditees 08/09/22	The Project team reported that no OOHW was considered to date.	Not Triggered
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	Interview with auditees 24/02/22 Site inspection 25/08/22	Construction site is located within an SP2 – Educational Establishment Zone, far distant to the nearby general residential area and other business establishments.	Not Triggered
<b>Implementation of Management Plans</b>				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Construction Environmental Management Plan (CEMP) Rev 5 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO Safety Internal audit was conducted on 30/08/2022 Site inspection weekly records reviewed dated 29/08/2022 Construct Safe third-party auditor on EHS Audit #3 on 1 September 2022. Safety Pulse Monthly Inspection dated 30/08/2022. Site inspection 25/08/22 Hammertech weekly inspection register (online, sighted 25/08/22)	The Project has been carried out in accordance with the most recent version of CEMP (Rev 4 dated 17/08/22). The project team demonstrated continuous construction monitoring that includes noise and dust through the following measures: <ul style="list-style-type: none"> <li>the conduct of safety internal audit (latest was conducted on 30/08/22)</li> <li>preparation of site inspection weekly records (latest was 29/08/22)</li> <li>Construct Safe third-party auditor on EHS Audit #3 (latest was 01/09/22)</li> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
		<p>Hammertech site diary register (online, sighted 25/08/22)</p> <p>Hammertech induction register (online, sighted 25/08/22)</p> <p>TAFE NSW and WSU Access Deed Agreement, 29/11/21</p>	<ul style="list-style-type: none"> <li>Safety Pulse Monthly Inspection (latest was 30/08/22).</li> </ul> <p>No complaints were received nor recorded relative to dust and noise and vibration.</p>	
<b>Construction Traffic</b>				
C9	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>Construction Traffic Management Plan (CTPMSP) Rev 6 dated 10/08/22 prepared by ADCO</p> <p>Traffic Management Plan Rev 5 dated 10/08/22 prepared by ADCO</p> <p>Site inspection 25/08/22</p>	The site has adequate space for all construction vehicles. The use of public streets is not required.	Compliant
<b>Hoarding Requirements</b>				
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>Hammertech weekly inspection register (online, sighted 25/08/22)</p> <p>Site inspection 25/08/22</p>	<p>The inspection register demonstrates that the inspections (including those relating to site fencing compliance) are being completed on at least a weekly basis and are retained. Deficiencies are identified, assigned and action. If an action is not completed by the due date these are escalated through the management team.</p> <p>Site fencing does not currently include hoarding installation</p> <p>No issues observed.</p>	Not triggered
<b>No Obstruction to Public Way</b>				
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.	Site inspection 25/08/22	No obstructions were observed to any public way	Compliant
<b>Construction Noise Limits</b>				
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan	<p>Construction Noise and Vibration Sub-Plan (CNVMSP) Rev 2 dated 21/02/22 prepared by E-Lab Consulting</p> <p>Site inspection 25/08/22</p> <p>Noise, vibration and dust monitoring logging system, current to 24/08/22</p> <p>Complaints register current to 25/08/22</p>	<p>The CNVMSP identifies a range of controls. These were observed to be in place on site.</p> <p>No disturbing construction noise was observed during the conduct of site inspection.</p> <p>The site has been arranged to utilize site sheds as shielding.</p> <p>No noise or vibration complaints have been received.</p>	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.	<p>Construction Environmental Management Plan (CEMP) Rev 5 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO</p> <p>HSE Project specific induction, ADCO, Version 4</p> <p>Hammertech Toolbox Talk register, current to 16/02/22</p> <p>Subcontractor meeting 08/02/22</p>	<p>Hours have been incorporated into the CEMP, induction, project signage and subcontractor meeting minutes, all of which are communicated to site teams.</p> <p>The Project team reported that no OOHV has been considered to date.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
		Signed scope of Works, Concrete Supply, 07/02/22 (contract includes hours)		
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.	Construction Noise and Vibration Sub-Plan (CNVMSP) Rev 2 dated 21/02/22 prepared by E-Lab Consulting Site inspection 25/08/22 Complaints register current to 25/08/22	Quackers are identified within the CNVMSP.  No complaints regarding this requirement have been received.	Compliant
<b>Vibration Criteria</b>				
C15	Vibration caused by construction at any residence or structure outside the site must be limited to:  a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and  b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Site inspection 25/08/22	The WSU and TAFE are nearest receivers these are commercial / educational buildings. These are not within the safe working distance of plant on site.  Residential buildings are well away from the construction site.	Compliant
C16	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C15.	Site inspection 25/08/22	No residential buildings are within 30 metres of the site.	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 B10 of this consent.	Construction Noise and Vibration Sub-Plan (CNVMSP) Rev 2 dated 21/02/22 prepared by E-Lab Consulting Site inspection 25/08/22	The WSU and TAFE are nearest receivers these are commercial / educational buildings. These are not within the safe working distance of plant on site.  Residential buildings are well away from the construction site.  No residential buildings are within 30 metres of the site.	Not Triggered
<b>Tree Protection</b>				
C18	For the duration of the construction works:  a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;  b) all street trees immediately adjacent to the construction zone identified in approved drawings listed in condition A2 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;  c) all trees on the site or adjoining the site that are not approved for removal must be suitably protected during construction as per the recommendations of 'Arboricultural Impact Assessment (Revision A)' prepared by Tree IQ and dated 10 December 2020 and its Addendum Report dated 10 August 2021, and the 'Tree Protection & Removal Plan (Rev B)' prepared by Gray Puksand and dated 9 August 2021; and  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	Site inspection 25/08/22  Refer to site photos  Interview with auditees 08/09/22	No street trees have been trimmed or removed.  The site is fenced.  No works are extending beyond the fence line.  Tree protection zones were observed to be in place during the site inspection.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	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.			
<b>Air Quality</b>				
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site inspection 25/08/22</p> <p>Refer to site photos</p> <p>Construction Environmental Management Plan (CEMP) Rev 5 dated 17/08/22 prepared by ADCO includes Sediment Control and Onsite Water Management</p> <p>Erosion and Sediment Management Sub-Plan prepared by ADCO</p>	<p>Watercart was in use across the site.</p> <p>Shade cloth is installed on the perimeter.</p> <p>The main haul road and car park have been stabilized with road base / DGB.</p> <p>Stockpiles have been kept below 2.5m and shaped.</p> <p>Static stockpiles have been stabilized.</p>	Compliant
C20	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> <li>a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</li> <li>b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>c) trucks associated with the development do not track dirt onto the public road network;</li> <li>d) public roads used by these trucks are kept clean; and</li> <li>e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	<p>Site inspection 25/08/22</p> <p>Refer to site photos</p> <p>Construction Environmental Management Plan (CEMP) Rev 5 dated 17/08/22 prepared by ADCO includes Sediment Control and Onsite Water Management</p> <p>Erosion and Sediment Management Sub-Plan prepared by ADCO</p>	<p>Watercart was in use across the site.</p> <p>Shade cloth is installed on the perimeter.</p> <p>The main haul road and car park have been stabilized with road base / DGB.</p> <p>Stockpiles have been kept below 2.5m and shaped.</p> <p>Static stockpiles have been stabilized.</p>	Compliant
<b>Imported Fill</b>				
C21	<p>The Applicant must:</p> <ul style="list-style-type: none"> <li>a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;</li> <li>b) keep accurate records of the volume and type of fill to be used; and</li> <li>c) make these records available to the Certifier upon request.</li> </ul>	<p>Site Mud Map dated 8/9/2022.</p> <p>Import Register- ADCO Import Master plus Mud Map</p> <p>Previous evidence:</p> <p>Recovered Aggregate Test Report, Resource Laboratories, (test dates 13/07/21, 11/06/21, 13/08/21)</p> <p>Waste Classification Report, P Clifton and Assoc, 05/11/21 (VENM classification for imported soil from 52 Golf Ave Mona Vale)</p> <p>Interview with auditees 24/02/22</p> <p>Kingswood IATC Load Sheet, 25/02/22</p>	<p>Import Register- ADCO Import Master plus Mud Map was presented to track where all the materials are sourced out and where it was put onsite.</p> <p>Site Mud Map dated 8/9/2022 sighted. Laboratory results per import material as traceable by docket and laboratory reports.</p> <p>Records were saved in the project folder.</p>	Compliant
<b>Disposal of Seepage and Stormwater</b>				
C22	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter	<p>Permit to discharge, 23/12/21, 04/02/22</p> <p>Email ADCO to Certifier, 10/11/21</p> <p>Civil Engineering Report, Soil and Water Management Plan, Northrop, 09/12/21 (the CSWMSP)</p>	Provisions for discharge was set out in the CSWMP and erosion and sediment control plan, which was submitted to the Certifier	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
<b>Emergency Management</b>				
C23	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.	Emergency Management Plan dated 24/08/22, prepared by ADCO  Toolbox Talks on 24/08/2022  HSE Project specific induction, ADCO, Version 4	Emergency Management Plan updated was due to the personnel changes.  The induction includes information on emergency. The emergency response measures have been developed in the Emergency Management Plan. These are regularly communicated to site personnel and sign posted on site.	Compliant
<b>Stormwater Management System</b>				
C24	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: <ul style="list-style-type: none"> <li>a) be designed by a suitably qualified and experienced person(s);</li> <li>b) be generally in accordance with the conceptual design in the 'Civil Engineering: SSDA Design Report (Revision 6)' prepared by Northrop and dated 9 June 2021</li> <li>c) be designed to ensure that the development has no adverse impact upon downstream drainage infrastructure by demonstrating that post-development stormwater flows for all storm events up to the 1% AEP event match with pre-development flows, or as otherwise agreed with Council.</li> <li>d) be in accordance with applicable Australian Standards;</li> <li>e) be in accordance with Stormwater Draining Specification for Building Developments (Penrith City Council, 2016); and</li> <li>f) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2010)</li> </ul>	Floodplain Management Report for 2-44 O'Connell Street, Kingswood NSW 2747, Rev B, Northrop, 11/02/21  Memo Northrop to ADCO, 04/02/22 (verification of flood modelling under C24c))  CC1 Civil Engineering Design Certificate, Northrop, 30/11/21 (and revised on 04/03/22)  Construction Certificate Stage 2.2 includes Balance of Structure to include Upper Ground dated 22/04/22 issued by Philip Chun Building Compliance  Construction Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21  Construction Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22	Northrop (civil engineers) have provided a verification memo stating that an operational stormwater management system complies with the design requirements of this condition.  The design was accepted by the Certifier through issue of the CC1, CC2.1 and CC2.2.	Compliant
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
C25	In the event that surface disturbance identifies a new Aboriginal object: <ul style="list-style-type: none"> <li>a) all works must halt in the immediate area to prevent any further impacts to the object(s);</li> <li>b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</li> <li>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;</li> <li>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</li> </ul>	Interview with auditees 08/09/22  Letter dated 03/06/22 URBIS – ADCO re: Unexpected Find (Bone) 2 <sup>nd</sup> – Archaeological Advice  Unexpected and heritage find protocol, version 2, 18/02/22  Aboriginal Cultural Heritage Assessment (Revision F01)', Urbis, 02/06/21	Unexpected finds of a bone occurred on 2/06/2022. ADCO ceased works in the area and notified Urbis  On 3 June 2022 Heritage Consultant Urbis performed an inspection in accordance with the Unexpected Finds Procedure (UFP) in the Historical Archaeological Assessment (HAA) and Aboriginal Cultural Heritage Assessment (ACHA) (2021).  The in-person inspection confirmed the bone to be animal, suspected to be a bovine ulna.  Unexpected finds on 2 June 2022 – Archaeological Report was dated 3 June 2022.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	e) works shall only recommence with the written approval of the Planning Secretary.			
C26	Construction works must be carried out in accordance with the recommendations of the document titled 'Aboriginal Cultural Heritage Assessment (Revision F01)' prepared by Urbis and dated 2 June 2021.	Interview with auditees 25/08/22 Unexpected & Heritage Find Protocol Rev 4 dated 18/06/22 prepared by ADCO Previous evidence: Aboriginal Cultural Heritage Assessment (Revision F01)', Urbis, 02/06/21 Connecting with Country Meeting Minutes No. 5, 22/10/21 Smoking Ceremony Photos, 0190, 0194, 0201, 0216, 22/10/21	The ACHAR includes instructions on consultation in the development of the induction, unexpected find protocols (consistent with C25 and C27) and ongoing consultation.  The details of Aboriginal Cultural Heritage induction materials were provided under the General Requirements (p19-20 of Unexpected and Heritage Finds Protocol)	Compliant
<b>Unexpected Finds Protocol – Historic Heritage</b>				
C27	If any unexpected archaeological relics are uncovered during the work, then: a) all works must cease immediately in that area and notice to be given to Heritage NSW and the Planning Secretary; b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and c) works may only recommence with the written approval of the Planning Secretary.	Unexpected and heritage find protocol, version 2, 18/02/22 Interview with auditees 25/08/22 Aboriginal Cultural Heritage Assessment (Revision F01)', Urbis, 02/06/21	Unexpected finds of a bone occurred on 2/06/2022. ADCO ceased works in the area and notified Urbis  On 3 June 2022 Heritage Consultant Urbis performed an inspection in accordance with the Unexpected Finds Procedure (UFP) in the Historical Archaeological Assessment (HAA) and Aboriginal Cultural Heritage Assessment (ACHA) (2021).  The in-person inspection confirmed the bone to be animal, suspected to be a bovine ulna.  Unexpected finds on 2 June 2022 – Archaeological Report was dated 3 June 2022.	Not Triggered
<b>Waste Storage and Processing</b>				
C28	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection 25/08/22 Complaints register current to 08/09/22	Waste appeared to be well maintained in designated waste storage areas. No issues or reported complaint relative to construction waste.	Compliant
C29	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Just Skip Bins Waste Management Report, August 2022 EPL 12700 (KLF Camelia)	The dominant waste stream is building and demolition waste which is pre-classified as General Solid Waste under the Waste Classification Guidelines. The waste streams, volumes and disposal destinations are recorded through monthly reports from the skip bin provider. General Solid Waste is disposed of to a licenced facility (KLF Camelia).  The Project is a cut to fill balance on site, so no excavated material has been disposed.	Compliant
C30	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.	Site inspection 25/08/22 Refer to site photos	Concrete washout bins are available on site. Excess concrete is cured then disposed of as General Solid Waste (Recyclable).	Compliant
C31	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.	Just Skip Bins Waste Management Report, August 2022 EPL 12700 (KLF Camelia)	The dominant waste stream is building and demolition waste which is pre-classified as General Solid Waste under the Waste Classification Guidelines. The waste streams, volumes and disposal destinations are recorded through monthly reports from the skip bin provider. General Solid Waste is disposed of to a licenced facility (KLF Camelia).	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
			The Project is a cut to fill balance on site, so no excavated material has been disposed.	
C32	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 auditees 08/09/22 TAFE NSW Preliminary Site Investigation TAFE NSW Construction Centre of Excellence 2-44 O'Connell Street, Kingswood, NSW, JBS&G, 05/02/21	The Preliminary Site Investigation determined contamination risk to be low. The Project team / auditee is not aware of any hazardous materials being present on site. No hazardous materials encountered.	Not Triggered
<b>Outdoor Lighting</b>				
C33	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.	Site inspection 25/08/22 Complaints register current to 08/09/22	The Project team reported that only the site shelters have lights during the construction phase.  The lights did not seem to be overly bright or pointed at any specific receivers.  The lights are switched off at night.  No OOHV have undertaken.	Compliant
<b>Independent Environmental Audit</b>				
C34	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter DPE to TAFE, 05/09/22 re: TAFE NSW Institute of Applied Technology for Construction – Independent Auditor Agreement	WolfPeak were approved as the Independent Auditors prior to commencement of the second Independent Audit.	Compliant
C35	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This audit. Independent Audit Post Approval Requirements (DPIE, 2020)	This Independent Audit has been conducted in accordance with the IAPAR	Compliant
C36	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	This audit. Independent Audit Post Approval Requirements (DPIE, 2020)	The timing of the Independent Audits has not been altered.	Not Triggered
C37	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 C35 of this consent, or condition C36 where notice is given;  b) submit the response to the Planning Secretary; and  c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Independent Audit No. 1 dated 07/04/22 prepared by WolfPeak (posted on website)  Respond to Independent Audit Findings dated 14/04/22 (posted on the website)  Letter dated 14/04/2022 to DPE re: submission of response to audit findings	In response to the Independent Audit No. 1, the Applicant complied with the following:  a) performed a review and prepared a respond to the IA1 report  b) submitted to the Planning Secretary  c) Independent Audit Report and response made publicly available on the website	Compliant
C38	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Independent Audit No. 1 dated 07/04/22 prepared by WolfPeak (posted on website)  Respond to Independent Audit Findings dated 14/04/22 (posted on the website)  Letter dated 14/04/2022 to DPE re: submission of response to audit findings	The response to audit findings (IA1) was submitted to DPE within the timeframe.	Compliant
C39	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	Site inspection 25/08/22	The Project is still in construction.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	Planning Secretary's satisfaction that an audit has demonstrated operational compliance.			
<b>PART D: PRIOR TO COMMENCEMENT OF OPERATION</b>				
<b>Notification of Occupation</b>				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			Not Triggered
<b>External Walls and Cladding</b>				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			Not Triggered
D3	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.			Not Triggered
<b>Works as Executed Plans</b>				
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.			Not Triggered
<b>Warm Water Systems and Cooling System</b>				
D5	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			Not Triggered
<b>Outdoor Lighting</b>				
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: <ul style="list-style-type: none"> <li>a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</li> <li>b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</li> </ul>			Not Triggered
<b>Mechanical Ventilation</b>				
D7	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and b) any dispensation granted by Fire and Rescue NSW.			
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
D8	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B20 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the 'Acoustic Services – Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' report prepared by Norman, Disney & Young and dated 10 March 2021.			Not Triggered
<b>Fire Safety Certification</b>				
D9	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			Not Triggered
<b>Structural Inspection Certificate</b>				
D10	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			Not Triggered
<b>Compliance with Food Code</b>				
D11	Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.			Not Triggered
<b>Post-construction Dilapidation Report</b>				
D12	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	<ul style="list-style-type: none"> <li>I. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</li> <li>II. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</li> <li>c) to be forwarded to Council for information.</li> </ul>			
<b>Protection of Public Infrastructure</b>				
D13	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> <li>b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</li> </ul> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by of this consent.</i></p>			Not Triggered
<b>Road Damage</b>				
D14	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.			Not Triggered
<b>Protection of Property</b>				
D15	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.			Not Triggered
<b>Roadworks</b>				
D16	<p>Prior to the commencement of operation, the Applicant must complete the extension to the right turn bay on the western leg of the Great Western Highway at the intersection of the Great Western Highway / French Street / O'Connell Street. The extension to the right turn bay must:</p> <ul style="list-style-type: none"> <li>a) be designed to meet TfNSW requirements and endorsed by a suitably qualified practitioner; and</li> <li>b) be designed in accordance with AUSTROADS and other Australian Codes of Practice</li> </ul>			Not Triggered
D17	The Applicant is required to enter into a Works Authorisation Deed for the roadworks outlined in Condition D16.			Not Triggered
D18	<p>Notwithstanding conditions D16 and D17, the Planning Secretary may approve a request to waive the requirements outlined in conditions D16 and D17 where it has been demonstrated to the Planning Secretary's satisfaction that:</p> <ul style="list-style-type: none"> <li>a) an area wide model (or alternative methodology agreed to by TfNSW) has been undertaken to justify that a reduction to the stipulated 2 per cent</li> </ul>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	<p>traffic growth rate along this section of the Great Western Highway is acceptable; and</p> <p>b) agreement has been obtained from TfNSW that the roadworks are not required. Note: TfNSW can provide STFM modelling to assist with the inputs into the area wide model should it be required.</p>			
<b>Car Parking Arrangements</b>				
D19	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that construction works associated with the proposed 16-space at-grade carpark have been completed and that the car parking facility is operational.			Not Triggered
<b>Bicycle Parking and End-of-Trip Facilities</b>				
D20	<p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ul style="list-style-type: none"> <li>a) the provision of a minimum 26 bicycle parking spaces;</li> <li>b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</li> <li>c) the provision of end-of-trip facilities generally in accordance with approved drawings listed at Condition A2; and</li> <li>d) appropriate pedestrian and cyclist advisory signs are to be provided. Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</li> </ul>			Not Triggered
<b>Green Travel Plan</b>				
D21	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information. The plan must:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified traffic consultant in consultation with Transport for NSW;</li> <li>b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</li> <li>c) include specific tools and actions to help achieve the objectives and mode share targets;</li> <li>d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and</li> <li>e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</li> </ul>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
<b>Utilities and Services</b>				
D22	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.			Not Triggered
<b>Stormwater Operation and Maintenance Plan</b>				
D23	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: <ul style="list-style-type: none"> <li>a) maintenance schedule of all stormwater quality treatment devices;</li> <li>b) record and reporting details;</li> <li>c) relevant contact information; and</li> <li>d) Work Health and Safety requirements.</li> </ul>			Not Triggered
<b>Signage</b>				
D24	Signage must be installed in accordance with the specifications of the signage drawings listed at Condition A2.			Not Triggered
D25	Prior to the commencement of operation, way-finding signage and signage identifying the location of car parking must be installed.			Not Triggered
D26	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.			Not Triggered
<b>Operational Waste Management Plan</b>				
D27	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: <ul style="list-style-type: none"> <li>a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</li> <li>c) detail the materials to be reused or recycled, either on or off site; and</li> <li>d) include the Management and Mitigation Measures included in the 'TAFE NSW Construction Centre of Excellence - Construction &amp; Operational Waste Management Plan' prepared by Waste Audit and dated February 2021.</li> </ul>			Not Triggered
<b>Landscaping</b>				
D28	Prior to the commencement of operation, replacement tree planting proposed on the TAFE Campus and proposed landscaping of the site (including hard and soft			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	landscaping, paths and the like) must be completed in accordance with the landscape plans listed in condition A2(d).			
D29	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape and Vegetation Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must:</p> <ul style="list-style-type: none"> <li>a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</li> <li>b) outline weed management measures to be implemented.</li> </ul>			Not Triggered
<b>Operational Flood Emergency Management Plan</b>				
D30	<p>Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <ul style="list-style-type: none"> <li>a) is be prepared by a suitably qualified and experienced person(s);</li> <li>b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG);</li> <li>c) includes details of: <ul style="list-style-type: none"> <li>I. the flood emergency responses for operational phase of the development;</li> <li>II. predicted flood levels;</li> <li>III. flood warning time and flood notification;</li> <li>IV. assembly points and evacuation routes;</li> <li>V. evacuation and refuge protocols; and</li> </ul> </li> <li>d) awareness training for employees and contractors, and visitors.</li> </ul>			Not Triggered
<b>Public Art</b>				
D31	<p>Prior to the commencement of operation, the Applicant must prepare a public art strategy. The strategy must be developed:</p> <ul style="list-style-type: none"> <li>a) in accordance with the recommendations of 'Co.F.A.B. Lab Discussion Paper: Art in Western Sydney Construction Hub' prepared by TAFE NSW and dated 23 November 2020; and</li> <li>b) in consultation with Registered Aboriginal Parties, to determine how the strategy can incorporate Aboriginal cultural heritage interpretation.</li> </ul>			Not Triggered
D32	The Applicant must submit evidence of the creation/installation of public art having commenced to the Secretary prior to the final occupation of the building. The public art is to be completely installed to the satisfaction of the Planning Secretary within 12 months of final occupation.			Not Triggered
<b>PART E: POST OCCUPATION</b>				
<b>Operation of Plant and Equipment</b>				
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
<b>Warm Water Systems and Cooling Systems</b>				
E2	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			Not Triggered
<b>Operational Noise Limits</b>				
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in 'Acoustic Services – Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' prepared by Norman, Disney & Young and dated 10 March 2021.			Not Triggered
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in 'Acoustic Services – Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' prepared by Norman, Disney & Young and dated 10 March 2021. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.			Not Triggered
<b>Unobstructed Driveways and Parking Areas</b>				
E5	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			Not Triggered
<b>Green Travel Plan</b>				
E6	The Green Travel Plan required by condition D21 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.			Not Triggered
<b>Ecologically Sustainable Development</b>				
E7	Unless otherwise agreed by the Planning Secretary, within 12 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B7, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status																																																																																																		
Outdoor Lighting																																																																																																						
E8	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			Not Triggered																																																																																																		
Landscaping																																																																																																						
E9	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape and Vegetation Management.			Not Triggered																																																																																																		
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PART A: ADNINISTRATIVE 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.	Evidence referred to elsewhere in this audit table	Feasible and reasonable measures were observed to be implemented for the construction at the time of the audit, noting however the non-compliances and observations referred to in this audit table.	Compliant																																																																																																		
Terms of Consent																																																																																																						
A2	<div>The development may only be carried out:<div><div>e) in compliance with the conditions of this consent;</div><div>f) in accordance with all written directions of the Planning Secretary;</div><div>g) generally in accordance with the EIS, Response to Submissions and additional information provided in support of the application during the assessment period; and</div><div>h) in accordance with the approved plans in the table below:</div></div><table><tr><th colspan="3">Architectural drawings prepared by Gray Puksand</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>DA0101</td><td>E</td><td>SITE PLAN – DEMOLITION</td><td>05-08-21</td></tr><tr><td>DA0103</td><td>E</td><td>SITE PLAN – PROPOSED</td><td>05-08-21</td></tr><tr><td>DA0110</td><td>D</td><td>PROPOSED ENTRY</td><td>23-07-21</td></tr><tr><td>DA1300</td><td>F</td><td>LOWER GROUND – GA FLOOR PLAN</td><td>23-07-21</td></tr><tr><td>DA1310</td><td>E</td><td>UPPER GROUND – GA FLOOR PLAN</td><td>02-06-2021</td></tr><tr><td>DA1320</td><td>D</td><td>LEVEL 1 – GA FLOOR PLAN</td><td>02-06-2021</td></tr><tr><td>DA1500</td><td>E</td><td>ROOF PLAN</td><td>02-06-2021</td></tr><tr><td>DA2000</td><td>E</td><td>EXTERNAL ELEVATIONS</td><td>02-06-2021</td></tr><tr><td>DA2005</td><td>E</td><td>EXTERNAL ELEVATIONS</td><td>02-06-2021</td></tr><tr><td>DA2500</td><td>E</td><td>BUILDING SECTIONS</td><td>02-06-2021</td></tr><tr><td>DA2505</td><td>E</td><td>BUILDING SECTIONS</td><td>02-06-2021</td></tr><tr><td>DA5000</td><td>E</td><td>SITE PLAN – SIGNAGE LOCATION</td><td>23-07-21</td></tr><tr><td>DA5010</td><td>D</td><td>SIGNAGE ELEVATIONS</td><td>02-06-2021</td></tr><tr><th colspan="3">Landscaping drawings prepared by Gray Puksand</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>L-DA-02</td><td>F</td><td>Landscape Schedules</td><td>09/06/21</td></tr><tr><td>L-DA-05</td><td>G</td><td>Landscape Plan 1 – Lower Ground</td><td>10/06/21</td></tr><tr><td>L-DA-06</td><td>G</td><td>Landscape Plan 2 – Upper Ground</td><td>09/06/21</td></tr><tr><td>L-DA-07</td><td>C</td><td>Landscape Plans 3 – O’Connell Entry</td><td>09/06/21</td></tr><tr><td>L-0004</td><td>B</td><td>Site Plan</td><td>9/8/21</td></tr><tr><td>L-0005</td><td>B</td><td>Site Plan – IATC</td><td>9/8/21</td></tr><tr><td>L-0007</td><td>B</td><td>Tree Protection &amp; Removal Plan</td><td>9/8/21</td></tr><tr><td>L-1008</td><td>B</td><td>Materials &amp; Finishes Plan 8 - IATC</td><td>9/8/21</td></tr></table></div>	Architectural drawings prepared by Gray Puksand			Dwg No.	Rev	Name of Plan	Date	DA0101	E	SITE PLAN – DEMOLITION	05-08-21	DA0103	E	SITE PLAN – PROPOSED	05-08-21	DA0110	D	PROPOSED ENTRY	23-07-21	DA1300	F	LOWER GROUND – GA FLOOR PLAN	23-07-21	DA1310	E	UPPER GROUND – GA FLOOR PLAN	02-06-2021	DA1320	D	LEVEL 1 – GA FLOOR PLAN	02-06-2021	DA1500	E	ROOF PLAN	02-06-2021	DA2000	E	EXTERNAL ELEVATIONS	02-06-2021	DA2005	E	EXTERNAL ELEVATIONS	02-06-2021	DA2500	E	BUILDING SECTIONS	02-06-2021	DA2505	E	BUILDING SECTIONS	02-06-2021	DA5000	E	SITE PLAN – SIGNAGE LOCATION	23-07-21	DA5010	D	SIGNAGE ELEVATIONS	02-06-2021	Landscaping drawings prepared by Gray Puksand			Dwg No.	Rev	Name of Plan	Date	L-DA-02	F	Landscape Schedules	09/06/21	L-DA-05	G	Landscape Plan 1 – Lower Ground	10/06/21	L-DA-06	G	Landscape Plan 2 – Upper Ground	09/06/21	L-DA-07	C	Landscape Plans 3 – O’Connell Entry	09/06/21	L-0004	B	Site Plan	9/8/21	L-0005	B	Site Plan – IATC	9/8/21	L-0007	B	Tree Protection & Removal Plan	9/8/21	L-1008	B	Materials & Finishes Plan 8 - IATC	9/8/21	<div>Evidence referred to elsewhere in this audit table.</div> <div>Interview with auditees 08/09/22</div> <div>Environmental Impact Statement TAFE NSW Construction Centre of Excellence, Urbis, 10/03/21 (the EIS)</div> <div>Submissions Report SSD-8571481 - Institute of Applied Technology for Construction, Urbis, 11/06/21 (the RtS)</div> <div>Response To Request for Information - SSD-8571481, Urbis, 13/08/21.</div> <div>Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21</div> <div>Crown Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22</div>	<div>The development carried out:</div> <div>a) No non-compliances were identified in this audit period.</div> <div>b) There have been no written directions from the Planning Secretary.</div> <div>c) Development was observed to be carried out generally in accordance with the EIS, RtS and additional information provided in support of the application.</div> <div>d) The Certifier has verified that the works to date are consistent with the approved design.</div>	Compliant
Architectural drawings prepared by Gray Puksand																																																																																																						
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Landscaping drawings prepared by Gray Puksand																																																																																																						
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L-DA-02	F	Landscape Schedules	09/06/21																																																																																																			
L-DA-05	G	Landscape Plan 1 – Lower Ground	10/06/21																																																																																																			
L-DA-06	G	Landscape Plan 2 – Upper Ground	09/06/21																																																																																																			
L-DA-07	C	Landscape Plans 3 – O’Connell Entry	09/06/21																																																																																																			
L-0004	B	Site Plan	9/8/21																																																																																																			
L-0005	B	Site Plan – IATC	9/8/21																																																																																																			
L-0007	B	Tree Protection & Removal Plan	9/8/21																																																																																																			
L-1008	B	Materials & Finishes Plan 8 - IATC	9/8/21																																																																																																			

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <ul style="list-style-type: none"> <li>d) 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;</li> <li>e) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</li> <li>f) the implementation of any actions or measures contained in any such document referred to in (a) above.</li> </ul>	Interview with auditees 08/09/22	The auditees reported that no modification to the SSD and no direction from the Planning Secretary in relation to the matters identified in this condition.	Not Triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition. 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.	Interview with auditees 08/09/22	The IA2 period assessed compliance with the conditions of this consent and the most relevant versions of the documents listed.  No conflicts were identified.	Not Triggered
<b>Limits of Consent</b>				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Interview with auditee 08/09/22  Development Consent SSD-8571481 - TAFE NSW Institute of Applied Technology for Construction. Issued 28 September 2021 (Post Approval Portal)  Letter TAFE to DPE 01/12/21 (notification of commencement of Stage 1)	Notification of commencement of Stage 1 was provided on 01/12/21  Actual date of commencement of Stage 1 construction was on 07/12/21	Compliant
<b>Prescribed Conditions</b>				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EPAA  Interview with auditees 08/09/22  Site inspection 25/08/22  Crown Certificate 3 and notification to DPE was conducted on 8/9/2022 as part of the Stage 3 commencement.  Crown Certificate 2.2 dated 22/04/2022  Previous evidence still applicable:  Email Certifier to TAFE, 13/12/21 (issue of Crown Certificate 1).  Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21  Crown Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22	Crown Certificate 3 and notification to DPE was conducted on 8/9/2022 as part of the Stage 3 commencement.  Part 6, Division 8A of the EPAA relates to prescribed conditions for: <ul style="list-style-type: none"> <li>• compliance with the BCA (Crown Certificates received)</li> <li>• erection of signs (site notices sighted)</li> <li>• residential building work (not relevant)</li> <li>• entertainment venues (not relevant)</li> <li>• signage for max number of persons in venues (not relevant)</li> </ul> shoring and adjoining properties (no properties are adjoining to the Project).	Compliant
<b>Planning Secretary as Moderator</b>				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for	Interview with auditees 08/09/22	No disputes were reported during the IA2 period.  No disputes were reported during the IA1 audit period.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	resolution. The Planning Secretary's resolution of the matter must be binding on the parties.			
<b>Evidence of Consultation</b>				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> <li>c) consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>d) provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>III. the outcome of that consultation, matters resolved and unresolved; and</li> <li>IV. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>	<p><b>Evidence sighted in relation to CoC B10, B11, B14 and C26.</b></p> <p>Correspondence dated 4/3/22 Cadence Australia-ADCO Construction P/L re: Site Induction</p> <p>Meeting Notice dated 22/10/21 re: Smoking Ceremony Discussion</p> <p>Updated the Unexpected and heritage finds protocol dated 18 August 2022.</p> <p>Meeting minutes dated 13 April 2022 under Line 2.2.4 ADCO consulted and presented their Unexpected Finds Procedure the meeting was attended by the representative from Darug Community (Darug Custodian Aboriginal Corporation) and Aboriginal Education and Engagement.</p> <p>Consultation with TfNSW RMS for the D16/D17 Roadworks dated 7/09/2022</p> <p>Consultation with Penrith City Council with regards to the Traffic Management Plan update and changes dated 23/08/2022</p>	<p>Consultation was conducted with the identified party which:</p> <ul style="list-style-type: none"> <li>c) consulted the relevant parties</li> <li>d) provided details of consultations e.g. <ul style="list-style-type: none"> <li>ADCO Constructions Consulted with Erin Wilkins on zoom link 22/10/21 regarding input material for induction slides</li> <li>TAFE have also engaged with Erin Wilkins - Director of Darug Custodian Aboriginal Corporation on a number of occasions and continue to work with Erin in finalising the design in relation to connection with country.</li> <li>ADCO consulted and presented their Unexpected Finds Procedure the meeting was attended by the representative from Darug Community (Darug Custodian Aboriginal Corporation) and Aboriginal Education and Engagement.</li> <li>Consultation with TfNSW for the road works</li> <li>Consultation with the Penrith Council relative to traffic management.</li> </ul> </li> </ul>	Compliant
<b>Staging</b>				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	<p>Interview with auditees 08/09/22</p> <p>Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report</p> <p>Staging Report Rev 3 dated 15/03/22 prepared by ADCO</p> <p>Previous evidence:</p> <p>TAFE IATC- DA Consent Matrix and Staging, no date).</p> <p>DPE post approval portal lodgement record 11/11/21</p> <p>Email chain TAFE and DPE, 30/11/21</p> <p>Letter DPE to TAFE, 10/12/21</p>	<p>The auditee presented evidence that Staging Report Rev 3 dated 15/03/22 was prepared by ADCO.</p> <p>The Staging Report was approved by the Department thru its letter dated 31/03/22 with subject Satisfaction of the Staging Report thru its letter dated 31/3/22 to URBIS, the certifier.</p>	Compliant
A10	A Staging Report prepared in accordance with condition A9 must: <ul style="list-style-type: none"> <li>e) 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;</li> <li>f) 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</li> </ul>	<p>Interview with auditees 08/09/22</p> <p>Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report</p> <p>Staging Report Rev 3 dated 15/03/22 prepared by ADCO</p> <p>Previous evidence:</p> <p>TAFE IATC- DA Consent Matrix and Staging, no date).</p>	<p>The auditee presented evidence that Staging Report Rev 3 dated 15/03/22 was prepared by ADCO and with the satisfaction of the Department thru its letter dated 31/3/22 to URBIS, the certifier.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	<p>carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p> <p>g) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>h) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	<p>DPE post approval portal lodgement record 11/11/21</p> <p>Email chain TAFE and DPE, 30/11/21</p> <p>Letter DPE to TAFE, 10/12/21</p>		
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<p>Interview with auditees 08/09/22</p> <p>Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report</p> <p>Staging Report Rev 3 dated 15/03/22 prepared by ADCO</p>	<p>The auditee presented evidence that Staging Report Rev 3 dated 15/03/22 was prepared by ADCO and with the satisfaction of the Department thru its letter dated 31/3/22 to URBIS, the certifier.</p> <p>The auditee reported that project has been implemented in accordance with the approved Staging Report (Rev 3).</p>	Compliant
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	<p>Interview with auditees 08/09/22</p> <p>Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report</p> <p>Staging Report Rev 3 dated 15/03/22 prepared by ADCO</p>	<p>The auditee presented evidence that Staging Report Rev 3 dated 15/03/22 was prepared by ADCO and with the satisfaction of the Department thru its letter dated 31/3/22 to URBIS, the certifier.</p> <p>The auditee reported that project has been implemented in accordance with the approved Staging Report (Rev 3).</p>	Compliant
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A13	<p>The Applicant may:</p> <p>d) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>e) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>f) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	<p>Interview with auditees 08/09/22</p> <p>Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report</p> <p>Staging Report Rev 3 dated 15/03/22 prepared by ADCO</p> <p>Waste Management Report Dec 2021</p>	<p>Whilst the works and the conditions were staged, the plans, strategies and programs themselves are not staged.</p>	Not Triggered
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary	<p>Interview with auditees 08/09/22</p> <p>Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report</p> <p>Staging Report Rev 3 dated 15/03/22 prepared by ADCO</p>	<p>Whilst the works and the conditions were staged, the plans, strategies and programs themselves are not staged.</p>	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Interview with auditees 08/09/22 Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report Staging Report Rev 3 dated 15/03/22 prepared by ADCO	Whilst the works and the conditions were staged, the plans, strategies and programs themselves are not staged.	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 auditees 08/09/22 Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report Staging Report Rev 3 dated 15/03/22 prepared by ADCO	Whilst the works and the conditions were staged, the plans, strategies and programs themselves are not staged.	Not Triggered
<b>Structural Adequacy</b>				
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.  <i>Notes: Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i>	Email Certifier to TAFE, 13/12/21 (issue of Crown Certificate 1). Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21 Crown Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22	The Certifier has verified compliance with the BCA through issue of CC1 and CC2.1.	Compliant
<b>External Walls and Cladding</b>				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Interview with auditees 08/09/22	The external walls and cladding are included in the Stage 4. Not covered by this audit period	Not Triggered
<b>Applicability of Guidelines</b>				
A19	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The CEMP and sub-plans referred to elsewhere in this Audit Table	The CEMP and sub-plans refer to the relevant guidelines and policies.	Compliant
A20	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.	Interview with auditees 08/09/22	The Project team / auditee is not aware of any directions from the Planning Secretary.	Not Triggered
<b>Monitoring and Environmental Audits</b>				
A21	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.  <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Interview with auditees 09/08/22 TAFE Kingswood Centre of Excellence Construction Noise and Vibration Subplan dated 21 February 2022 Live Environmental Monitor Noise and Vibration Dated 24/08/2022 Construction Noise and Vibration Sub-Plan, E-Lab Consulting, 14/12/21 and 21/02/22 (CNVMSP) Noise, vibration and dust monitoring logging system, current to 08/09/22	Monitoring of noise is being undertaken through the conduct of Live Environmental Monitor Noise and Vibration. The latest monitoring was performed on 24/08/2022.  No complaints were received nor recorded for the past six months.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
<b>Access to Information</b>				
A22	<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>c) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>XI. the documents referred to in condition A2 of this consent;</li> <li>XII. all current statutory approvals for the development;</li> <li>XIII. all approved strategies, plans and programs required under the conditions of this consent;</li> <li>XIV. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</li> <li>XV. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</li> <li>XVI. a summary of the current stage and progress of the development;</li> <li>XVII. contact details to enquire about the development or to make a complaint;</li> <li>XVIII. a complaints register, updated monthly;</li> <li>XIX. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</li> <li>XX. any other matter required by the Planning Secretary; and</li> </ul> <p>d) keep such information up to date, to the satisfaction of the Planning Secretary</p>	<p><a href="https://www.tafensw.edu.au/instituteofappliedtechnology">https://www.tafensw.edu.au/instituteofappliedtechnology</a></p> <p>Complaints register current to 08/09/22</p>	<p>The project website is active and contains the items listed in a (I) to (IX).</p> <p>The CEMP and all sub-plans are available on the website.</p> <p>Independent Audit No.1 and Response to Independent Audit Findings and response are also available on the website.</p>	Compliant
<b>Compliance</b>				
A23	<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>Project scope of works, Design and Construct – Formwork, ADCO, Rev A</p> <p>Subcontractors drop box (issue of SSD to subcontractors), no date</p> <p>Tender contract document A6.1, A6.2, A6.3, A6.4, Concrete Supply and Place Annexure I of Subcontract, ADCO, 11/10/21</p> <p>HSE Project specific induction, ADCO, Version 4</p> <p>Hammertech Toolbox Talk register, current to 16/02/22</p>	<p>Subcontractor Contract was given the copy of the Scope of Work that included the compliance requirements of the SSD contract i.e.:</p> <ul style="list-style-type: none"> <li>• Joinery Lockers and toilet partitions completed on 16/18/2022</li> <li>• Tiling Contracts dated 6/6/2022</li> <li>• External Cladding Contract dated 20/05/2022.</li> </ul> <p>The induction includes information on scope of works, hours of work, access (gates and roads), emergency management, soil and water controls, unexpected finds protocol.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
			Toolbox talks are conducted on a weekly basis. The Toolbox talks address current works, risks and controls (not necessarily confined to compliance).	
<b>Incident Notification, Reporting and Response</b>				
A24	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.	Hammertech incident register current 08/09/22	No incidents were identified in the Project incident register and during this audit period.	Not Triggered
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Hammertech incident register current 08/09/22	No incidents were identified in the Project incident register and during this audit period.	Not Triggered
<b>Non-Compliance Notification</b>				
A26	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.	Interview with auditees 08/09/22 Notification of non-compliance dated 19/04/22 Independent Audit Report No. 1 dated 11/04/22 and submitted to client 12/04/22	Notification of the non-compliance to DPE was submitted on 19/04/2022 which is within the seven days from the submission of the final report on 12/04/2022.	Compliant
A27	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.	Interview with auditees 08/09/22 Notification of non-compliance dated 19/04/22 Independent Audit Report No. 1 dated 11/04/22 and submitted to client 12/04/22	Notification of the non-compliance to DPE was submitted on 19/04/2022 which is within the seven days from the submission of the final report on 12/04/2022.	Compliant
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 08/09/22 Hammertech incident register current 08/09/22	The Project team / auditee has not identified any incidents.	Not Triggered
<b>Revision of Strategies, Plans and Programs</b>				
A29	Within three months of: e) the submission of a compliance report under condition A32; f) the submission of an incident report under condition A25; g) the submission of an Independent Audit under condition C37 or C38; h) 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.	Interview with auditees 08/09/22 Site inspection 25/08/22 CEMP rev 5 17/08/2022 prepared by ADCO Unexpected & Heritage Find Protocol Rev 4 dated 18/06/22 by ADCO Asbestos Management Procedure Rev 4 dated 18/8/22 by ADCO Construction Traffic & Pedestrian Management Sub Plan (CTPMSP) Rev 6 dated 15/08/22 by ADCO Traffic Management Plan Rev 5 dated 10/08/22 by ADCO Waste Management Plan Rev 3 17/8/22 by ADCO	CEMP and sub-plans were updated.	Compliant
A30	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. Note: This is to ensure strategies, plans and programs are	Construction Environmental Management Plan (CEMP) Rev 4 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO Ecologically Sustainable Development Management Plan (ESDMP) Rev 4 dated 24/08/2022 prepared by ADCO	CEMP and sub plans were updated.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	Unexpected & Heritage Find Protocol Rev 4 dated 18/06/22 by ADCO Asbestos Management Procedure Rev 4 dated 18/8/22 by ADCO Construction Traffic & Pedestrian Management Sub Plan (CTPMSP) Rev 6 dated 15/08/22 by ADCO Traffic Management Plan Rev 5 dated 10/08/22 by ADCO Waste Management Plan Rev 3 17/8/22 by ADCO		
<b>Compliance Reporting</b>				
A31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Compliance Reporting is under Post Approval Requirements	The Project is still in construction phase hence, Compliance Report is not yet required.	Not Triggered
A32	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.	Compliance Reporting is under Post Approval Requirements	The Project is still in construction phase hence, Compliance Report is not yet required.	Not Triggered
A33	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Compliance Reporting is under Post Approval Requirements	The Project is still in construction phase hence, Compliance Report is not yet required.	Not Triggered
A34	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.	Compliance Reporting is under Post Approval Requirements	The Project is still in construction phase hence, Compliance Report is not yet required.	Not Triggered
<b>PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Notification of Commencement</b>				
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 08/09/22 Letter dated 05/09/22 TAFE to DPE re: Notification of Construction Commencement for Stage 3 on 08/09/22	Notification of commencement of Stage 3 to the DPE was lodge to the Department's portal on 05/09/22 Actual date of commencement of Stage 3 construction was on 08/09/22	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 08/09/22 Letter dated 05/09/22 TAFE to DPE re: Notification of Construction Commencement for Stage 3 on 08/09/22	Notification of commencement of Stage 3 to the DPE was lodge to the Department's portal on 05/09/22 Actual date of commencement of Stage 3 construction was on 08/09/22	Compliant
<b>Certified Drawings</b>				
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.	Crown Certificate Stage 2.2 includes Balance of Structure to include Upper Ground dated 22/04/22 issued by Philip Chun Building Compliance Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21 Crown Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22	CC3 under Certifier Review	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
<b>External Walls and Cladding</b>				
B4	Prior to the commencement of construction of external walls and 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.	Site inspection 25/08/22	Construction of external walls have yet to commence. Not covered by this audit period	Not Triggered
<b>Protection of Public Infrastructure</b>				
B5	Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> <li>d) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</li> <li>e) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</li> <li>f) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</li> </ul>	Pre-construction Survey, AusDilaps, 02/11/21 (covers IATC Kingswood Campus, WSU and Great Western Highway) Email ADCO to Council, 07/12/21 Email ADCO to Certifier, 22/11/21 DPE post approval portal lodgement 23/02/22 Interview with auditees 24/02/22	WSU owns the road network as TAFE will use their roads for access. There are no services within the Project footprint that have been affected.	Compliant
<b>Pre-Construction Dilapidation Report</b>				
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.	Pre-construction Survey, AusDilaps, 02/11/21 (covers IATC Kingswood Campus, WSU and Great Western Highway) Email ADCO to Council, 07/12/21 Email ADCO to Certifier, 22/11/21	A dilapidation report was prepared, and it provides a record of the existing condition of adjoining private properties, and Council assets. The report was provided to the Certifier and Council.	Compliant
<b>Ecologically Sustainable Development</b>				
B7	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: <ul style="list-style-type: none"> <li>a) registering for a minimum 5 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</li> <li>b) seeking approval from the Planning Secretary for an alternative certification process.</li> </ul>	Ecologically Sustainable Development (ESD) Management Plan Rev 4 dated 24/08/22 prepared by ADCO Previous evidence still applicable: Green Star Registration, 28/06/21 ESD SSDA Design Report, Northrop, Rev 2, 04/03/21 Green Star – Design and As Built Scorecard, Round 1, Northrop Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21 Crown Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22	Workshop was conducted with the ESD consultant on 26/08/2022. The Management Plan has been prepared to provide a framework for successfully ecologically sustainable development outcomes for the IATC, including: <ul style="list-style-type: none"> <li>• Compliance with the NSW Government Resource Efficiency Policy (GREP)</li> <li>• Meeting Green Star objectives (5 Star)</li> <li>• Delivering sustainability best practice through all stages of the project</li> <li>• Compliance with the Green Travel Plan submitted with the SSDA Environmental Impact Study</li> </ul>	Compliant
<b>Outdoor Lighting</b>				
B8	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	Site inspection 25/08/22	Lighting installation has yet to commence. Not included in this audit period.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.			
<b>Environmental Management Plan Requirements</b>				
B9	<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: The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a> • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i></p>	<p>Construction Environmental Management Plan (CEMP) Rev 4 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO</p> <p>Ecologically Sustainable Development Management Plant (ESDMP) Rev 4 dated 24/08/2022 prepared by ADCO</p> <p>Unexpected &amp; Heritage Find Protocol Rev 4 dated 18/06/22 by ADCO</p> <p>Asbestos Management Procedure Rev 4 dated 18/8/22 by ADCO</p> <p>Construction Traffic &amp; Pedestrian Management Sub Plan (CTPMSP) Rev 6 dated 15/08/22 by ADCO</p> <p>Traffic Management Plan Rev 5 dated 10/08/22 by ADCO</p> <p>Waste Management Plan Rev 3 17/8/22 by ADCO</p> <p>Construction Noise and Vibration Sub-Plan, E-Lab Consulting, 14/12/21 and 21/02/22 (CNVMSP)</p> <p>Civil Engineering Report, Soil and Water Management Plan, Northrop, 09/12/21 (the CSWMSP)</p>	<p>CEMP was updated twice within the last 6 months.</p> <ul style="list-style-type: none"> <li>Revision 4 was conducted on 23/02/2022</li> <li>Revision 5 was updated on 17/08/2022</li> </ul> <p>Compliance Register was developed and being managed actively by the Project Manager. recently reviewed on 24/08/2022.</p>	<b>Compliant</b>
<b>Construction Environmental Management Plan</b>				
B10	<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> <p>I hours of work;</p> <p>II 24-hour contact details of site manager;</p> <p>III management of dust and odour to protect the amenity of the neighbourhood;</p> <p>III external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>IV community consultation and complaints handling;</p>	<p>Construction Environmental Management Plan (CEMP) Rev 4 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO</p> <p>Ecologically Sustainable Development Management Plant (ESDMP) Rev 4 dated 24/08/2022 prepared by ADCO</p> <p>Unexpected &amp; Heritage Find Protocol Rev 4 dated 18/06/22 by ADCO</p> <p>Asbestos Management Procedure Rev 4 dated 18/8/22 by ADCO</p> <p>Construction Traffic &amp; Pedestrian Management Sub Plan (CTPMSP) Rev 6 dated 15/08/22 by ADCO</p> <p>Traffic Management Plan Rev 5 dated 10/08/22 by ADCO</p> <p>Waste Management Plan Rev 3 17/8/22 by ADCO)</p> <p>Construction Noise and Vibration Sub-Plan, E-Lab Consulting, 14/12/21 and 21/02/22 (CNVMSP)</p> <p>Waste Management Sub-Plan, ADCO, December 2021 (CWMSP)</p> <p>Civil Engineering Report, Soil and Water Management Plan, Northrop, 09/12/21 (the CSWMSP)</p> <p>Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21</p>	<p><b>Observation:</b> For CEMP to be updated to include the process for the review of the Compliance Register.</p> <p>CEMP Rev 5 dated 17/08/2022 and submitted to the Certifier on 22/08/2022</p> <p>CEMP Rev 5 dated 17/08/2022 and submitted to the Certifier on 22/08/2022</p> <p>a) Details of</p> <p>i. hours of work included in the CEMP under Section 7 Site Requirements.</p> <p>ii. 24hr contact details provided in Section 5 of the CEMP</p> <p>iii. Dust management and monitoring are under Section 11.3.3 and 14.2.2 of the CEMP respectively. Odour measures are presented in Appendix 1 Project Risk Register</p> <p>iv. lighting is included in Section 11.3.12 of the CEMP</p> <p>v. Community consultation and complaints handling is detailed in Section 12.1 and Appendix E of the CEMP.</p>	<b>Compliant</b>

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;	Connecting with Country Meeting Minutes No. 5, 22/10/21 Smoking Ceremony Photos, 0190, 0194, 0201, 0216, 22/10/21	b) unexpected and heritage finds protocol provided a detailed discussion on the CEMP under Appendix 2 Revision 4 dated 18/06/22. <ul style="list-style-type: none"><li>Procedure in the event of unexpected find included in the Unexpected and Heritage Finds Protocol (p10-12) discussed the associated communication procedure that ensure contaminated materials is appropriately managed</li></ul>	
	c) an unexpected finds protocol for non-Aboriginal heritage and associated communications procedure;		c) unexpected and heritage finds protocol provided a detailed discussion on the CEMP under Appendix 2 Revision 4 dated 18/06/22. <ul style="list-style-type: none"><li>The unexpected finds protocol for non-Aboriginal heritage and associated communications procedure was detailed in the Unexpected and Heritage Finds Protocol (p10-12).</li></ul>	
	d) an unexpected finds protocol for Aboriginal heritage and associated communications procedure, including details of Aboriginal Cultural Heritage induction materials, which must:  I be prepared in consultation with the Registered Aboriginal Parties; and  II incorporate an overview of the types of Aboriginal sites and Aboriginal objects to be aware of during construction (i.e. stone tools, concentrations of shells that could be middens and rock engravings and grinding grooves).		d) unexpected and heritage for Aboriginal heritage and associated communication procedure discussed in the Unexpected and Heritage Finds Protocol (p10-12).  The details of Aboriginal Cultural Heritage induction materials were provided under the General Requirements (p19-20 Of Unexpected and Heritage Finds Protocol)	
	e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B11); f) Construction Noise and Vibration Management Sub-Plan (see condition B12); g) Construction Waste Management Sub-Plan (see condition B12(d)); h) Construction Soil and Water Management Sub-Plan (see condition B14);		Sub-plan comments are provided below against Condition B11-B14.	
B11	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:	Construction Traffic Management Plan Issue No. 6 dated 10/8/22 prepared by ADCO	The CTPMSP has been prepared to address safety and efficiency of the road network.	Compliant
	e) be prepared by a suitably qualified and experienced person(s);		Section 6.21 of the CTMP provides evidence of suitable experience and qualifications of the author/s.	
	f) be prepared in consultation with Council and TfNSW;		The updated CTMSP was prepared in consultation with Council and TfNSW	
	g) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and .		The general measures to be implemented to address road safety and network efficiency are outlined in Section 6 of the CTMP in consideration of traffic, cyclists and pedestrians and bus services	

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	h) detail heavy vehicle routes, access and parking arrangements		Sections 6.2 of the CTMP details consideration of heavy vehicle routes, access and parking arrangements.	
B12	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Construction Noise and Vibration Sub-Plan, E-Lab Consulting, 14/12/21 and 21/02/22 (CNVMSP)	Table 1 Section 1 of the CNVMSP provides evidence of suitable experience and qualifications of the author/s	Compliant
	f) be prepared by a suitably qualified and experienced noise expert;		Section 6 of the CNVMSP outlines procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009).	
	g) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);		Section 6.1.1, 6.2.1 and 6.3 of the CNVMSP outlines measures for managing high noise generating works.	
	h) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;		CEMP has been updated to refer to the Complaint Register under Section 12.1. Rev 5 dated 17/08/2022 and the CNVMSP is attached as Appendix 4 therefore this is consistent with CEMP.	
	i) include a complaints management system that would be implemented for the duration of the construction; and		Observation: CEMP to be updated to refer to the CNVMSP monitoring program.	
B13	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:	Site Mud Map dated 8/9/2022 Waste Register – Monthly Recycling Report July 2022 Waste Management Sub Plan Rev 2 dated 16/3/22 prepared by ADCO	Import Register- ADCO Import Master plus Mud Map was presented to track where all the materials are sourced out and where it was put onsite. Site Mud Map dated 8/9/2022. Laboratory results per import material as traceable by docket and laboratory reports. Records were saved in the project folder	Compliant
	d) 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;		Waste Register – Monthly Recycling Report July 2022 with quantities and percentage of recycled value. Disposal facility was also noted on the report	
	e) information regarding the recycling and disposal locations; and		The Planning and Site Establishment section of the CWMSP discusses the contamination status of the site.	
B14	The Construction Soil and Water Management Sub-Plan (CSWMSP) must address, but not be limited to the following:	Construction Environmental Management Plan (CEMP) Rev 4 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO Civil Engineering Report, Soil and Water Management Plan, Northrop, 09/12/21 (the CSWMSP) Email Council to ADCO, 03/02/22	Appendix B of the CSWMSP contains the CV of suitably qualified and experienced expert. Council raised no objections noting that standard requirements are to be implemented.	Compliant
	h) be prepared by a suitably qualified expert, in consultation with Council;		Observation: Ongoing update of the Soil and Water Management Plan to address the observation made from the last audit.	
	i) 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.			

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
			Update of the CEMP was already completed on 17/08/2022.	
	j) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;		A stabilised site access has been noted for the O'Connell Street Gate 2 in Section 3c of the CSWMSP.	
	k) 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';		CSWMSP Section 2.2 provides the sediment and erosion control measures  Section 211.3.6 of the Rev 5 CEMP discussed measures to control the risk of erosion or sediment impacting on the natural environment.	
	l) 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);		ADCO Constructions have prepared for wet weather site wide. This is continuously evident in the Weekly and Daily Controls as presented. Stockpile bunds on site are kept to a minimum with Sediment and Erosion Controls monitored on a daily basis.	
	m) detail all off-site flows from the site; and		Appendix A of the CSWMSP provides all off-site flows from the site	
	n) 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.		Management of flood flows is generally described in Section 2.1, 3.1 and the attached drawings of the CSWMSP.	
B15	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:  e) minimise the impacts of earthworks and construction on the local and regional road network;  f) minimise conflicts with other road users;  g) minimise road traffic noise; and  h) ensure truck drivers use specified routes.	CEMP Rev 5 dated 17/08/22 prepared by ADCO Section 6.16 Driver Code of Conduct p32 & Attachment 5 p42  Signed scope of Works, Concrete Supply, 07/02/22 (contract includes routes)	Flyer of Driver Code of Conduct given to all subbies as per he reviewed contract above.  The Driver Code of Conduct includes requirements that would (if implemented) achieve the requirements of this condition.	Compliant
<b>Construction Parking</b>				
B16	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.	Site inspection 25/08/22  Refer to site photos	The site has adequate parking arrangements on site. The use of public streets is not required.	Compliant
<b>Soil and water</b>				
B17	Prior to the commencement of construction, the Applicant must:  c) install erosion and sediment controls on the site to manage wet weather events; and  d) divert existing clean surface water around operational areas of the site	Site inspection 25/08/22  Refer to site photos  ADCO Monthly Report, August 2022  Erosion and sediment control Plan, Northrop, Rev B	Soil and water controls were installed prior to commencement of construction for Stage 3 and are consistent with the erosion and sediment control plan for the Project, which was prepared in accordance with the Blue Book.	Compliant
B18	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Site inspection 25/08/22  Refer to site photos  ADCO Monthly Report, August 2022	Soil and water controls were installed prior to commencement of construction for Stage 3 and are consistent with the erosion and sediment control plan for the Project, which was prepared in accordance with the Blue Book.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
		Erosion and sediment control Plan, Northrop, Rev B Email, Northrop to ADCO, 21/02/22		
<b>Flood Management</b>				
B19	Prior to the commencement of construction, the Applicant must submit evidence to the Certifier demonstrating that the design of the development has incorporated the management and mitigation measures contained within the 'Floodplain Management Report for 2-44 O'Connell Street, Kingswood NSW 2747 (Revision B)' prepared by Northrop and dated 11 February 2021.	Floodplain Management Report for 2-44 O'Connell Street, Kingswood NSW 2747 (Revision B)' prepared by Northrop and dated 11 February 2021  Memo Northrop to ADCO, 04/02/22 (verification of flood modelling under C24c))	Northrop have provided a verification memo stating that the flood behaviour is generally consistent with the Floodplain Management Report with no material change to downstream flows.	Compliant
<b>Operational Noise – Design of Mechanical Plant Equipment</b>				
B20	Prior to installation of mechanical plant and equipment:  c) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in 'Acoustic Services – Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' prepared by Norman, Disney & Young and dated 10 March 2021 must be undertaken by a suitably qualified person; and  d) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in 'Acoustic Services – Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0) prepared by Norman, Disney & Young and dated 10 March 2021.	Site inspection 25/08/22	Mechanical plant has yet to be installed.  Not covered by this audit period	Not Triggered
<b>Operational Waste Storage and Processing</b>				
B21	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:  f) is constructed using solid non-combustible materials;  g) 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;  h) includes a hot and cold water supply with a hose through a centralised mixing valve;  i) is naturally ventilated or an air handling exhaust system must be in place; and  j) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Site inspection 25/08/22	Operational waste storage and processing area has yet to be constructed.  Not covered by this audit period.	Not Triggered
<b>Construction Access Arrangements</b>				
B22	Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:	Site inspection 25/08/22  Construction Traffic Management Plan Rev 6 dated 10/08/22 prepared by ADCO	This information is captured graphically in the CTPMSP. Submitted with the Certifier for issuance of CC 3.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	d) all vehicles must enter and leave the Site in a forward direction; e) 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, is in accordance with the latest version of AS 2890.2; and f) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.	Updated CEMP Rev 5 dated 17/08/22 prepared by ADCO Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21 Email ADCO to Certifier 23/02/22 (submission of updated CEMP)		
<b>Operational Access, Car Parking and Service Vehicle Arrangements</b>				
B23	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: d) all vehicles must enter and leave the site in a forward direction; e) a minimum of 16 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and f) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	Site inspection 25/08/22 Refer to site photos	Operational parking and access facilities was observed during the site inspection.	Compliant
<b>Public Domain Works</b>				
B24	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.	Site inspection 25/08/22	Footpath or public domain works have yet to be constructed.	Not Triggered
<b>PART C: DURING THE CONSTRUCTION</b>				
<b>Site Notice</b>				
C1	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: e) 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; f) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; g) 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 h) 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.	Site inspection 25/02/22 Refer to site photos	The site signage has been erected and complies with this requirement C1(a) – (d) condition.	Compliant
<b>Operation of Plant and Equipment</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Hammertech plant maintenance register, current to 08/09/22 Equipment induction, Concrete Boom Pump, XN28EJ	Hammertech register is up to date latest records reviewed 60-ton mobile crane MC6-258024/21/0 dated 20/06/2022.  The Hammertech plant register includes detail on how each plant is onboarded including risk assessment, service history check, permit, SWMS, plant operator induction and verification of competency.  The plant is stickered with a time / date stamp for reference on relevant service history.	Compliant
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: c) between 7am and 6pm, Mondays to Fridays inclusive; and d) between 8am and 1pm, Saturdays.  No work may be carried out on Sundays or public holidays.	Construction Environmental Management Plan (CEMP) Rev 4, TAFE NSW institute of Applied Technology for Construction, ADCO, 17/08/2022 (CEMP) HSE Project specific induction, ADCO, Version 4 Hammertech Toolbox Talk register, current to 16/09/22	Hours have been incorporated into the updated CEMP, induction, project signage and subcontractor meeting minutes, all of which are communicated to site teams.  The Project team / auditee has not yet identified any OOHW during this audit period.	Compliant
C4	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: c) between 6pm and 7pm, Mondays to Fridays inclusive; and d) between 1pm and 4pm, Saturdays.	Interview with auditees 08/09/22	The Project team reported that no OOHW was considered to date.	Not Triggered
C5	Construction activities may be undertaken outside of the hours in condition C3 and C4 if required: f) by the Police or a public authority for the delivery of vehicles, plant or materials; or g) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or h) where the works are inaudible at the nearest sensitive receivers; or i) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or j) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Interview with auditees 08/09/22	The Project team reported that no OOHW was considered to date.	Not Triggered
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Interview with auditees 08/09/22	The Project team reported that no OOHW was considered to date.	Not Triggered
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: d) 9am to 12pm, Monday to Friday; e) 2pm to 5pm Monday to Friday; and f) 9am to 12pm, Saturday.	Interview with auditees 24/02/22 Site inspection 25/08/22	Construction site is located within an SP2 – Educational Establishment Zone, far distant to the nearby general residential area and other business establishments.	Not Triggered
<b>Implementation of Management Plans</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	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>Construction Environmental Management Plan (CEMP) Rev 4 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO</p> <p>Safety Internal audit was conducted on 30/08/2022</p> <p>Site inspection weekly records reviewed dated 29/08/2022</p> <p>Construct Safe third-party auditor on EHS Audit #3 on 1 September 2022.</p> <p>Safety Pulse Monthly Inspection dated 30/08/2022.</p> <p>Site inspection 25/08/22</p> <p>Hammertech weekly inspection register (online, sighted 25/08/22)</p> <p>Hammertech site diary register (online, sighted 25/08/22)</p> <p>Hammertech induction register (online, sighted 25/08/22)</p> <p>TAFE NSW and WSU Access Deed Agreement, 29/11/21</p>	<p>The Project has been carried out in accordance with the most recent version of CEMP (Rev 4 dated 17/08/22).</p> <p>The project team demonstrated continuous construction monitoring that includes noise and dust through the following measures:</p> <ul style="list-style-type: none"> <li>the conduct of safety internal audit (latest was conducted on 30/08/22)</li> <li>preparation of site inspection weekly records (latest was 29/08/22)</li> <li>Construct Safe third-party auditor on EHS Audit #3 (latest was 01/09/22)</li> <li>Safety Pulse Monthly Inspection (latest was 30/08/22).</li> </ul> <p>No complaints were received nor recorded relative to dust and noise and vibration.</p>	Compliant
<b>Construction Traffic</b>				
C9	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>Construction Traffic Management Plan (CTPMSP) Rev 6 dated 10/08/22 prepared by ADCO</p> <p>Traffic Management Plan Rev 5 dated 10/08/22 prepared by ADCO</p> <p>Site inspection 25/08/22</p>	The site has adequate space for all construction vehicles. The use of public streets is not required.	Compliant
<b>Hoarding Requirements</b>				
C10	<p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> <li>c) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</li> <li>d) 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.</li> </ul>	<p>Hammertech weekly inspection register (online, sighted 25/08/22)</p> <p>Site inspection 25/08/22</p>	<p>The inspection register demonstrates that the inspections (including those relating to site fencing compliance) are being completed on at least a weekly basis and are retained. Deficiencies are identified, assigned and action. If an action is not completed by the due date these are escalated through the management team.</p> <p>Site fencing does not currently include hoarding installation</p> <p>No issues observed.</p>	Compliant
<b>No Obstruction to Public Way</b>				
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.	Site inspection 25/08/22	No obstructions were observed to any public way	Compliant
<b>Construction Noise Limits</b>				
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	<p>Construction Noise and Vibration Sub-Plan (CNVMSP) Rev 2 dated 21/02/22 prepared by E-Lab Consulting</p> <p>Site inspection 25/08/22</p>	<p>The CNVMSP identifies a range of controls. These were observed to be in place on site.</p> <p>No disturbing construction noise was observed during the conduct of site inspection.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	measures identified in the approved Construction Noise and Vibration Management Plan	Noise, vibration and dust monitoring logging system, current to 24/08/22 Complaints register current to 25/08/22	The site has been arranged to utilize site sheds as shielding. No noise or vibration complaints have been received.	
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.	Construction Environmental Management Plan (CEMP) Rev 4 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO HSE Project specific induction, ADCO, Version 4 Hammertech Toolbox Talk register, current to 16/02/22 Subcontractor meeting 08/02/22 Signed scope of Works, Concrete Supply, 07/02/22 (contract includes hours)	Hours have been incorporated into the CEMP, induction, project signage and subcontractor meeting minutes, all of which are communicated to site teams. The Project team reported that no OOHW has been considered to date.	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.	Construction Noise and Vibration Sub-Plan (CNVMSP) Rev 2 dated 21/02/22 prepared by E-Lab Consulting Site inspection 25/08/22 Complaints register current to 25/08/22	Quackers are identified within the CNVMSP. No complaints regarding this requirement have been received.	Compliant
<b>Vibration Criteria</b>				
C15	Vibration caused by construction at any residence or structure outside the site must be limited to: c) 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 d) 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).	Site inspection 25/08/22	The WSU and TAFE are nearest receivers these are commercial / educational buildings. These are not within the safe working distance of plant on site. Residential buildings are well away from the construction site.	Compliant
C16	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C15.	Site inspection 25/08/22	No residential buildings are within 30 metres of the site.	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 B10 of this consent.	Construction Noise and Vibration Sub-Plan (CNVMSP) Rev 2 dated 21/02/22 prepared by E-Lab Consulting Site inspection 25/08/22	The WSU and TAFE are nearest receivers these are commercial / educational buildings. These are not within the safe working distance of plant on site. Residential buildings are well away from the construction site. No residential buildings are within 30 metres of the site.	Not Triggered
<b>Tree Protection</b>				
C18	For the duration of the construction works: e) 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; f) all street trees immediately adjacent to the construction zone identified in approved drawings listed in condition A2 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	Site inspection 25/05/22 Refer to site photos Interview with auditees 08/09/22	No street trees have been trimmed or removed. The site is fenced. No works are extending beyond the fence line. Tree protection zones were observed to be in place during the site inspection.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	<p>construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>g) all trees on the site or adjoining the site that are not approved for removal must be suitably protected during construction as per the recommendations of 'Arboricultural Impact Assessment (Revision A)' prepared by Tree IQ and dated 10 December 2020 and its Addendum Report dated 10 August 2021, and the 'Tree Protection &amp; Removal Plan (Rev B)' prepared by Gray Puksand and dated 9 August 2021; and</p> <p>h) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>			
<b>Air Quality</b>				
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site inspection 25/08/22</p> <p>Refer to site photos</p> <p>Construction Environmental Management Plan (CEMP) Rev 4 dated 17/08/22 prepared by ADCO includes Sediment Control and Onsite Water Management</p> <p>Erosion and Sediment Management Sub-Plan prepared by ADCO</p>	<p>Watercart was in use across the site.</p> <p>Shade cloth is installed on the perimeter.</p> <p>The main haul road and car park have been stabilized with road base / DGB.</p> <p>Stockpiles have been kept below 2.5m and shaped.</p> <p>Static stockpiles have been stabilized.</p>	Compliant
C20	<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>Site inspection 25/08/22</p> <p>Refer to site photos</p> <p>Construction Environmental Management Plan (CEMP) Rev 4 dated 17/08/22 prepared by ADCO includes Sediment Control and Onsite Water Management</p> <p>Erosion and Sediment Management Sub-Plan prepared by ADCO</p>	<p>Watercart was in use across the site.</p> <p>Shade cloth is installed on the perimeter.</p> <p>The main haul road and car park have been stabilized with road base / DGB.</p> <p>Stockpiles have been kept below 2.5m and shaped.</p> <p>Static stockpiles have been stabilized.</p>	Compliant
<b>Imported Fill</b>				
C21	<p>The Applicant must:</p> <p>d) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;</p> <p>e) keep accurate records of the volume and type of fill to be used; and</p> <p>f) make these records available to the Certifier upon request.</p>	<p>Site Mud Map dated 8/9/2022.</p> <p>Import Register- ADCO Import Master plus Mud Map</p> <p>Previous evidence:</p> <p>Recovered Aggregate Test Report, Resource Laboratories, (test dates 13/07/21, 11/06/21, 13/08/21)</p> <p>Waste Classification Report, P Clifton and Assoc, 05/11/21 (VENM classification for imported soil from 52 Golf Ave Mona Vale)</p>	<p>Import Register- ADCO Import Master plus Mud Map was presented to track where all the materials are sourced out and where it was put onsite.</p> <p>Site Mud Map dated 8/9/2022 sighted. Laboratory results per import material as traceable by docket and laboratory reports.</p> <p>Records were saved in the project folder.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
		Interview with auditees 24/02/22 Kingswood IATC Load Sheet, 25/02/22		
<b>Disposal of Seepage and Stormwater</b>				
C22	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter	Permit to discharge, 23/12/21, 04/02/22 Email ADCO to Certifier, 10/11/21 Civil Engineering Report, Soil and Water Management Plan, Northrop, 09/12/21 (the CSWMSP)	Provisions for discharge was set out in the CSWMP and erosion and sediment control plan, which was submitted to the Certifier	Compliant
<b>Emergency Management</b>				
C23	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.	Emergency Management Plan dated 24/08/22, prepared by ADCO Toolbox Talks on 24/08/2022 HSE Project specific induction, ADCO, Version 4	Emergency Management Plan updated was due to the personnel changes.  The induction includes information on emergency. The emergency response measures have been developed in the Emergency Management Plan. These are regularly communicated to site personnel and sign posted on site.	Compliant
<b>Stormwater Management System</b>				
C24	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: <ul style="list-style-type: none"> <li>a) be designed by a suitably qualified and experienced person(s);</li> <li>b) be generally in accordance with the conceptual design in the 'Civil Engineering: SSDA Design Report (Revision 6)' prepared by Northrop and dated 9 June 2021</li> <li>c) be designed to ensure that the development has no adverse impact upon downstream drainage infrastructure by demonstrating that post-development stormwater flows for all storm events up to the 1% AEP event match with pre-development flows, or as otherwise agreed with Council.</li> <li>d) be in accordance with applicable Australian Standards;</li> <li>e) be in accordance with Stormwater Draining Specification for Building Developments (Penrith City Council, 2016); and</li> <li>f) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2010)</li> </ul>	Floodplain Management Report for 2-44 O'Connell Street, Kingswood NSW 2747, Rev B, Northrop, 11/02/21 Memo Northrop to ADCO, 04/02/22 (verification of flood modelling under C24c) CC1 Civil Engineering Design Certificate, Northrop, 30/11/21 (and revised on 04/03/22) Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21 Crown Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22	Northrop (civil engineers) have provided a verification memo stating that an operational stormwater management system complies with the design requirements of this condition. The design was accepted by the Certifier through issue of the CC1 and CC2.1.	Compliant
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
C25	In the event that surface disturbance identifies a new Aboriginal object: <ul style="list-style-type: none"> <li>f) all works must halt in the immediate area to prevent any further impacts to the object(s);</li> <li>g) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</li> </ul>	Interview with auditees 08/09/22 Letter dated 03/06/22 URBIS – ADCO re: Unexpected Find (Bone) 2 <sup>nd</sup> – Archaeological Advice Unexpected and heritage find protocol, version 2, 18/02/22 Aboriginal Cultural Heritage Assessment (Revision F01)', Urbis, 02/06/21	Unexpected finds of a bone occurred on 2/06/2022. ADCO ceased works in the area and notified Urbis  On 3 June 2022 Heritage Consultant Urbis performed an inspection in accordance with the Unexpected Finds Procedure (UFP) in the Historical Archaeological Assessment (HAA) and Aboriginal Cultural Heritage Assessment (ACHA) (2021).	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	<ul style="list-style-type: none"> <li>h) 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;</li> <li>i) 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</li> <li>j) works shall only recommence with the written approval of the Planning Secretary.</li> </ul>		<p>The in-person inspection confirmed the bone to be animal, suspected to be a bovine ulna.</p> <p>Unexpected finds on 2 June 2022 – Archaeological Report was dated 3 June 2022.</p>	
C26	Construction works must be carried out in accordance with the recommendations of the document titled 'Aboriginal Cultural Heritage Assessment (Revision F01)' prepared by Urbis and dated 2 June 2021.	<p>Interview with auditees 25/08/22</p> <p>Unexpected &amp; Heritage Find Protocol Rev 4 dated 18/06/22 prepared by ADCO</p> <p>Previous evidence:</p> <p>Aboriginal Cultural Heritage Assessment (Revision F01)', Urbis, 02/06/21</p> <p>Connecting with Country Meeting Minutes No. 5, 22/10/21</p> <p>Smoking Ceremony Photos, 0190, 0194, 0201, 0216, 22/10/21</p>	<p>The ACHAR includes instructions on consultation in the development of the induction, unexpected find protocols (consistent with C25 and C27) and ongoing consultation.</p> <p>The details of Aboriginal Cultural Heritage induction materials were provided under the General Requirements (p19-20 of Unexpected and Heritage Finds Protocol)</p>	Compliant
<b>Unexpected Finds Protocol – Historic Heritage</b>				
C27	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ul style="list-style-type: none"> <li>d) all works must cease immediately in that area and notice to be given to Heritage NSW and the Planning Secretary;</li> <li>e) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</li> <li>f) works may only recommence with the written approval of the Planning Secretary.</li> </ul>	<p>Unexpected and heritage find protocol, version 2, 18/02/22</p> <p>Interview with auditees 25/08/22</p> <p>Aboriginal Cultural Heritage Assessment (Revision F01)', Urbis, 02/06/21</p>	<p>Unexpected finds of a bone occurred on 2/06/2022. ADCO ceased works in the area and notified Urbis</p> <p>On 3 June 2022 Heritage Consultant Urbis performed an inspection in accordance with the Unexpected Finds Procedure (UFP) in the Historical Archaeological Assessment (HAA) and Aboriginal Cultural Heritage Assessment (ACHA) (2021).</p> <p>The in-person inspection confirmed the bone to be animal, suspected to be a bovine ulna.</p> <p>Unexpected finds on 2 June 2022 – Archaeological Report was dated 3 June 2022.</p>	Not Triggered
<b>Waste Storage and Processing</b>				
C28	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>Site inspection 25/08/22</p> <p>Complaints register current to 08/09/22</p>	Waste appeared to be well maintained in designated waste storage areas. No issues or reported complaint relative to construction waste.	Compliant
C29	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>Just Skip Bins Waste Management Report, August 2022</p> <p>EPL 12700 (KLF Camelia)</p>	<p>The dominant waste stream is building and demolition waste which is pre-classified as General Solid Waste under the Waste Classification Guidelines. The waste streams, volumes and disposal destinations are recorded through monthly reports from the skip bin provider. General Solid Waste is disposed of to a licenced facility (KLF Camelia).</p> <p>The Project is a cut to fill balance on site, so no excavated material has been disposed.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
C30	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.	Site inspection 25/08/22 Refer to site photos	Concrete washout bins are available on site. Excess concrete is cured then disposed of as General Solid Waste (Recyclable).	Compliant
C31	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.	Just Skip Bins Waste Management Report, August 2022 EPL 12700 (KLF Camelia)	The dominant waste stream is building and demolition waste which is pre-classified as General Solid Waste under the Waste Classification Guidelines. The waste streams, volumes and disposal destinations are recorded through monthly reports from the skip bin provider. General Solid Waste is disposed of to a licenced facility (KLF Camelia).  The Project is a cut to fill balance on site, so no excavated material has been disposed.	Compliant
C32	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 auditees 08/09/22 TAFE NSW  Preliminary Site Investigation TAFE NSW Construction Centre of Excellence 2-44 O'Connell Street, Kingswood, NSW, JBS&G, 05/02/21	The Preliminary Site Investigation determined contamination risk to be low. The Project team / auditee is not aware of any hazardous materials being present on site. No hazardous materials encountered.	Not Triggered
<b>Outdoor Lighting</b>				
C33	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.	Site inspection 25/08/22 Complaints register current to 25/08/22	The Project team reported that only the site shelters have lights during the construction phase.  The lights did not seem to be overly bright or pointed at any specific receivers.  The lights are switched off at night.  No OOHW have undertaken.	Compliant
<b>Independent Environmental Audit</b>				
C34	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter DPE to TAFE, 05/09/22 re: TAFE NSW Institute of Applied Technology for Construction – Independent Auditor Agreement	WolfPeak were approved as the Independent Auditors prior to commencement of the second Independent Audit.	Compliant
C35	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This audit. Independent Audit Post Approval Requirements (DPIE, 2020)	This Independent Audit has been conducted in accordance with the IAPAR	Compliant
C36	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	This audit. Independent Audit Post Approval Requirements (DPIE, 2020)	The timing of the Independent Audits has not been altered.	Not Triggered
C37	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:  d) review and respond to each Independent Audit Report prepared under condition C35 of this consent, or condition C36 where notice is given;  e) submit the response to the Planning Secretary; and  f) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Independent Audit No. 1 dated 07/04/22 prepared by WolfPeak (posted on website)  Respond to Independent Audit Findings dated 14/04/22 (posted on the website)  Letter dated 14/04/2022 to DPE re: submission of response to audit findings	In response to the Independent Audit No. 1, the Applicant complied with the following:  d) performed a review and prepared a respond to the IA1 report  e) submitted to the Planning Secretary  f) Independent Audit Report and response made publicly available on the website	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
C38	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Independent Audit No. 1 dated 07/04/22 prepared by WolfPeak (posted on website) Respond to Independent Audit Findings dated 14/04/22 (posted on the website) Letter dated 14/04/2022 to DPE re: submission of response to audit findings	The response to audit findings (IA1) was submitted to DPE within the timeframe.	Compliant
C39	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.	Site inspection 25/08/22	The Project is still in construction.	Not Triggered
<b>PART D: PRIOR TO COMMENCEMENT OF OPERATION</b>				
<b>Notification of Occupation</b>				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			Not Triggered
<b>External Walls and Cladding</b>				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			Not Triggered
D3	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.			Not Triggered
<b>Works as Executed Plans</b>				
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.			Not Triggered
<b>Warm Water Systems and Cooling System</b>				
D5	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			Not Triggered
<b>Outdoor Lighting</b>				
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	<ul style="list-style-type: none"> <li>c) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</li> <li>d) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</li> </ul>			
<b>Mechanical Ventilation</b>				
D7	<p>Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <ul style="list-style-type: none"> <li>c) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</li> <li>d) any dispensation granted by Fire and Rescue NSW.</li> </ul>			Not Triggered
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
D8	<p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B20 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the 'Acoustic Services – Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' report prepared by Norman, Disney &amp; Young and dated 10 March 2021.</p>			Not Triggered
<b>Fire Safety Certification</b>				
D9	<p>Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.</p>			Not Triggered
<b>Structural Inspection Certificate</b>				
D10	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <ul style="list-style-type: none"> <li>c) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</li> <li>d) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</li> </ul>			Not Triggered
<b>Compliance with Food Code</b>				
D11	<p>Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.</p>			Not Triggered
<b>Post-construction Dilapidation Report</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
D12	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> <li>d) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</li> <li>e) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> <li>III. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</li> <li>IV. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</li> </ul> </li> <li>f) to be forwarded to Council for information.</li> </ul>			Not Triggered
<b>Protection of Public Infrastructure</b>				
D13	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>c) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> <li>d) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</li> </ul> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by of this consent.</i></p>			Not Triggered
<b>Road Damage</b>				
D14	<p>Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.</p>			Not Triggered
<b>Protection of Property</b>				
D15	<p>Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.</p>			Not Triggered
<b>Roadworks</b>				
D16	<p>Prior to the commencement of operation, the Applicant must complete the extension to the right turn bay on the western leg of the Great Western Highway at the intersection of the Great Western Highway / French Street / O'Connell Street. The extension to the right turn bay must:</p> <ul style="list-style-type: none"> <li>c) be designed to meet TfNSW requirements and endorsed by a suitably qualified practitioner; and</li> <li>d) be designed in accordance with AUSTROADS and other Australian Codes of Practice</li> </ul>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
D17	The Applicant is required to enter into a Works Authorisation Deed for the roadworks outlined in Condition D16.			Not Triggered
D18	<p>Notwithstanding conditions D16 and D17, the Planning Secretary may approve a request to waive the requirements outlined in conditions D16 and D17 where it has been demonstrated to the Planning Secretary's satisfaction that:</p> <ul style="list-style-type: none"> <li>c) an area wide model (or alternative methodology agreed to by TfNSW) has been undertaken to justify that a reduction to the stipulated 2 per cent traffic growth rate along this section of the Great Western Highway is acceptable; and</li> <li>d) agreement has been obtained from TfNSW that the roadworks are not required. Note: TfNSW can provide STFM modelling to assist with the inputs into the area wide model should it be required.</li> </ul>			Not Triggered
<b>Car Parking Arrangements</b>				
D19	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that construction works associated with the proposed 16-space at-grade carpark have been completed and that the car parking facility is operational.			Not Triggered
<b>Bicycle Parking and End-of-Trip Facilities</b>				
D20	<p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ul style="list-style-type: none"> <li>e) the provision of a minimum 26 bicycle parking spaces;</li> <li>f) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</li> <li>g) the provision of end-of-trip facilities generally in accordance with approved drawings listed at Condition A2; and</li> <li>h) appropriate pedestrian and cyclist advisory signs are to be provided. Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</li> </ul>			Not Triggered
<b>Green Travel Plan</b>				
D21	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information. The plan must:</p> <ul style="list-style-type: none"> <li>f) be prepared by a suitably qualified traffic consultant in consultation with Transport for NSW;</li> <li>g) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</li> <li>h) include specific tools and actions to help achieve the objectives and mode share targets;</li> </ul>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	<ul style="list-style-type: none"> <li>i) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and</li> <li>j) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</li> </ul>			
<b>Utilities and Services</b>				
D22	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.			Not Triggered
<b>Stormwater Operation and Maintenance Plan</b>				
D23	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> <li>e) maintenance schedule of all stormwater quality treatment devices;</li> <li>f) record and reporting details;</li> <li>g) relevant contact information; and</li> <li>h) Work Health and Safety requirements.</li> </ul>			Not Triggered
<b>Signage</b>				
D24	Signage must be installed in accordance with the specifications of the signage drawings listed at Condition A2.			Not Triggered
D25	Prior to the commencement of operation, way-finding signage and signage identifying the location of car parking must be installed.			Not Triggered
D26	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.			Not Triggered
<b>Operational Waste Management Plan</b>				
D27	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ul style="list-style-type: none"> <li>e) detail the type and quantity of waste to be generated during operation of the development;</li> <li>f) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</li> <li>g) detail the materials to be reused or recycled, either on or off site; and</li> </ul>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	h) include the Management and Mitigation Measures included in the 'TAFE NSW Construction Centre of Excellence - Construction & Operational Waste Management Plan' prepared by Waste Audit and dated February 2021.			
<b>Landscaping</b>				
D28	Prior to the commencement of operation, replacement tree planting proposed on the TAFE Campus and proposed landscaping of the site (including hard and soft landscaping, paths and the like) must be completed in accordance with the landscape plans listed in condition A2(d).			Not Triggered
D29	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape and Vegetation Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must:</p> <ul style="list-style-type: none"> <li>c) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</li> <li>d) outline weed management measures to be implemented.</li> </ul>			Not Triggered
<b>Operational Flood Emergency Management Plan</b>				
D30	<p>Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <ul style="list-style-type: none"> <li>e) is be prepared by a suitably qualified and experienced person(s);</li> <li>f) addresses the provisions of the Floodplain Risk Management Guidelines (EESG);</li> <li>g) includes details of: <ul style="list-style-type: none"> <li>VI. the flood emergency responses for operational phase of the development;</li> <li>VII. predicted flood levels;</li> <li>VIII. flood warning time and flood notification;</li> <li>IX. assembly points and evacuation routes;</li> <li>X. evacuation and refuge protocols; and</li> </ul> </li> <li>h) awareness training for employees and contractors, and visitors.</li> </ul>			Not Triggered
<b>Public Art</b>				
D31	<p>Prior to the commencement of operation, the Applicant must prepare a public art strategy. The strategy must be developed:</p> <ul style="list-style-type: none"> <li>c) in accordance with the recommendations of 'Co.F.A.B. Lab Discussion Paper: Art in Western Sydney Construction Hub' prepared by TAFE NSW and dated 23 November 2020; and</li> <li>d) in consultation with Registered Aboriginal Parties, to determine how the strategy can incorporate Aboriginal cultural heritage interpretation.</li> </ul>			Not Triggered
D32	The Applicant must submit evidence of the creation/installation of public art having commenced to the Secretary prior to the final occupation of the building. The public			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
	art is to be completely installed to the satisfaction of the Planning Secretary within 12 months of final occupation.			
<b>PART E: POST OCCUPATION</b>				
<b>Operation of Plant and Equipment</b>				
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			Not Triggered
<b>Warm Water Systems and Cooling Systems</b>				
E2	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			Not Triggered
<b>Operational Noise Limits</b>				
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in 'Acoustic Services – Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' prepared by Norman, Disney & Young and dated 10 March 2021.			Not Triggered
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in 'Acoustic Services – Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' prepared by Norman, Disney & Young and dated 10 March 2021. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.			Not Triggered
<b>Unobstructed Driveways and Parking Areas</b>				
E5	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			Not Triggered
<b>Green Travel Plan</b>				
E6	The Green Travel Plan required by condition D21 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.			Not Triggered
<b>Ecologically Sustainable Development</b>				

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
E7	Unless otherwise agreed by the Planning Secretary, within 12 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B7, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.			Not Triggered
<b>Outdoor Lighting</b>				
E8	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			Not Triggered
<b>Landscaping</b>				
E9	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape and Vegetation Management.			Not Triggered
Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA2	Compliance Status
<b>SCHEDULE 2</b>				
<b>PART A: ADMINISTRATIVE CONDITIONS</b>				
<b>Obligation to Minimise Harm to the Environment</b>				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this audit table	Feasible and reasonable measures were observed to be implemented for the construction at the time of the audit, noting however the non-compliances and observations referred to in this audit table.	Compliant
<b>Terms of Consent</b>				

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, Response to Submissions and additional information provided in support of the application during the assessment period; and</p> <p>d) in accordance with the approved plans in the table below:</p> <table><tr><th colspan="4">Architectural drawings prepared by Gray Puksand</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>DA0101</td><td>E</td><td>SITE PLAN – DEMOLITION</td><td>05-08-21</td></tr><tr><td>DA0103</td><td>E</td><td>SITE PLAN – PROPOSED</td><td>05-08-21</td></tr><tr><td>DA0110</td><td>D</td><td>PROPOSED ENTRY</td><td>23-07-21</td></tr><tr><td>DA1300</td><td>F</td><td>LOWER GROUND – GA FLOOR PLAN</td><td>23-07-21</td></tr><tr><td>DA1310</td><td>E</td><td>UPPER GROUND – GA FLOOR PLAN</td><td>02-06-2021</td></tr><tr><td>DA1320</td><td>D</td><td>LEVEL 1 – GA FLOOR PLAN</td><td>02-06-2021</td></tr><tr><td>DA1500</td><td>E</td><td>ROOF PLAN</td><td>02-06-2021</td></tr><tr><td>DA2000</td><td>E</td><td>EXTERNAL ELEVATIONS</td><td>02-06-2021</td></tr><tr><td>DA2005</td><td>E</td><td>EXTERNAL ELEVATIONS</td><td>02-06-2021</td></tr><tr><td>DA2500</td><td>E</td><td>BUILDING SECTIONS</td><td>02-06-2021</td></tr><tr><td>DA2505</td><td>E</td><td>BUILDING SECTIONS</td><td>02-06-2021</td></tr><tr><td>DA5000</td><td>E</td><td>SITE PLAN – SIGNAGE LOCATION</td><td>23-07-21</td></tr><tr><td>DA5010</td><td>D</td><td>SIGNAGE ELEVATIONS</td><td>02-06-2021</td></tr><tr><th colspan="4">Landscaping drawings prepared by Gray Puksand</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>L-DA-02</td><td>F</td><td>Landscape Schedules</td><td>09/06/21</td></tr><tr><td>L-DA-05</td><td>G</td><td>Landscape Plan 1 – Lower Ground</td><td>10/06/21</td></tr><tr><td>L-DA-06</td><td>G</td><td>Landscape Plan 2 – Upper Ground</td><td>09/06/21</td></tr><tr><td>L-DA-07</td><td>C</td><td>Landscape Plans 3 – O’Connell Entry</td><td>09/06/21</td></tr><tr><td>L-0004</td><td>B</td><td>Site Plan</td><td>9/8/21</td></tr><tr><td>L-0005</td><td>B</td><td>Site Plan – IATC</td><td>9/8/21</td></tr><tr><td>L-0007</td><td>B</td><td>Tree Protection &amp; Removal Plan</td><td>9/8/21</td></tr><tr><td>L-1008</td><td>B</td><td>Materials &amp; Finishes Plan 8 - IATC</td><td>9/8/21</td></tr></table>	Architectural drawings prepared by Gray Puksand				Dwg No.	Rev	Name of Plan	Date	DA0101	E	SITE PLAN – DEMOLITION	05-08-21	DA0103	E	SITE PLAN – PROPOSED	05-08-21	DA0110	D	PROPOSED ENTRY	23-07-21	DA1300	F	LOWER GROUND – GA FLOOR PLAN	23-07-21	DA1310	E	UPPER GROUND – GA FLOOR PLAN	02-06-2021	DA1320	D	LEVEL 1 – GA FLOOR PLAN	02-06-2021	DA1500	E	ROOF PLAN	02-06-2021	DA2000	E	EXTERNAL ELEVATIONS	02-06-2021	DA2005	E	EXTERNAL ELEVATIONS	02-06-2021	DA2500	E	BUILDING SECTIONS	02-06-2021	DA2505	E	BUILDING SECTIONS	02-06-2021	DA5000	E	SITE PLAN – SIGNAGE LOCATION	23-07-21	DA5010	D	SIGNAGE ELEVATIONS	02-06-2021	Landscaping drawings prepared by Gray Puksand				Dwg No.	Rev	Name of Plan	Date	L-DA-02	F	Landscape Schedules	09/06/21	L-DA-05	G	Landscape Plan 1 – Lower Ground	10/06/21	L-DA-06	G	Landscape Plan 2 – Upper Ground	09/06/21	L-DA-07	C	Landscape Plans 3 – O’Connell Entry	09/06/21	L-0004	B	Site Plan	9/8/21	L-0005	B	Site Plan – IATC	9/8/21	L-0007	B	Tree Protection & Removal Plan	9/8/21	L-1008	B	Materials & Finishes Plan 8 - IATC	9/8/21	<p>Evidence referred to elsewhere in this audit table.</p> <p>Interview with auditees 08/09/22</p> <p>Environmental Impact Statement TAFE NSW Construction Centre of Excellence, Urbis, 10/03/21 (the EIS)</p> <p>Submissions Report SSD-8571481 - Institute of Applied Technology for Construction, Urbis, 11/06/21 (the RtS)</p> <p>Response To Request for Information - SSD-8571481, Urbis, 13/08/21.</p> <p>Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21</p> <p>Crown Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22</p>	<p>The development carried out:</p> <p>a) No non-compliances were identified in this audit period.</p> <p>b) There have been no written directions from the Planning Secretary.</p> <p>c) Development was observed to be carried out generally in accordance with the EIS, RtS and additional information provided in support of the application.</p> <p>d) The Certifier has verified that the works to date are consistent with the approved design.</p>	Compliant
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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 auditees 08/09/22</p>	<p>The auditees reported that no modification to the SSD and no direction from the Planning Secretary in relation to the matters identified in 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. 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 auditees 08/09/22</p>	<p>The IA2 period assessed compliance with the conditions of this consent and the most relevant versions of the documents listed.</p> <p>No conflicts were identified.</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 08/09/22</p> <p>Development Consent SSD-8571481 - TAFE NSW Institute of Applied Technology for Construction. Issued 28 September 2021 (Post Approval Portal)</p> <p>Letter TAFE to DPE 01/12/21 (notification of commencement of Stage 1)</p>	<p>Notification of commencement of Stage 1 was provided on 01/12/21</p> <p>Actual date of commencement of Stage 1 construction was on 07/12/21</p>	Compliant																																																																																																				
Prescribed Conditions																																																																																																								

A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>Part 6, Division 8A of the EPAA</p> <p>Interview with auditees 08/09/22</p> <p>Site inspection 25/08/22</p> <p>Crown Certificate 3 and notification to DPE was conducted on 8/9/2022 as part of the Stage 3 commencement.</p> <p>Crown Certificate 2.2 dated 22/04/2022</p> <p>Previous evidence still applicable:</p> <p>Email Certifier to TAFE, 13/12/21 (issue of Crown Certificate 1).</p> <p>Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21</p> <p>Crown Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22</p>	<p>Crown Certificate 3 and notification to DPE was conducted on 8/9/2022 as part of the Stage 3 commencement.</p> <p>Part 6, Division 8A of the EPAA relates to prescribed conditions for:</p> <ul style="list-style-type: none"> <li>compliance with the BCA (Crown Certificates received)</li> <li>erection of signs (site notices sighted)</li> <li>residential building work (not relevant)</li> <li>entertainment venues (not relevant)</li> <li>signage for max number of persons in venues (not relevant)</li> </ul> <p>shoring and adjoining properties (no properties are adjoined to the Project).</p>	Compliant
<b>Planning Secretary as Moderator</b>				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 08/09/22	<p>No disputes were reported during the IA2 period.</p> <p>No disputes were reported during the IA1 audit period.</p>	Not Triggered
<b>Evidence of Consultation</b>				
A8	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ol style="list-style-type: none"> <li>consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>provide details of the consultation undertaken including: <ol style="list-style-type: none"> <li>the outcome of that consultation, matters resolved and unresolved; and</li> <li>details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ol> </li> </ol>	<p><b>Evidence sighted in relation to CoC B10, B11, B14 and C26.</b></p> <p>Correspondence dated 4/3/22 Cadence Australia-ADCO Construction P/L re: Site Induction</p> <p>Meeting Notice dated 22/10/21 re: Smoking Ceremony Discussion</p> <p>Updated the Unexpected and heritage finds protocol dated 18 August 2022.</p> <p>Meeting minutes dated 13 April 2022 under Line 2.2.4 ADCO consulted and presented their Unexpected Finds Procedure the meeting was attended by the representative from Darug Community (Darug Custodian Aboriginal Corporation) and Aboriginal Education and Engagement.</p> <p>Consultation with TfNSW RMS for the D16/D17 Roadworks dated 7/09/2022</p> <p>Consultation with Penrith City Council with regards to the Traffic Management Plan update and changes dated 23/08/2022</p>	<p>Consultation was conducted with the identified party which:</p> <ol style="list-style-type: none"> <li>consulted the relevant parties</li> <li>provided details of consultations e.g. <ul style="list-style-type: none"> <li>ADCO Constructions Consulted with Erin Wilkins on zoom link 22/10/21 regarding input material for induction slides</li> <li>TAFE have also engaged with Erin Wilkins - Director of Darug Custodian Aboriginal Corporation on a number of occasions and continue to work with Erin in finalising the design in relation to connection with country.</li> <li>ADCO consulted and presented their Unexpected Finds Procedure the meeting was attended by the representative from Darug Community (Darug Custodian Aboriginal Corporation) and Aboriginal Education and Engagement.</li> <li>Consultation with TfNSW for the road works</li> <li>Consultation with the Penrith Council relative to traffic management.</li> </ul> </li> </ol>	Compliant
<b>Staging</b>				

A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Interview with auditees 08/09/22 Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report Staging Report Rev 3 dated 15/03/22 prepared by ADCO Previous evidence: TAFE IATC- DA Consent Matrix and Staging, no date). DPE post approval portal lodgement record 11/11/21 Email chain TAFE and DPE, 30/11/21 Letter DPE to TAFE, 10/12/21	The auditee presented evidence that Staging Report Rev 3 dated 15/03/22 was prepared by ADCO.  The Staging Report was approved by the Department thru its letter dated 31/03/22 with subject Satisfaction of the Staging Report thru its letter dated 31/3/22 to URBIS, the certifier.	Compliant
A10	A Staging Report prepared in accordance with condition A9 must: a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Interview with auditees 08/09/22 Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report Staging Report Rev 3 dated 15/03/22 prepared by ADCO Previous evidence: TAFE IATC- DA Consent Matrix and Staging, no date). DPE post approval portal lodgement record 11/11/21 Email chain TAFE and DPE, 30/11/21 Letter DPE to TAFE, 10/12/21	The auditee presented evidence that Staging Report Rev 3 dated 15/03/22 was prepared by ADCO and with the satisfaction of the Department thru its letter dated 31/3/22 to URBIS, the certifier.	Compliant
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Interview with auditees 08/09/22 Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report Staging Report Rev 3 dated 15/03/22 prepared by ADCO	The auditee presented evidence that Staging Report Rev 3 dated 15/03/22 was prepared by ADCO and with the satisfaction of the Department thru its letter dated 31/3/22 to URBIS, the certifier.  The auditee reported that project has been implemented in accordance with the approved Staging Report (Rev 3).	Compliant
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 auditees 08/09/22 Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report Staging Report Rev 3 dated 15/03/22 prepared by ADCO	The auditee presented evidence that Staging Report Rev 3 dated 15/03/22 was prepared by ADCO and with the satisfaction of the Department thru its letter dated 31/3/22 to URBIS, the certifier.  The auditee reported that project has been implemented in accordance with the approved Staging Report (Rev 3).	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				

A13	<p>The Applicant may:</p> <ul style="list-style-type: none"> <li>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);</li> <li>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</li> <li>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).</li> </ul>	<p>Interview with auditees 08/09/22</p> <p>Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report</p> <p>Staging Report Rev 3 dated 15/03/22 prepared by ADCO</p> <p>Waste Management Report Dec 2021</p>	<p>Whilst the works and the conditions were staged, the plans, strategies and programs themselves are not staged.</p>	Not Triggered
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary	<p>Interview with auditees 08/09/22</p> <p>Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report</p> <p>Staging Report Rev 3 dated 15/03/22 prepared by ADCO</p>	<p>Whilst the works and the conditions were staged, the plans, strategies and programs themselves are not staged.</p>	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.	<p>Interview with auditees 08/09/22</p> <p>Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report</p> <p>Staging Report Rev 3 dated 15/03/22 prepared by ADCO</p>	<p>Whilst the works and the conditions were staged, the plans, strategies and programs themselves are not staged.</p>	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.	<p>Interview with auditees 08/09/22</p> <p>Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report</p> <p>Staging Report Rev 3 dated 15/03/22 prepared by ADCO</p>	<p>Whilst the works and the conditions were staged, the plans, strategies and programs themselves are not staged.</p>	Not Triggered
<b>Structural Adequacy</b>				
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: Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i></p>	<p>Email Certifier to TAFE, 13/12/21 (issue of Crown Certificate 1).</p> <p>Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21</p> <p>Crown Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22</p>	<p>The Certifier has verified compliance with the BCA through issue of CC1 and CC2.1.</p>	Compliant
<b>External Walls and Cladding</b>				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Interview with auditees 08/09/22	The external walls and cladding are included in the Stage 4. Not covered by this audit period	Not Triggered
<b>Applicability of Guidelines</b>				

A19	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The CEMP and sub-plans referred to elsewhere in this Audit Table	The CEMP and sub-plans refer to the relevant guidelines and policies.	Compliant
A20	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.	Interview with auditees 08/09/22	The Project team / auditee is not aware of any directions from the Planning Secretary.	Not Triggered
<b>Monitoring and Environmental Audits</b>				
A21	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.  <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Interview with auditees 09/08/22  TAFE Kingswood Centre of Excellence Construction Noise and Vibration Subplan dated 21 February 2022  Live Environmental Monitor Noise and Vibration Dated 24/08/2022  Construction Noise and Vibration Sub-Plan, E-Lab Consulting, 14/12/21 and 21/02/22 (CNVMSP)  Noise, vibration and dust monitoring logging system, current to 08/09/22	Monitoring of noise is being undertaken through the conduct of Live Environmental Monitor Noise and Vibration. The latest monitoring was performed on 24/08/2022.  No complaints were received nor recorded for the past six months.	Compliant
<b>Access to Information</b>				

A22	<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> <ol style="list-style-type: none"> <li>the documents referred to in condition A2 of this consent;</li> <li>all current statutory approvals for the development;</li> <li>all approved strategies, plans and programs required under the conditions of this consent;</li> <li>regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</li> <li>a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</li> <li>a summary of the current stage and progress of the development;</li> <li>contact details to enquire about the development or to make a complaint;</li> <li>a complaints register, updated monthly;</li> <li>audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</li> <li>any other matter required by the Planning Secretary; and</li> </ol> <p>b) keep such information up to date, to the satisfaction of the Planning Secretary</p>	<p><a href="https://www.tafensw.edu.au/instituteofappliedtechnology">https://www.tafensw.edu.au/instituteofappliedtechnology</a></p> <p>Complaints register current to 08/09/22</p>	<p>The project website is active and contains the items listed in a (I) to (IX).</p> <p>The CEMP and all sub-plans are available on the website.</p> <p>Independent Audit No.1 and Response to Independent Audit Findings and response are also available on the website.</p>	Compliant
<b>Compliance</b>				
A23	<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>Project scope of works, Design and Construct – Formwork, ADCO, Rev A</p> <p>Subcontractors drop box (issue of SSD to subcontractors), no date</p> <p>Tender contract document A6.1, A6.2, A6.3, A6.4, Concrete Supply and Place Annexure I of Subcontract, ADCO, 11/10/21</p> <p>HSE Project specific induction, ADCO, Version 4</p> <p>Hammertech Toolbox Talk register, current to 16/02/22</p>	<p>Subcontractor Contract was given the copy of the Scope of Work that included the compliance requirements of the SSD contract i.e.:</p> <ul style="list-style-type: none"> <li>Joinery Lockers and toilet partitions completed on 16/18/2022</li> <li>Tiling Contracts dated 6/6/2022</li> <li>External Cladding Contract dated 20/05/2022.</li> </ul> <p>The induction includes information on scope of works, hours of work, access (gates and roads), emergency management, soil and water controls, unexpected finds protocol.</p> <p>Toolbox talks are conducted on a weekly basis. The Toolbox talks address current works, risks and controls (not necessarily confined to compliance).</p>	Compliant
<b>Incident Notification, Reporting and Response</b>				

A24	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.	Hammertech incident register current 08/09/22	No incidents were identified in the Project incident register and during this audit period.	Not Triggered
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Hammertech incident register current 08/09/22	No incidents were identified in the Project incident register and during this audit period.	Not Triggered
<b>Non-Compliance Notification</b>				
A26	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.	Interview with auditees 08/09/22 Notification of non-compliance dated 19/04/22 Independent Audit Report No. 1 dated 11/04/22 and submitted to client 12/04/22	Notification of the non-compliance to DPE was submitted on 19/04/2022 which is within the seven days from the submission of the final report on 12/04/2022.	Compliant
A27	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.	Interview with auditees 08/09/22 Notification of non-compliance dated 19/04/22 Independent Audit Report No. 1 dated 11/04/22 and submitted to client 12/04/22	Notification of the non-compliance to DPE was submitted on 19/04/2022 which is within the seven days from the submission of the final report on 12/04/2022.	Compliant
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 08/09/22 Hammertech incident register current 08/09/22	The Project team / auditee has not identified any incidents.	Not Triggered
<b>Revision of Strategies, Plans and Programs</b>				
A29	Within three months of: a) the submission of a compliance report under condition A32; b) the submission of an incident report under condition A25; c) the submission of an Independent Audit under condition C37 or C38; d) 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.	Interview with auditees 08/09/22 Site inspection 25/08/22 CEMP rev 5 17/08/2022 prepared by ADCO Unexpected & Heritage Find Protocol Rev 4 dated 18/06/22 by ADCO Asbestos Management Procedure Rev 4 dated 18/8/22 by ADCO Construction Traffic & Pedestrian Management Sub Plan (CTPMSP) Rev 6 dated 15/08/22 by ADCO Traffic Management Plan Rev 5 dated 10/08/22 by ADCO Waste Management Plan Rev 3 17/8/22 by ADCO	CEMP and sub-plans were updated.	Compliant

A30	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. 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.	Construction Environmental Management Plan (CEMP) Rev 4 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO Ecologically Sustainable Development Management Plant (ESDMP) Rev 4 dated 24/08/2022 prepared by ADCO Unexpected & Heritage Find Protocol Rev 4 dated 18/06/22 by ADCO Asbestos Management Procedure Rev 4 dated 18/8/22 by ADCO Construction Traffic & Pedestrian Management Sub Plan (CTPMSP) Rev 6 dated 15/08/22 by ADCO Traffic Management Plan Rev 5 dated 10/08/22 by ADCO Waste Management Plan Rev 3 17/8/22 by ADCO	CEMP and sub plans were updated.	Compliant
<b>Compliance Reporting</b>				
A31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Compliance Reporting is under Post Approval Requirements	The Project is still in construction phase hence, Compliance Report is not yet required.	Not Triggered
A32	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.	Compliance Reporting is under Post Approval Requirements	The Project is still in construction phase hence, Compliance Report is not yet required.	Not Triggered
A33	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Compliance Reporting is under Post Approval Requirements	The Project is still in construction phase hence, Compliance Report is not yet required.	Not Triggered
A34	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.	Compliance Reporting is under Post Approval Requirements	The Project is still in construction phase hence, Compliance Report is not yet required.	Not Triggered
<b>PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Notification of Commencement</b>				
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 08/09/22 Letter dated 05/09/22 TAFE to DPE re: Notification of Construction Commencement for Stage 3 on 08/09/22	Notification of commencement of Stage 3 to the DPE was lodge to the Department's portal on 05/09/22 Actual date of commencement of Stage 3 construction was on 08/09/22	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 08/09/22 Letter dated 05/09/22 TAFE to DPE re: Notification of Construction Commencement for Stage 3 on 08/09/22	Notification of commencement of Stage 3 to the DPE was lodge to the Department's portal on 05/09/22 Actual date of commencement of Stage 3 construction was on 08/09/22	Compliant
<b>Certified Drawings</b>				

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.	<p>Crown Certificate Stage 2.2 includes Balance of Structure to include Upper Ground dated 22/04/22 issued by Philip Chun Building Compliance</p> <p>Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21</p> <p>Crown Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22</p>	CC3 under Certifier Review	Compliant
<b>External Walls and Cladding</b>				
B4	Prior to the commencement of construction of external walls and 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.	Site inspection 25/08/22	Construction of external walls have yet to commence. Not covered by this audit period	Not Triggered
<b>Protection of Public Infrastructure</b>				
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</li> <li>b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</li> <li>c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</li> </ul>	<p>Pre-construction Survey, AusDilaps, 02/11/21 (covers IATC Kingswood Campus, WSU and Great Western Highway)</p> <p>Email ADCO to Council, 07/12/21</p> <p>Email ADCO to Certifier, 22/11/21</p> <p>DPE post approval portal lodgement 23/02/22</p> <p>Interview with auditees 24/02/22</p>	WSU owns the road network as TAFE will use their roads for access. There are no services within the Project footprint that have been affected.	Compliant
<b>Pre-Construction Dilapidation Report</b>				
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.	<p>Pre-construction Survey, AusDilaps, 02/11/21 (covers IATC Kingswood Campus, WSU and Great Western Highway)</p> <p>Email ADCO to Council, 07/12/21</p> <p>Email ADCO to Certifier, 22/11/21</p>	A dilapidation report was prepared, and it provides a record of the existing condition of adjoining private properties, and Council assets. The report was provided to the Certifier and Council.	Compliant
<b>Ecologically Sustainable Development</b>				

B7	<p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <ul style="list-style-type: none"> <li>a) registering for a minimum 5 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</li> <li>b) seeking approval from the Planning Secretary for an alternative certification process.</li> </ul>	<p>Ecologically Sustainable Development (ESD) Management Plan Rev 4 dated 24/08/22 prepared by ADCO</p> <p>Previous evidence still applicable:</p> <p>Green Star Registration, 28/06/21</p> <p>ESD SSDA Design Report, Northrop, Rev 2, 04/03/21</p> <p>Green Star – Design and As Built Scorecard, Round 1, Northrop</p> <p>Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21</p> <p>Crown Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22</p>	<p>Workshop was conducted with the ESD consultant on 26/08/2022.</p> <p>The Management Plan has been prepared to provide a framework for successfully ecologically sustainable development outcomes for the IATC, including:</p> <ul style="list-style-type: none"> <li>• Compliance with the NSW Government Resource Efficiency Policy (GREP)</li> <li>• Meeting Green Star objectives (5 Star)</li> <li>• Delivering sustainability best practice through all stages of the project</li> <li>• Compliance with the Green Travel Plan submitted with the SSDA Environmental Impact Study</li> </ul>	Compliant
<b>Outdoor Lighting</b>				
B8	<p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 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>	Site inspection 25/08/22	<p>Lighting installation has yet to commence.</p> <p>Not included in this audit period.</p>	Not Triggered
<b>Environmental Management Plan Requirements</b>				
B9	<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: The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a> • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i></p>	<p>Construction Environmental Management Plan (CEMP) Rev 4 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO</p> <p>Ecologically Sustainable Development Management Plant (ESDMP) Rev 4 dated 24/08/2022 prepared by ADCO</p> <p>Unexpected &amp; Heritage Find Protocol Rev 4 dated 18/06/22 by ADCO</p> <p>Asbestos Management Procedure Rev 4 dated 18/8/22 by ADCO</p> <p>Construction Traffic &amp; Pedestrian Management Sub Plan (CTPMSP) Rev 6 dated 15/08/22 by ADCO</p> <p>Traffic Management Plan Rev 5 dated 10/08/22 by ADCO</p> <p>Waste Management Plan Rev 3 17/8/22 by ADCO</p> <p>Construction Noise and Vibration Sub-Plan, E-Lab Consulting, 14/12/21 and 21/02/22 (CNVMSP)</p> <p>Civil Engineering Report, Soil and Water Management Plan, Northrop, 09/12/21 (the CSWMSP)</p>	<p>CEMP was updated twice within the last 6 months.</p> <ul style="list-style-type: none"> <li>• Revision 4 was conducted on 23/02/2022</li> <li>• Revision 5 was updated on 17/08/2022</li> </ul> <p>Compliance Register was developed and being managed actively by the Project Manager. recently reviewed on 24/08/2022.</p>	Compliant
<b>Construction Environmental Management Plan</b>				
B10	<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>Construction Environmental Management Plan (CEMP) Rev 4 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO</p> <p>Ecologically Sustainable Development Management Plant (ESDMP) Rev 4 dated 24/08/2022 prepared by ADCO</p>	<p><b>Observation:</b> For CEMP to be updated to include the process for the review of the Compliance Register.</p> <p>CEMP Rev 5 dated 17/08/2022 and submitted to the Certifier on 22/08/2022</p> <p>CEMP Rev 5 dated 17/08/2022 and submitted to the Certifier on 22/08/2022</p>	Compliant

	a) Details of: I hours of work;	Unexpected & Heritage Find Protocol Rev 4 dated 18/06/22 by ADCO Asbestos Management Procedure Rev 4 dated 18/8/22 by ADCO	a) Details of i. hours of work included in the CEMP under Section 7 Site Requirements.	
	II 24-hour contact details of site manager;	Construction Traffic & Pedestrian Management Sub Plan (CTPMSP) Rev 6 dated 15/08/22 by ADCO Traffic Management Plan Rev 5 dated 10/08/22 by ADCO	ii. 24hr contact details provided in Section 5 of the CEMP	
	III management of dust and odour to protect the amenity of the neighbourhood;	Waste Management Plan Rev 3 17/8/22 by ADCO) Construction Noise and Vibration Sub-Plan, E-Lab Consulting, 14/12/21 and 21/02/22 (CNVMSP) Waste Management Sub-Plan, ADCO, December 2021 (CWMSP)	iii. Dust management and monitoring are under Section 11.3.3 and 14.2.2 of the CEMP respectively. Odour measures are presented in Appendix 1 Project Risk Register	
	IIII external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;	Civil Engineering Report, Soil and Water Management Plan, Northrop, 09/12/21 (the CSWMSP)	iv. lighting is included in Section 11.3.12 of the CEMP	
	IV community consultation and complaints handling;	Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21 Connecting with Country Meeting Minutes No. 5, 22/10/21 Smoking Ceremony Photos, 0190, 0194, 0201, 0216, 22/10/21	v. Community consultation and complaints handling is detailed in Section 12.1 and Appendix E of the CEMP.	
	b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;		b) unexpected and heritage finds protocol provided a detailed discussion on the CEMP under Appendix 2 Revision 4 dated 18/06/22. <ul style="list-style-type: none"><li>Procedure in the event of unexpected find included in the Unexpected and Heritage Finds Protocol (p10-12) discussed the associated communication procedure that ensure contaminated materials is appropriately managed</li></ul>	
	c) an unexpected finds protocol for non-Aboriginal heritage and associated communications procedure;		c) unexpected and heritage finds protocol provided a detailed discussion on the CEMP under Appendix 2 Revision 4 dated 18/06/22. <ul style="list-style-type: none"><li>The unexpected finds protocol for non-Aboriginal heritage and associated communications procedure was detailed in the Unexpected and Heritage Finds Protocol (p10-12).</li></ul>	
	d) an unexpected finds protocol for Aboriginal heritage and associated communications procedure, including details of Aboriginal Cultural Heritage induction materials, which must:  I be prepared in consultation with the Registered Aboriginal Parties; and  II incorporate an overview of the types of Aboriginal sites and Aboriginal objects to be aware of during construction (i.e. stone tools, concentrations of shells that could be middens and rock engravings and grinding grooves).		d) unexpected and heritage for Aboriginal heritage and associated communication procedure discussed in the Unexpected and Heritage Finds Protocol (p10-12).  The details of Aboriginal Cultural Heritage induction materials were provided under the General Requirements (p19-20 Of Unexpected and Heritage Finds Protocol)	
	e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B11);  f) Construction Noise and Vibration Management Sub-Plan (see condition B12);  g) Construction Waste Management Sub-Plan (see condition B12(d));  h) Construction Soil and Water Management Sub-Plan (see condition B14);		Sub-plan comments are provided below against Condition B11-B14.	

B11	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:	Construction Traffic Management Plan Issue No. 6 dated 10/8/22 prepared by ADCO	The CTPMSP has been prepared to address safety and efficiency of the road network.	Compliant
	a) be prepared by a suitably qualified and experienced person(s);		Section 6.21 of the CTMP provides evidence of suitable experience and qualifications of the author/s.	
	b) be prepared in consultation with Council and TfNSW;		The updated CTMSP was prepared in consultation with Council and TfNSW	
	c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and .		The general measures to be implemented to address road safety and network efficiency are outlined in Section 6 of the CTMP in consideration of traffic, cyclists and pedestrians and bus services	
	d) detail heavy vehicle routes, access and parking arrangements		Sections 6.2 of the CTMP details consideration of heavy vehicle routes, access and parking arrangements.	
B12	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Construction Noise and Vibration Sub-Plan, E-Lab Consulting, 14/12/21 and 21/02/22 (CNVMSP)	Table 1 Section 1 of the CNVMSP provides evidence of suitable experience and qualifications of the author/s	Compliant
	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);		Section 6 of the CNVMSP outlines procedures for achieving the noise management levels in EPA's Guideline (DECC, 2009).	
	c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;		Section 6.1.1, 6.2.1 and 6.3 of the CNVMSP outlines measures for managing high noise generating works.	
	d) include a complaints management system that would be implemented for the duration of the construction; and		CEMP has been updated to refer to the Complaint Register under Section 12.1. Rev 5 dated 17/08/2022 and the CNVMP is attached as Appendix 4 therefore this is consistent with CEMP.	
	e) 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.		Observation: CEMP to be updated to refer to the CNVMP monitoring program.	
B13	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:	Site Mud Map dated 8/9/2022 Waste Register – Monthly Recycling Report July 2022 Waste Management Sub Plan Rev 2 dated 16/3/22 prepared by ADCO	Import Register- ADCO Import Master plus Mud Map was presented to track where all the materials are sourced out and where it was put onsite. Site Mud Map dated 8/9/2022. Laboratory results per import material as traceable by docket and laboratory reports. Records were saved in the project folder	Compliant
	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;			
	b) information regarding the recycling and disposal locations; and		Waste Register – Monthly Recycling Report July 2022 with quantities and percentage of recycled value. Disposal facility was also noted on the report	

	c) confirmation of the contamination status of the development areas of the site based on the validation results.		The Planning and Site Establishment section of the CWMSP discusses the contamination status of the site.	
B14	The Construction Soil and Water Management Sub-Plan (CSWMSP) must address, but not be limited to the following:  a) be prepared by a suitably qualified expert, in consultation with Council;	Construction Environmental Management Plan (CEMP) Rev 4 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO  Civil Engineering Report, Soil and Water Management Plan, Northrop, 09/12/21 (the CSWMSP)  Email Council to ADCO, 03/02/22	Appendix B of the CSWMSP contains the CV of suitably qualified and experienced expert.  Council raised no objections noting that standard requirements are to be implemented.	Compliant
	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.		Observation:  Ongoing update of the Soil and Water Management Plan to address the observation made from the last audit.  Update of the CEMP was already completed on 17/08/2022.	
	c) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;		A stabilised site access has been noted for the O'Connell Street Gate 2 in Section 3c of the CSWMSP.	
	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';		CSWMSP Section 2.2 provides the sediment and erosion control measures  Section 211.3.6 of the Rev 5 CEMP discussed measures to control the risk of erosion or sediment impacting on the natural environment.	
	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);		ADCO Constructions have prepared for wet weather site wide. This is continuously evident in the Weekly and Daily Controls as presented. Stockpile bunds on site are kept to a minimum with Sediment and Erosion Controls monitored on a daily basis.	
	f) detail all off-site flows from the site; and		Appendix A of the CSWMSP provides all off-site flows from the site	
	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.		Management of flood flows is generally described in Section 2.1, 3.1 and the attached drawings of the CSWMSP.	
B15	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:  a) minimise the impacts of earthworks and construction on the local and regional road network;  b) minimise conflicts with other road users;  c) minimise road traffic noise; and  d) ensure truck drivers use specified routes.	CEMP Rev 5 dated 17/08/22 prepared by ADCO Section 6.16 Driver Code of Conduct p32 & Attachment 5 p42  Signed scope of Works, Concrete Supply, 07/02/22 (contract includes routes)	Flyer of Driver Code of Conduct given to all subbies as per he reviewed contract above.  The Driver Code of Conduct includes requirements that would (if implemented) achieve the requirements of this condition.	Compliant
Construction Parking				
B16	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.	Site inspection 25/08/22  Refer to site photos	The site has adequate parking arrangements on site. The use of public streets is not required.	Compliant

Soil and water				
B17	<p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) install erosion and sediment controls on the site to manage wet weather events; and</li> <li>b) divert existing clean surface water around operational areas of the site</li> </ul>	<p>Site inspection 25/08/22</p> <p>Refer to site photos</p> <p>ADCO Monthly Report, August 2022</p> <p>Erosion and sediment control Plan, Northrop, Rev B</p>	<p>Soil and water controls were installed prior to commencement of construction for Stage 3 and are consistent with the erosion and sediment control plan for the Project, which was prepared in accordance with the Blue Book.</p>	Compliant
B18	<p>Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.</p>	<p>Site inspection 25/08/22</p> <p>Refer to site photos</p> <p>ADCO Monthly Report, August 2022</p> <p>Erosion and sediment control Plan, Northrop, Rev B</p> <p>Email, Northrop to ADCO, 21/02/22</p>	<p>Soil and water controls were installed prior to commencement of construction for Stage 3 and are consistent with the erosion and sediment control plan for the Project, which was prepared in accordance with the Blue Book.</p>	Compliant
Flood Management				
B19	<p>Prior to the commencement of construction, the Applicant must submit evidence to the Certifier demonstrating that the design of the development has incorporated the management and mitigation measures contained within the 'Floodplain Management Report for 2-44 O'Connell Street, Kingswood NSW 2747 (Revision B)' prepared by Northrop and dated 11 February 2021.</p>	<p>Floodplain Management Report for 2-44 O'Connell Street, Kingswood NSW 2747 (Revision B)' prepared by Northrop and dated 11 February 2021</p> <p>Memo Northrop to ADCO, 04/02/22 (verification of flood modelling under C24c))</p>	<p>Northrop have provided a verification memo stating that the flood behaviour is generally consistent with the Floodplain Management Report with no material change to downstream flows.</p>	Compliant
Operational Noise – Design of Mechanical Plant Equipment				
B20	<p>Prior to installation of mechanical plant and equipment:</p> <ul style="list-style-type: none"> <li>a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in 'Acoustic Services – Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' prepared by Norman, Disney &amp; Young and dated 10 March 2021 must be undertaken by a suitably qualified person; and</li> <li>b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in 'Acoustic Services – Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0) prepared by Norman, Disney &amp; Young and dated 10 March 2021.</li> </ul>	<p>Site inspection 25/08/22</p>	<p>Mechanical plant has yet to be installed.</p> <p>Not covered by this audit period</p>	Not Triggered
Operational Waste Storage and Processing				

B21	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <ul style="list-style-type: none"> <li>a) is constructed using solid non-combustible materials;</li> <li>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;</li> <li>c) includes a hot and cold water supply with a hose through a centralised mixing valve;</li> <li>d) is naturally ventilated or an air handling exhaust system must be in place; and</li> <li>e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</li> </ul>	Site inspection 25/08/22	<p>Operational waste storage and processing area has yet to be constructed.</p> <p>Not covered by this audit period.</p>	Not Triggered
<b>Construction Access Arrangements</b>				
B22	<p>Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> <li>a) all vehicles must enter and leave the Site in a forward direction;</li> <li>b) 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, is in accordance with the latest version of AS 2890.2; and</li> <li>c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</li> </ul>	<p>Site inspection 25/08/22</p> <p>Construction Traffic Management Plan Rev 6 dated 10/08/22 prepared by ADCO</p> <p>Updated CEMP Rev 5 dated 17/08/22 prepared by ADCO</p> <p>Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21</p> <p>Email ADCO to Certifier 23/02/22 (submission of updated CEMP)</p>	<p>This information is captured graphically in the CTPMSP. Submitted with the Certifier for issuance of CC 3.</p>	Compliant
<b>Operational Access, Car Parking and Service Vehicle Arrangements</b>				
B23	<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> <ul style="list-style-type: none"> <li>a) all vehicles must enter and leave the site in a forward direction;</li> <li>b) a minimum of 16 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</li> <li>c) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.</li> </ul>	<p>Site inspection 25/08/22</p> <p>Refer to site photos</p>	<p>Operational parking and access facilities was observed during the site inspection.</p>	Compliant
<b>Public Domain Works</b>				
B24	<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>	Site inspection 25/08/22	<p>Footpath or public domain works have yet to be constructed.</p>	Not Triggered
<b>PART C: DURING THE CONSTRUCTION</b>				

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> <ul style="list-style-type: none"> <li>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;</li> <li>b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</li> <li>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</li> <li>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.</li> </ul>	<p>Site inspection 25/02/22</p> <p>Refer to site photos</p>	<p>The site signage has been erected and complies with this requirement C1(a) – (d) 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>Hammertech plant maintenance register, current to 08/09/22</p> <p>Equipment induction, Concrete Boom Pump, XN28EJ</p>	<p>Hammertech register is up to date latest records reviewed 60-ton mobile crane MC6-258024/21/0 dated 20/06/2022.</p> <p>The Hammertech plant register includes detail on how each plant is onboarded including risk assessment, service history check, permit, SWMS, plant operator induction and verification of competency.</p> <p>The plant is stickered with a time / date stamp for reference on relevant service history.</p>	Compliant
C3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> <li>a) between 7am and 6pm, Mondays to Fridays inclusive; and</li> <li>b) between 8am and 1pm, Saturdays.</li> </ul> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Construction Environmental Management Plan (CEMP) Rev 4, TAFE NSW institute of Applied Technology for Construction, ADCO, 17/08/2022 (CEMP)</p> <p>HSE Project specific induction, ADCO, Version 4</p> <p>Hammertech Toolbox Talk register, current to 16/09/22</p>	<p>Hours have been incorporated into the updated CEMP, induction, project signage and subcontractor meeting minutes, all of which are communicated to site teams.</p> <p>The Project team / auditee has not yet identified any OOHW during this audit period.</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> <ul style="list-style-type: none"> <li>a) between 6pm and 7pm, Mondays to Fridays inclusive; and</li> <li>b) between 1pm and 4pm, Saturdays.</li> </ul>	<p>Interview with auditees 08/09/22</p>	<p>The Project team reported that no OOHW was considered to date.</p>	Not Triggered

C5	Construction activities may be undertaken outside of the hours in condition C3 and C4 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Interview with auditees 08/09/22	The Project team reported that no OOHW was considered to date.	Not Triggered
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Interview with auditees 08/09/22	The Project team reported that no OOHW was considered to date.	Not Triggered
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	Interview with auditees 24/02/22 Site inspection 25/08/22	Construction site is located within an SP2 – Educational Establishment Zone, far distant to the nearby general residential area and other business establishments.	Not Triggered
<b>Implementation of Management Plans</b>				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Construction Environmental Management Plan (CEMP) Rev 4 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO Safety Internal audit was conducted on 30/08/2022 Site inspection weekly records reviewed dated 29/08/2022 Construct Safe third-party auditor on EHS Audit #3 on 1 September 2022. Safety Pulse Monthly Inspection dated 30/08/2022. Site inspection 25/08/22 Hammertech weekly inspection register (online, sighted 25/08/22) Hammertech site diary register (online, sighted 25/08/22) Hammertech induction register (online, sighted 25/08/22) TAFE NSW and WSU Access Deed Agreement, 29/11/21	The Project has been carried out in accordance with the most recent version of CEMP (Rev 4 dated 17/08/22). The project team demonstrated continuous construction monitoring that includes noise and dust through the following measures: <ul style="list-style-type: none"><li>the conduct of safety internal audit (latest was conducted on 30/08/22)</li><li>preparation of site inspection weekly records (latest was 29/08/22)</li><li>Construct Safe third-party auditor on EHS Audit #3 (latest was 01/09/22)</li><li>Safety Pulse Monthly Inspection (latest was 30/08/22).</li></ul> No complaints were received nor recorded relative to dust and noise and vibration.	Compliant
<b>Construction Traffic</b>				

C9	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.	Construction Traffic Management Plan (CTPMSP) Rev 6 dated 10/08/22 prepared by ADCO Traffic Management Plan Rev 5 dated 10/08/22 prepared by ADCO Site inspection 25/08/22	The site has adequate space for all construction vehicles. The use of public streets is not required.	Compliant
<b>Hoarding Requirements</b>				
C10	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Hammertech weekly inspection register (online, sighted 25/08/22) Site inspection 25/08/22	The inspection register demonstrates that the inspections (including those relating to site fencing compliance) are being completed on at least a weekly basis and are retained. Deficiencies are identified, assigned and action. If an action is not completed by the due date these are escalated through the management team.  Site fencing does not currently include hoarding installation  No issues observed.	Compliant
<b>No Obstruction to Public Way</b>				
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.	Site inspection 25/08/22	No obstructions were observed to any public way	Compliant
<b>Construction Noise Limits</b>				
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan	Construction Noise and Vibration Sub-Plan (CNVMSP) Rev 2 dated 21/02/22 prepared by E-Lab Consulting Site inspection 25/08/22 Noise, vibration and dust monitoring logging system, current to 24/08/22 Complaints register current to 25/08/22	The CNVMSP identifies a range of controls. These were observed to be in place on site.  No disturbing construction noise was observed during the conduct of site inspection.  The site has been arranged to utilize site sheds as shielding.  No noise or vibration complaints have been received.	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.	Construction Environmental Management Plan (CEMP) Rev 4 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO HSE Project specific induction, ADCO, Version 4 Hammertech Toolbox Talk register, current to 16/02/22 Subcontractor meeting 08/02/22 Signed scope of Works, Concrete Supply, 07/02/22 (contract includes hours)	Hours have been incorporated into the CEMP, induction, project signage and subcontractor meeting minutes, all of which are communicated to site teams.  The Project team reported that no OOHV has been considered to date.	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.	Construction Noise and Vibration Sub-Plan (CNVMSP) Rev 2 dated 21/02/22 prepared by E-Lab Consulting Site inspection 25/08/22 Complaints register current to 25/08/22	Quackers are identified within the CNVMSP.  No complaints regarding this requirement have been received.	Compliant
<b>Vibration Criteria</b>				

C15	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <ul style="list-style-type: none"> <li>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</li> <li>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).</li> </ul>	Site inspection 25/08/22	<p>The WSU and TAFE are nearest receivers these are commercial / educational buildings. These are not within the safe working distance of plant on site.</p> <p>Residential buildings are well away from the construction site.</p>	Compliant
C16	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C15.	Site inspection 25/08/22	No residential buildings are within 30 metres of the site.	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 B10 of this consent.	<p>Construction Noise and Vibration Sub-Plan (CNVMSP) Rev 2 dated 21/02/22 prepared by E-Lab Consulting</p> <p>Site inspection 25/08/22</p>	<p>The WSU and TAFE are nearest receivers these are commercial / educational buildings. These are not within the safe working distance of plant on site.</p> <p>Residential buildings are well away from the construction site.</p> <p>No residential buildings are within 30 metres of the site.</p>	Not Triggered
<b>Tree Protection</b>				
C18	<p>For the duration of the construction works:</p> <ul style="list-style-type: none"> <li>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;</li> <li>b) all street trees immediately adjacent to the construction zone identified in approved drawings listed in condition A2 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;</li> <li>c) all trees on the site or adjoining the site that are not approved for removal must be suitably protected during construction as per the recommendations of 'Arboricultural Impact Assessment (Revision A)' prepared by Tree IQ and dated 10 December 2020 and its Addendum Report dated 10 August 2021, and the 'Tree Protection &amp; Removal Plan (Rev B)' prepared by Gray Puksand and dated 9 August 2021; and</li> <li>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.</li> </ul>	<p>Site inspection 25/05/22</p> <p>Refer to site photos</p> <p>Interview with auditees 08/09/22</p>	<p>No street trees have been trimmed or removed.</p> <p>The site is fenced.</p> <p>No works are extending beyond the fence line.</p> <p>Tree protection zones were observed to be in place during the site inspection.</p>	Compliant
<b>Air Quality</b>				

C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Site inspection 25/08/22</p> <p>Refer to site photos</p> <p>Construction Environmental Management Plan (CEMP) Rev 4 dated 17/08/22 prepared by ADCO includes Sediment Control and Onsite Water Management</p> <p>Erosion and Sediment Management Sub-Plan prepared by ADCO</p>	<p>Watercart was in use across the site.</p> <p>Shade cloth is installed on the perimeter.</p> <p>The main haul road and car park have been stabilized with road base / DGB.</p> <p>Stockpiles have been kept below 2.5m and shaped.</p> <p>Static stockpiles have been stabilized.</p>	Compliant
C20	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> <li>a) activities are carried out in a manner that minimises dust including emission of windblown, or traffic generated dust;</li> <li>b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>c) trucks associated with the development do not track dirt onto the public road network;</li> <li>d) public roads used by these trucks are kept clean; and</li> <li>e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	<p>Site inspection 25/08/22</p> <p>Refer to site photos</p> <p>Construction Environmental Management Plan (CEMP) Rev 4 dated 17/08/22 prepared by ADCO includes Sediment Control and Onsite Water Management</p> <p>Erosion and Sediment Management Sub-Plan prepared by ADCO</p>	<p>Watercart was in use across the site.</p> <p>Shade cloth is installed on the perimeter.</p> <p>The main haul road and car park have been stabilized with road base / DGB.</p> <p>Stockpiles have been kept below 2.5m and shaped.</p> <p>Static stockpiles have been stabilized.</p>	Compliant
<b>Imported Fill</b>				
C21	<p>The Applicant must:</p> <ul style="list-style-type: none"> <li>a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;</li> <li>b) keep accurate records of the volume and type of fill to be used; and</li> <li>c) make these records available to the Certifier upon request.</li> </ul>	<p>Site Mud Map dated 8/9/2022.</p> <p>Import Register- ADCO Import Master plus Mud Map</p> <p>Previous evidence:</p> <p>Recovered Aggregate Test Report, Resource Laboratories, (test dates 13/07/21, 11/06/21, 13/08/21)</p> <p>Waste Classification Report, P Clifton and Assoc, 05/11/21 (VENM classification for imported soil from 52 Golf Ave Mona Vale)</p> <p>Interview with auditees 24/02/22</p> <p>Kingswood IATC Load Sheet, 25/02/22</p>	<p>Import Register- ADCO Import Master plus Mud Map was presented to track where all the materials are sourced out and where it was put onsite.</p> <p>Site Mud Map dated 8/9/2022 sighted. Laboratory results per import material as traceable by docket and laboratory reports.</p> <p>Records were saved in the project folder.</p>	Compliant
<b>Disposal of Seepage and Stormwater</b>				
C22	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter	<p>Permit to discharge, 23/12/21, 04/02/22</p> <p>Email ADCO to Certifier, 10/11/21</p> <p>Civil Engineering Report, Soil and Water Management Plan, Northrop, 09/12/21 (the CSWMSP)</p>	Provisions for discharge was set out in the CSWMP and erosion and sediment control plan, which was submitted to the Certifier	Compliant
<b>Emergency Management</b>				

C23	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.	Emergency Management Plan dated 24/08/22, prepared by ADCO  Toolbox Talks on 24/08/2022  HSE Project specific induction, ADCO, Version 4	Emergency Management Plan updated was due to the personnel changes.  The induction includes information on emergency. The emergency response measures have been developed in the Emergency Management Plan. These are regularly communicated to site personnel and sign posted on site.	Compliant
<b>Stormwater Management System</b>				
C24	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: <ul style="list-style-type: none"> <li>a) be designed by a suitably qualified and experienced person(s);</li> <li>b) be generally in accordance with the conceptual design in the 'Civil Engineering: SSDA Design Report (Revision 6)' prepared by Northrop and dated 9 June 2021</li> <li>c) be designed to ensure that the development has no adverse impact upon downstream drainage infrastructure by demonstrating that post-development stormwater flows for all storm events up to the 1% AEP event match with pre-development flows, or as otherwise agreed with Council.</li> <li>d) be in accordance with applicable Australian Standards;</li> <li>e) be in accordance with Stormwater Draining Specification for Building Developments (Penrith City Council, 2016); and</li> <li>f) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2010)</li> </ul>	Floodplain Management Report for 2-44 O'Connell Street, Kingswood NSW 2747, Rev B, Northrop, 11/02/21  Memo Northrop to ADCO, 04/02/22 (verification of flood modelling under C24c)  CC1 Civil Engineering Design Certificate, Northrop, 30/11/21 (and revised on 04/03/22)  Crown Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21  Crown Certificate 2.1 (021-217335) structure below upper ground floor, including foundations, slab on ground showing, walls, concrete columns, block walls, lift pits, cores and stairs, Philip Chun, 08/02/22	Northrop (civil engineers) have provided a verification memo stating that an operational stormwater management system complies with the design requirements of this condition. The design was accepted by the Certifier through issue of the CC1 and CC2.1.	Compliant
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
C25	In the event that surface disturbance identifies a new Aboriginal object: <ul style="list-style-type: none"> <li>a) all works must halt in the immediate area to prevent any further impacts to the object(s);</li> <li>b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</li> <li>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;</li> <li>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</li> <li>e) works shall only recommence with the written approval of the Planning Secretary.</li> </ul>	Interview with auditees 08/09/22  Letter dated 03/06/22 URBIS – ADCO re: Unexpected Find (Bone) 2 <sup>nd</sup> – Archaeological Advice  Unexpected and heritage find protocol, version 2, 18/02/22  Aboriginal Cultural Heritage Assessment (Revision F01)', Urbis, 02/06/21	Unexpected finds of a bone occurred on 2/06/2022. ADCO ceased works in the area and notified Urbis  On 3 June 2022 Heritage Consultant Urbis performed an inspection in accordance with the Unexpected Finds Procedure (UFP) in the Historical Archaeological Assessment (HAA) and Aboriginal Cultural Heritage Assessment (ACHA) (2021).  The in-person inspection confirmed the bone to be animal, suspected to be a bovine ulna.  Unexpected finds on 2 June 2022 – Archaeological Report was dated 3 June 2022.	Not Triggered

C26	Construction works must be carried out in accordance with the recommendations of the document titled 'Aboriginal Cultural Heritage Assessment (Revision F01)' prepared by Urbis and dated 2 June 2021.	<p>Interview with auditees 25/08/22</p> <p>Unexpected &amp; Heritage Find Protocol Rev 4 dated 18/06/22 prepared by ADCO</p> <p>Previous evidence:</p> <p>Aboriginal Cultural Heritage Assessment (Revision F01)', Urbis, 02/06/21</p> <p>Connecting with Country Meeting Minutes No. 5, 22/10/21</p> <p>Smoking Ceremony Photos, 0190, 0194, 0201, 0216, 22/10/21</p>	<p>The ACHAR includes instructions on consultation in the development of the induction, unexpected find protocols (consistent with C25 and C27) and ongoing consultation.</p> <p>The details of Aboriginal Cultural Heritage induction materials were provided under the General Requirements (p19-20 of Unexpected and Heritage Finds Protocol)</p>	Compliant
<b>Unexpected Finds Protocol – Historic Heritage</b>				
C27	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ul style="list-style-type: none"> <li>a) all works must cease immediately in that area and notice to be given to Heritage NSW and the Planning Secretary;</li> <li>b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</li> <li>c) works may only recommence with the written approval of the Planning Secretary.</li> </ul>	<p>Unexpected and heritage find protocol, version 2, 18/02/22</p> <p>Interview with auditees 24/02/22</p> <p>Aboriginal Cultural Heritage Assessment (Revision F01)', Urbis, 02/06/21</p>	<p>Unexpected finds of a bone occurred on 2/06/2022. ADCO ceased works in the area and notified Urbis</p> <p>On 3 June 2022 Heritage Consultant Urbis performed an inspection in accordance with the Unexpected Finds Procedure (UFP) in the Historical Archaeological Assessment (HAA) and Aboriginal Cultural Heritage Assessment (ACHA) (2021).</p> <p>The in-person inspection confirmed the bone to be animal, suspected to be a bovine ulna.</p> <p>Unexpected finds on 2 June 2022 – Archaeological Report was dated 3 June 2022.</p>	Not Triggered
<b>Waste Storage and Processing</b>				
C28	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>Site inspection 25/08/22</p> <p>Complaints register current to 08/09/22</p>	Waste appeared to be well maintained in designated waste storage areas. No issues or reported complaint relative to construction waste.	Compliant
C29	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>Just Skip Bins Waste Management Report, August 2022</p> <p>EPL 12700 (KLF Camelia)</p>	<p>The dominant waste stream is building and demolition waste which is pre-classified as General Solid Waste under the Waste Classification Guidelines. The waste streams, volumes and disposal destinations are recorded through monthly reports from the skip bin provider. General Solid Waste is disposed of to a licenced facility (KLF Camelia).</p> <p>The Project is a cut to fill balance on site, so no excavated material has been disposed.</p>	Compliant
C30	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.	<p>Site inspection 25/08/22</p> <p>Refer to site photos</p>	Concrete washout bins are available on site. Excess concrete is cured then disposed of as General Solid Waste (Recyclable).	Compliant
C31	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<p>Just Skip Bins Waste Management Report, August 2022</p> <p>EPL 12700 (KLF Camelia)</p>	<p>The dominant waste stream is building and demolition waste which is pre-classified as General Solid Waste under the Waste Classification Guidelines. The waste streams, volumes and disposal destinations are recorded through monthly reports from the skip bin provider. General Solid Waste is disposed of to a licenced facility (KLF Camelia).</p> <p>The Project is a cut to fill balance on site, so no excavated material has been disposed.</p>	Compliant

C32	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 auditees 08/09/22 TAFE NSW Preliminary Site Investigation TAFE NSW Construction Centre of Excellence 2-44 O'Connell Street, Kingswood, NSW, JBS&G, 05/02/21	The Preliminary Site Investigation determined contamination risk to be low. The Project team / auditee is not aware of any hazardous materials being present on site. No hazardous materials encountered.	Not Triggered
<b>Outdoor Lighting</b>				
C33	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.	Site inspection 25/08/22 Complaints register current to 25/08/22	The Project team reported that only the site shelters have lights during the construction phase.  The lights did not seem to be overly bright or pointed at any specific receivers.  The lights are switched off at night.  No OOHV have undertaken.	Compliant
<b>Independent Environmental Audit</b>				
C34	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter DPE to TAFE, 05/09/22 re: TAFE NSW Institute of Applied Technology for Construction – Independent Auditor Agreement	WolfPeak were approved as the Independent Auditors prior to commencement of the second Independent Audit.	Compliant
C35	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This audit. Independent Audit Post Approval Requirements (DPIE, 2020)	This Independent Audit has been conducted in accordance with the IAPAR	Compliant
C36	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	This audit. Independent Audit Post Approval Requirements (DPIE, 2020)	The timing of the Independent Audits has not been altered.	Not Triggered
C37	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 C35 of this consent, or condition C36 where notice is given; b) submit the response to the Planning Secretary; and c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Independent Audit No. 1 dated 07/04/22 prepared by WolfPeak (posted on website) Respond to Independent Audit Findings dated 14/04/22 (posted on the website) Letter dated 14/04/2022 to DPE re: submission of response to audit findings	In response to the Independent Audit No. 1, the Applicant complied with the following: g) performed a review and prepared a respond to the IA1 report h) submitted to the Planning Secretary i) Independent Audit Report and response made publicly available on the website	Compliant
C38	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Independent Audit No. 1 dated 07/04/22 prepared by WolfPeak (posted on website) Respond to Independent Audit Findings dated 14/04/22 (posted on the website) Letter dated 14/04/2022 to DPE re: submission of response to audit findings	The response to audit findings (IA1) was submitted to DPE within the timeframe.	Compliant
C39	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.	Site inspection 25/08/22	The Project is still in construction.	Not Triggered

PART D: PRIOR TO COMMENCEMENT OF OPERATION				
Notification of Occupation				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			Not Triggered
External Walls and Cladding				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			Not Triggered
D3	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.			Not Triggered
Works as Executed Plans				
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.			Not Triggered
Warm Water Systems and Cooling System				
D5	The installation of warm water systems and water-cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			Not Triggered
Outdoor Lighting				
D6	<p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <ul style="list-style-type: none"> <li>a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</li> <li>b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</li> </ul>			Not Triggered
Mechanical Ventilation				

D7	<p>Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <ul style="list-style-type: none"> <li>a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</li> <li>b) any dispensation granted by Fire and Rescue NSW.</li> </ul>			Not Triggered
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
D8	<p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B20 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the 'Acoustic Services – Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' report prepared by Norman, Disney &amp; Young and dated 10 March 2021.</p>			Not Triggered
<b>Fire Safety Certification</b>				
D9	<p>Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.</p>			Not Triggered
<b>Structural Inspection Certificate</b>				
D10	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <ul style="list-style-type: none"> <li>a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</li> <li>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</li> </ul>			Not Triggered
<b>Compliance with Food Code</b>				
D11	<p>Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.</p>			Not Triggered
<b>Post-construction Dilapidation Report</b>				

D12	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> <li>a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</li> <li>b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> <li>I. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</li> <li>II. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</li> </ul> </li> <li>c) to be forwarded to Council for information.</li> </ul>			Not Triggered
<b>Protection of Public Infrastructure</b>				
D13	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> <li>b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</li> </ul> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by of this consent.</i></p>			Not Triggered
<b>Road Damage</b>				
D14	<p>Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.</p>			Not Triggered
<b>Protection of Property</b>				
D15	<p>Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.</p>			Not Triggered
<b>Roadworks</b>				
D16	<p>Prior to the commencement of operation, the Applicant must complete the extension to the right turn bay on the western leg of the Great Western Highway at the intersection of the Great Western Highway / French Street / O'Connell Street. The extension to the right turn bay must:</p> <ul style="list-style-type: none"> <li>a) be designed to meet TfNSW requirements and endorsed by a suitably qualified practitioner; and</li> <li>b) be designed in accordance with AUSTROADS and other Australian Codes of Practice</li> </ul>			Not Triggered

D17	The Applicant is required to enter into a Works Authorisation Deed for the roadworks outlined in Condition D16.			Not Triggered
D18	<p>Notwithstanding conditions D16 and D17, the Planning Secretary may approve a request to waive the requirements outlined in conditions D16 and D17 where it has been demonstrated to the Planning Secretary's satisfaction that:</p> <ul style="list-style-type: none"> <li>a) an area wide model (or alternative methodology agreed to by TfNSW) has been undertaken to justify that a reduction to the stipulated 2 per cent traffic growth rate along this section of the Great Western Highway is acceptable; and</li> <li>b) agreement has been obtained from TfNSW that the roadworks are not required. Note: TfNSW can provide STFM modelling to assist with the inputs into the area wide model should it be required.</li> </ul>			Not Triggered
<b>Car Parking Arrangements</b>				
D19	Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that construction works associated with the proposed 16-space at-grade carpark have been completed and that the car parking facility is operational.			Not Triggered
<b>Bicycle Parking and End-of-Trip Facilities</b>				
D20	<p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ul style="list-style-type: none"> <li>a) the provision of a minimum 26 bicycle parking spaces;</li> <li>b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</li> <li>c) the provision of end-of-trip facilities generally in accordance with approved drawings listed at Condition A2; and</li> <li>d) appropriate pedestrian and cyclist advisory signs are to be provided. Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</li> </ul>			Not Triggered
<b>Green Travel Plan</b>				

D21	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information. The plan must:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified traffic consultant in consultation with Transport for NSW;</li> <li>b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</li> <li>c) include specific tools and actions to help achieve the objectives and mode share targets;</li> <li>d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and</li> <li>e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</li> </ul>			Not Triggered
<b>Utilities and Services</b>				
D22	<p>Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.</p>			Not Triggered
<b>Stormwater Operation and Maintenance Plan</b>				
D23	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> <li>a) maintenance schedule of all stormwater quality treatment devices;</li> <li>b) record and reporting details;</li> <li>c) relevant contact information; and</li> <li>d) Work Health and Safety requirements.</li> </ul>			Not Triggered
<b>Signage</b>				
D24	<p>Signage must be installed in accordance with the specifications of the signage drawings listed at Condition A2.</p>			Not Triggered
D25	<p>Prior to the commencement of operation, way-finding signage and signage identifying the location of car parking must be installed.</p>			Not Triggered
D26	<p>Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.</p>			Not Triggered
<b>Operational Waste Management Plan</b>				

D27	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ul style="list-style-type: none"> <li>a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</li> <li>c) detail the materials to be reused or recycled, either on or off site; and</li> <li>d) include the Management and Mitigation Measures included in the 'TAFE NSW Construction Centre of Excellence - Construction &amp; Operational Waste Management Plan' prepared by Waste Audit and dated February 2021.</li> </ul>			Not Triggered
<b>Landscaping</b>				
D28	<p>Prior to the commencement of operation, replacement tree planting proposed on the TAFE Campus and proposed landscaping of the site (including hard and soft landscaping, paths and the like) must be completed in accordance with the landscape plans listed in condition A2(d).</p>			Not Triggered
D29	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape and Vegetation Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must:</p> <ul style="list-style-type: none"> <li>a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</li> <li>b) outline weed management measures to be implemented.</li> </ul>			Not Triggered
<b>Operational Flood Emergency Management Plan</b>				
D30	<p>Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <ul style="list-style-type: none"> <li>a) is be prepared by a suitably qualified and experienced person(s);</li> <li>b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG);</li> <li>c) includes details of: <ul style="list-style-type: none"> <li>XI. the flood emergency responses for operational phase of the development;</li> <li>XII. predicted flood levels;</li> <li>XIII. flood warning time and flood notification;</li> <li>XIV. assembly points and evacuation routes;</li> <li>XV. evacuation and refuge protocols; and</li> </ul> </li> <li>d) awareness training for employees and contractors, and visitors.</li> </ul>			Not Triggered
<b>Public Art</b>				

D31	<p>Prior to the commencement of operation, the Applicant must prepare a public art strategy. The strategy must be developed:</p> <ul style="list-style-type: none"> <li>e) in accordance with the recommendations of 'Co.F.A.B. Lab Discussion Paper: Art in Western Sydney Construction Hub' prepared by TAFE NSW and dated 23 November 2020; and</li> <li>f) in consultation with Registered Aboriginal Parties, to determine how the strategy can incorporate Aboriginal cultural heritage interpretation.</li> </ul>			Not Triggered
D32	The Applicant must submit evidence of the creation/installation of public art having commenced to the Secretary prior to the final occupation of the building. The public art is to be completely installed to the satisfaction of the Planning Secretary within 12 months of final occupation.			Not Triggered
<b>PART E: POST OCCUPATION</b>				
<b>Operation of Plant and Equipment</b>				
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			Not Triggered
<b>Warm Water Systems and Cooling Systems</b>				
E2	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			Not Triggered
<b>Operational Noise Limits</b>				
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in 'Acoustic Services – Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' prepared by Norman, Disney & Young and dated 10 March 2021.			Not Triggered
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in 'Acoustic Services – Noise and Vibration Impact Assessment for TAFE NSW Construction Centre of Excellence (Revision 4.0)' prepared by Norman, Disney & Young and dated 10 March 2021. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.			Not Triggered
<b>Unobstructed Driveways and Parking Areas</b>				

E5	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			Not Triggered
<b>Green Travel Plan</b>				
E6	The Green Travel Plan required by condition D21 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.			Not Triggered
<b>Ecologically Sustainable Development</b>				
E7	Unless otherwise agreed by the Planning Secretary, within 12 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B7, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.			Not Triggered
<b>Outdoor Lighting</b>				
E8	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			Not Triggered
<b>Landscaping</b>				
E9	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape and Vegetation Management.			Not Triggered

## **APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS**

Department of Planning and Environment

Our reference- SSD-8571481-PA-13

TAFE NSW  
via Planning Portal

Attention: Cameron Lang, Investment Project Director

05/09/2022

Dear Mr Lang

**Subject: TAFE NSW Institute of Applied Technology for Construction – Independent Auditor Agreement**

I refer to your request (SSD-8571481-PA-13) for the Planning Secretary's approval of suitably qualified persons to undertake independent environmental audits for TAFE NSW Institute of Applied Technology approved under SSD-8571481 (Approval).

In accordance with Condition C34 of the Approval and superseding the letter dated 14 December 2021 (ref: SSD-8571481-PA-4), the Secretary has agreed to the following audit team:

- Derek Low, Principal Environmental Consultant- Wolfpeak
- Ann Azzopardi, Senior Sustainability Consultant- Wolfpeak;
- Brendan Shannon, Senior Environmental Consultant- Wolfpeak; and
- Annabelle Tungol, Practice Lead- Risk, Audit and Compliance- Wolfpeak.

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

Should you wish to discuss the matter further, please contact Afarid Hussain or email [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).

Yours sincerely

Department of Planning and Environment

A handwritten signature in black ink, appearing to read "R. Sherry".

Rob Sherry  
Team Leader Compliance - Government Projects  
Compliance

*As nominee of the Planning Secretary*

## APPENDIX C – CONSULTATION RECORDS

**From:** Damien Smith <Damien.Smith@dpie.nsw.gov.au>  
**Sent:** Tuesday, 18 October 2022 11:21 AM  
**To:** Annabelle Tungol  
**Subject:** RE: TAFE IATC - SSD - Independent Audit #2.

Good Morning Annabelle,

Thank you for your email below and time on the phone this morning. As discussed, I have reviewed the request for TAFE IATC.

On review it is unclear if a non-compliance report was submitted to the Department for non-compliances raised in the previous audit.

Can you please review the submission of non-compliance notifications in accordance with condition A26 of the Consent.

The Department does not require other additional issues for including within the scope of the Audit that are not already captured by the Consent, and the Department's Independent Audit Post Approval Requirements (May 2020).

If you have any questions or concerns regarding the above please feel to contact me.

Best Regards

**Damien Smith**  
**Senior Compliance Officer – Government Projects**

Planning & Assessment | Department of Planning and Environment  
T 02 9995 6289 | M 0403 291 191 | E [damien.smith@dpie.nsw.gov.au](mailto:damien.smith@dpie.nsw.gov.au)  
Locked Bag 5022 | PARRAMATTA NSW 2124  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)

Please direct all email correspondence to [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)



**Planning,  
Industry &  
Environment**

*The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*



**From:** Annabelle Tungol  
**Sent:** Tuesday, 11 October 2022 12:49 PM  
**To:** [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)  
**Cc:** Joyce Acierda  
**Subject:** TAFE IATC (SSD-8571481) Independent Audit No2 - Consultation  
**Attachments:** tafeiatcproject2582022929am (002).pdf

To whom it may concern,

As part of the requirements of the IAPAR 2020, we need to consult with the Department on the conduct of the second Independent Audit for the project under SSD-8571481-TAFE IATC.

Apologies for the late consultation with you. We have conducted the site inspection on 25 August and followed by the interview and records review on 8 September 2022. There were no issues noted during the inspection and no non-compliance have been recorded. We are on the process of drafting the report when we realised that we have not sent the consultation with you. Before we finalise the report, we would like to get your feedback and any focus areas you want us to look at.

Thank you very much for your consideration.

Regards,  
Annabelle Tungol  
Practice Lead – Risk, Audit & Compliance



Proud sponsor of:



E: [atungol@wolfpeak.com.au](mailto:atungol@wolfpeak.com.au)

M: 0430 592 174

P: 1800 979 716

A: Suite 2, Level 10, 82 Elizabeth Street, Sydney NSW 2000


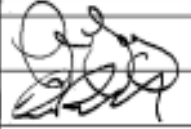

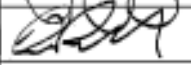
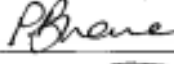
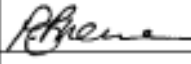


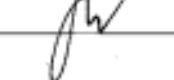
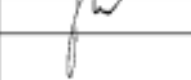
[www.wolfpeak.com.au](http://www.wolfpeak.com.au)

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**Consider the environment. Please don't print this e-mail unless really necessary.**

## **APPENDIX D – ATTENDANCE SHEET**

## INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

PROJECT (NAME AND APPROVAL NUMBER)	TAFE NSW INSTITUTE OF APPLIED TECHNOLOGY FOR CONSTRUCTION		
LOCATION:	TAFE NSW KINGSWOOD CAMPUS 2-44 O'CONNEL		
DATE/TIME (Opening Meeting):	02 SEPT. 2022 / 10AM	DATE/TIME (Closing Meeting):	INTERVIEW & REVIEW OF DOCS
Lead Auditor:	Annabelle Tungol	Audit Scope:	
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE
			Opening Meeting      Closing Meeting
Cameron Lang	Investment Project Director	TAFE INSW	 
DION RICHARDS	PROJECT MANAGER	EY	 
PIERCE BRENNAN	PROJECT MANAGER	ADCO.	 
Annabelle Tungol	Lead Auditor	Wolfpeak	 
JOYCE ACENOR	ANALYST	WP	 

## INDEPENDENT AUDIT MEETING ATTENDANCE RECORD




<b>PROJECT (NAME AND APPROVAL NUMBER)</b>		TAFE NSW INSTITUTE OF APPLIED TECHNOLOGY FOR CONSTRUCTION		
<b>LOCATION:</b>		TAFE NSW IATC KINGSWOOD		
<b>DATE/TIME (Opening Meeting):</b>		25 AUGUST 2022	<b>DATE/TIME (Closing Meeting):</b>	SITE INSPECTION
<b>Lead Auditor:</b>		Annabelle Tungol	<b>Audit Scope:</b>	
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
PIERCE BRENNAN.	PROJECT MANAGER	ADCO CONSTRUCTION	08:00	
Russell Eccles	EHS Advisor	" "	08:00	
Dean Israel	Construction Manager	" "	9:26	
DION RICHARDS	PROJECT MANAGER	EY	9:28	
MITCHELL ALEXANDER	SNR PROJECT MANAGER	EY	9:28	
Camron Lang	TAFE NSW Project Director	TAFE NSW	9:28	

## APPENDIX E – SITE INSPECTION PHOTOGRAPHS


Observations from the site inspection are provided in table 7. The Auditor was escorted around the site by Project personnel who made themselves available for this purpose.



No.	Comment	Photograph
1	Site Notice	 



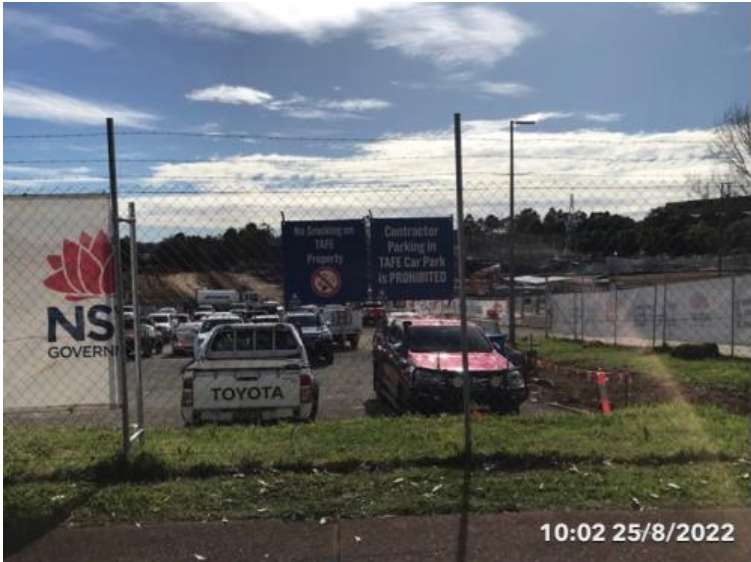
2	Chemical Container with Spill Kit	
3	Tree Protection	

4	Construction Site View	
5	Boundary Screening and Fence Installed	
6	Concrete Wash Out Area	

7	Exit with Rumble Grid and Wash Area	
8	Concrete Wash Area	
9	Sediment Basin Silt Fences installed around the perimeter of the site	

10	Stockpile with Silt Fence	
11	Moving of Spoil No dust generation	
12	Construction View towards East side	

13	Spill Kit near the Construction Area	 <p>09:42 25/8/2022</p>
14	Pedestrian Pathway for Workers	 <p>09:42 25/8/2022</p>

15	Site Board	
16	Emergency Evacuation Point	
17	Parking Area for Construction Staff  Construction workers prohibited on school campus parking	

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## APPENDIX F – DECLARATION

## Declaration of Independence - Auditor


Project Name:	Bankstown North Public School
Consent Number:	880 10290
Description of Project:	Redevelopment of Bankstown North Public School comprising demolition of selected buildings and construction of two new buildings, new outdoor play spaces and facilities, new internal dropoff/pick-up facilities and associated internal road, tree removal, site remediation, landscaping, school identification sign and increase in student capacity
Project Address:	Lot A 44492, Lot 1 DP 501320, Lot A DP 399940, Lot 14 DP 1000689, Lot 1 DP 441732, Lot 1 DP 772787, Lot 1 Section 5 DP 192509, Lot 7 DP 441703, Lot 8 DP 441703, Lots 11 - 14 In DP 132498
Proponent:	NSW Department of Education (Infrastructure Projects)
Date:	18/07/22

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, 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:	Annabelle Tungol
Signature:	
Qualification:	Lead Environmental Auditor (Exemplar Global -Certificate #119536) Quality Auditor (Exemplar Global -Certificate #119536) Chemical Engineer (Philippines Professional Regulation Commission May 2000)

## Declaration of Independence - Auditor



	– Certificate #22586) Bachelor of Science in Chemical Engineering – Saint Louis University Baguio City Philippines March 1998
Company:	WolfPeak Pty Ltd