

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

12 April 2023

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

Dear Mr/Mrs Secretary,

In accordance with the approved Conditions of Consent related to SSD-8571481 and, Condition C38, please find attached the Independent Audit Report No.3 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,

Ben Isakka  
Digitally signed  
by Ben Isakka  
Date: 2023.04.26  
15:16:42 +10'00'

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# INDEPENDENT AUDIT NO. 3 – AUDIT REPORT

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TAFE IATC | SSD 8571481

APRIL 2023

## Authorisation

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**Project No.:** 727

**Prepared for:**

The Technical and Further Education Commission

**Prepared by:**

WolfPeak Pty Ltd

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## EXECUTIVE SUMMARY

This Audit Report outlines the outcomes of the third Independent Audit (IA3) 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. TAFE NSW engaged Ernst and Young (EY) as the Project Manager and Australian Building Construction Company (ADCO) as the Principal Construction Contractor for the Project.

This audit 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 IA3 and was approved by the Department of Planning and Environment (DPE) on 5 September 2022.

This IA3 covers the Stage 3 and Stage 4 construction phase from September 2022 to February 2023 (the audit period). A site inspection was conducted on 16 February 2023 followed by audit records review on 9 March 2023. Works conducted during the audit period included the completion of concrete structures for the remaining levels, installation of structural steel for the building's roof and perimeter in its entirety, as well as the installation of roof sheeting, gutters, and downpipes. Additionally, Stage 3 works have commenced, which include external façade works and internal fit-out.

The overall outcome of this IA3 indicated that compliance was proactively tracked by the key project personnel and the following were noted during this audit:

- Environmental team were competent and well-resourced in ensuring that the Project environmental requirements were met.
- Environmental records were readily accessible during the conduct of site inspection and records review.
- There were no complaints since the commencement of construction.
- The mitigation measures as per the CEMP and sub-plans were implemented i.e., dust management, erosion and sedimentation controls, tree protection, waste management, traffic and parking controls.

### Summary of Findings

Detailed findings are presented in Section 3, 4 and Appendix A. The summary of findings during this IA3 are as follows:

- All the previous audit findings (IA2) were addressed and closed out
- A total of 138 CoCs were assessed with the following findings:
  - Sixty-six (66) CoCs were compliant;
  - Zero (0) CoCs were identified non-compliant; and
  - Seventy-two (72) CoCs were not triggered.

- There was one (1) observation raised during this audit:
  - Condition B10 - The CEMP (soil and water section) must be updated to reflect the removal of sediment basin and the erosion and sedimentation control plan updates.

The Auditor acknowledges auditees' organisation, 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).

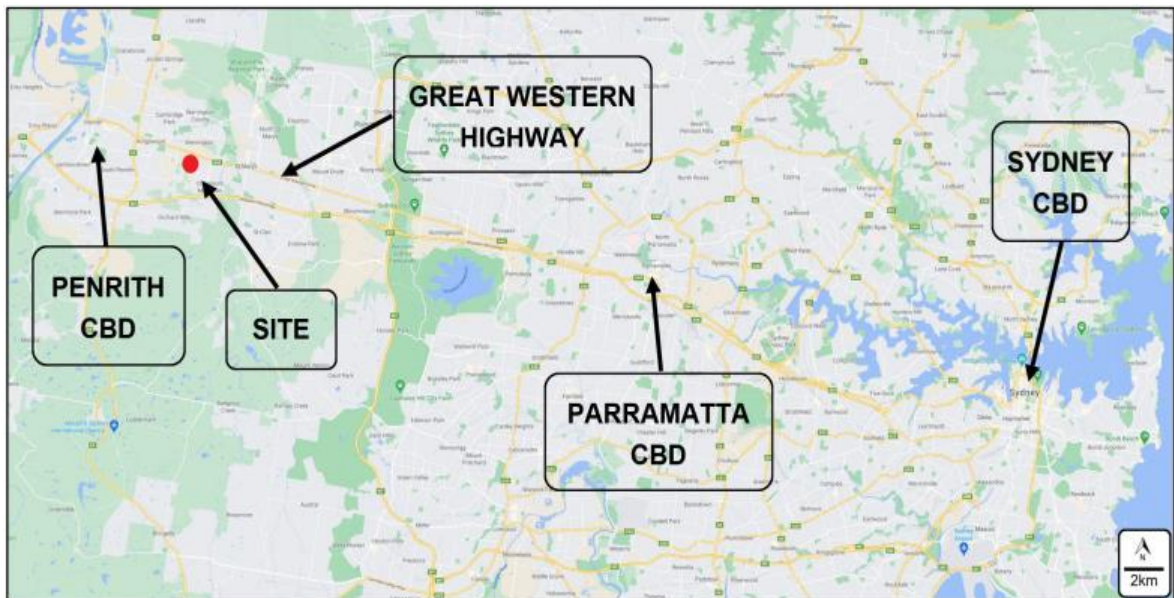


Figure 1 Vicinity Map (Source: Assessment Report DPIE Sept. 2021)



Figure 2 Site Location ((Source: 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 7,836 sqm 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 specialised 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 a revised completion target of June 2023 (originally planned date of March 2023).

## 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:	ADCO
Project Designer:	Gray Puksand
Project Phase:	Construction Phase
Project Target Completion:	June 2023

Item	Details
Project Activity Summary:	The works conducted during the audit period (September 2022 to February 2023 inclusive) included the completion of concrete structures for the remaining levels, installation of structural steel for the building's roof and perimeter in its entirety, as well as the installation of roof sheeting, gutters, and downpipes. Additionally, Stage 3 works have commenced, which include external façade works and internal fit-out.

## 1.3 Approval requirements for Independent Audit

Conditions of Consent (CoC) C34 – C39 of Schedule 2 of SSD 8571481 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department's 2020 document of entitled Independent Audit Guideline Post Approval Requirements (IAPAR).

## 1.4 The audit team

In accordance with CoC C34 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.

Approval of the audit team was provided by the Department on 5 September 2022. The letter is presented in Appendix C. The declaration of independence is presented in Appendix F.

Table 2: Audit team

Name	Company	Participation	Certification
Annabelle Tungol	WolfPeak	Lead Auditor	Bachelor of Science in Chemical Engineering Exemplar Global Certified Environmental Lead Auditor - Certificate No 119536

## 1.5 The audit objectives

The objective of this IA3 is to satisfy SSD 8571481 Schedule 2, CoC C35. CoC C35 states:

*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 of Independent Audit.

This IA3 aims to meet the obligations of CoC C35, 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, and further elaborated below.

## 1.6 Audit scope

This is the third audit relative to the construction of the Project, covering the period between September 2022 and February 2023 (the audit period). The scope of the audit includes:

- “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 Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department's IAPAR 2020.

### 2.2 Audit process detail

#### 2.2.1 Audit initiation

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 16 January 2023 WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit and confirmation on whether other stakeholders should be consulted, as per Section 3.2 of the IAPAR. Refer to Section 3.6 of this report for the results of consultation with the relevant agencies. Consultation records are attached in Appendix C.

#### 2.2.4 Meetings

On 16 February 2023, the auditor met with several project personnel at the Project site, TAFE NSW Kingswood Campus, 2-44 O'Connell Street, Kingswood.

The meeting comprised:

- An initial discussion on the purpose and scope of the audit and progress and status of the works
- A short site inspection (detailed in Section 2.2.6)
- Interviews (detailed in Section 2.2.5)
- A follow up discussion related to the early findings of the audit (based on a document review prior to the meeting, the site inspection and the interviews).

Opening meeting was held on 16 February 2023 (site inspection) and closing meeting was held on 9 March 2023 (interview and records review) with the project personnel and WolfPeak auditor. Key items discussed included:

- Confirmation of the purpose and scope of the audit
- Overview of the project and status of the works
- Review of 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 audit 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

During the site inspection and document review, key personnel involved in the Project delivery, including those with responsibilities for environmental management, who could assist on verifying the compliance status of the development were interviewed.

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

## 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 environmental controls and mitigation measures.

The site inspection was conducted on 16 February 2023 and detailed observations were discussed in Section 3. Photos were taken during the site inspection and presented in Appendix E.

## 2.2.7 Document review

The Audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The primary documents

sighted are presented in Section 3.1 and detailed document and records reviewed were defined in Appendix A.

## 2.2.8 Generating audit findings

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

- Relevant records, documents and reports
- Interviews of relevant site personnel
- Photographs
- Figures and plans; and
- Site inspections of relevant locations, activities and processes.

Section 3 and Appendix A present the general audit findings and recommendations.

## 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
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

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

## 2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- Have been developed in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate.
- 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 2021 September 2021 signed by David Gibson, A/Director, Social Infrastructure Assessment – DPIE
- Construction Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12 December 2021
- 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 February 2022
- Construction Certificate Stage 2.2 includes Balance of Structure to include Upper Ground dated 22 April 2022 issued by Philip Chun Building Compliance
- Construction Certificate (CC3) S6.28 CDVC3 Stage 3 approval includes architectural, fitout and services work, Philip Chun, 26 September 2022
- Construction Certificate (CC4) S6.28 CDVC4 Stage 3 approval relates to the balance of works including external façade, landscaping and public domain works, Philip Chun, 16 December 2022
- Notice of Determination of Application dated 28/September 2021 approved and signed by Karen Harragon, Director, Social and Infrastructure Assessments – DPIE
- Construction Environmental Management Plan (CEMP) Rev 5 dated 17 August 2022 prepared by ADCO
- Staging Report Rev 3 dated 15 March 2022 prepared by ADCO
- Stamped plans approved by Department of Planning, Industry and Environment (DPIE) 14 July 2020.
- Construction Environmental Management Plan (CEMP) Rev 7, 16 March 2023 by ADCO
- Construction Soil and Water Management Sub Plan (CSWMSP) 16 March 2023 by ADCO.

Additional documents and evidence sighted during the audit are set out in Appendix A.

### 3.2 Summary of compliance

This section including Table 5 and Table 6 presents the summary of compliance for IA3, and the status of previous audit findings from IA2. Recommendations and the applicant's response are also included. Detailed findings are presented in Appendix A.

In summary:

- The audit findings and observation from the previous audit (IA2) were all addressed and considered closed by the Auditor.
- A total of 138 CoCs were assessed with the following findings:
  - Sixty-six (66) CoCs were compliant;
  - Zero (0) CoCs were identified non-compliant; and
  - Seventy-two (72) CoCs were not triggered.
- There was one (1) observation raised during this audit:
  - Condition B10 - The CEMP (soil and water section) must be updated to reflect the removal of sediment basin and the erosion and sedimentation control plan updates.



Table 5: Findings, Recommendation and Applicant Response for IA2

Item	Ref	Finding Category	Condition / requirement	Finding / Recommendation	Applicant Response	Status
IA2_1	A29	Observation	<b>Revision of Strategies, Plans and Programs</b> <i>Within three months of:</i> <ol 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,</li> </ol> <i>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.</i>	<p>The CEMP and sub-plans were updated on the 17 August 2022 (Rev.5). The CEMP was submitted to the Certifier on 22 August 2022.</p> <p><b>Observation:</b> The review of CEMP must be submitted to the Planning Secretary.</p> <p><b>Recommendation:</b> The Planning Secretary must be notified in writing that a review has been carried out.</p>	<p>The CEMP was updated on the 16 March 2023 (Rev. 7) to include ADCO and Northrop Civil Engineers management compliance with the JBS&amp;G Salinity Management and Assessment Plan, wet weather preparation management protocol and updated site control plan with site flows.</p> <p>The CEMP was submitted to the Certifier on the 16 March 2023 and to the Department on 21 March 2023.</p>	Closed
IA2_2	B10	Observation	<b>Construction Environmental Management Plan</b> <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> <ol style="list-style-type: none"> <li>Details hours of work</li> <li>an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</li> <li>an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</li> <li>an unexpected finds protocol for Aboriginal heritage and associated communications procedure, including details of Aboriginal Cultural Heritage induction materials</li> <li>Construction Traffic and Pedestrian Management Sub-Plan (see condition B11);</li> <li>Construction Noise and Vibration Management Sub-Plan (see condition B12);</li> <li>Construction Waste Management Sub-Plan (see condition B12(d));</li> <li>Construction Soil and Water Management Sub-Plan (see condition B14)</li> </ol>	<p><b>Observation:</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.</p> <p><b>Recommendation:</b> The CEMP must be updated to include the process for the review and maintenance of the Compliance Register.</p>	<p>The CEMP was updated on 20 October 2022 (Rev. 6) to include the updated SSD Compliance table.</p>	Closed

Table 6: Findings, Recommendation and Applicant Response for IA3

Item	Ref.	Type	Requirement	Findings / Recommendation	Applicant Response	Status
IA3_1	B10	Observation	<p><b>Construction Environmental Management Plan</b>  <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> <ul style="list-style-type: none"> <li>a) <i>Details hours of work</i></li> <li>b) <i>an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</i></li> <li>c) <i>an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</i></li> <li>d) <i>an unexpected finds protocol for Aboriginal heritage and associated communications procedure, including details of Aboriginal Cultural Heritage induction materials, which must:</i></li> <li>e) <i>Construction Traffic and Pedestrian Management Sub-Plan (see condition B11);</i></li> <li>f) <i>Construction Noise and Vibration Management Sub-Plan (see condition B12);</i></li> <li>g) <i>Construction Waste Management Sub-Plan (see condition B12(d));</i></li> <li>h) <i>Construction Soil and Water Management Sub-Plan (see condition B14)</i></li> </ul>	<p><b>Observation:</b>  During the audit it was observed that the Erosion and Sedimentation Control Plan (Soil and Water Management Plan) was updated. Additionally, the sediment basin was removed from the site and backfilled with earth soil.</p> <p><b>Recommendation:</b>  CEMP must be updated to reflect the changes mentioned above.</p>	<p>Before the completion of this audit report, the Proponent updated the CEMP and CSWMSP to address the audit observation. Copies of the plans were sighted as follows:</p> <ul style="list-style-type: none"> <li>• Construction Environmental Management Plan (CEMP) Rev.7, dated 16 March 2023 by ADCO</li> <li>• Construction Soil and Water Management Sub Plan (CSWMSP) dated 16 March 2023 by ADCO</li> </ul>	<b>Closed</b>

### 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.

Although the CEMP and associated sub-plans were generally compliant, an observation was raised by the auditor to update the CEMP to reflect the Soil and Water Management Plan updates and the erosion and sedimentation control plan updates due to the removal of the sediment basin.

Before the completion of this audit report, the Proponent provided an updated copy of the CEMP (Rev.7) dated 16 March 2023 which addresses the observation above. The CEMP was provided to the Certifier on 16 March 2023 and submitted to Department on 21 March 2023.

### 3.4 Summary of notices from agencies

To the Auditors knowledge there were no notices received from the Department or other agencies during this IA3 audit period.

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

On 16 January 2023, WolfPeak consulted with the Department to obtain feedback on the scope of the audit, as outlined in Section 3.2 of the IAPAR, and to confirm whether other stakeholders should be consulted. On 7 February 2023, WolfPeak sent a follow-up consultation email to the Department; however, no response was received. Records of consultation are attached as Appendix C.

Based on the interview, there were no written directions from the Department and there are no 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 found on the project website. There were no complaints recorded by the Project team since the commencement of construction. Complaints register was current to February 2023.

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

### 3.7 Incidents

There were no reportable incidents as defined by SSD 8571481 recorded by the auditee during this IA3 audit period.

### 3.8 Actual versus predicted impacts

The audit considered the actual impacts arising from the carrying out of the Project and whether they are consistent with the relevant impacts predicted in the EIS. A summary of the assessment is presented in Table 7.

*Table 7 Summary of predicted versus actual impacts*

Aspect	Summary of potential impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Acoustic	Adverse noise impacts within the development from the road network.	<p>Mitigation measures were implemented through provision of site hoardings and boundary screening around the site perimeter. This was observed during the site inspection on 16/02/23.</p> <p>The site is also lower than the ground level that serves a natural noise barrier. There were no complaints received on noise.</p> <p>No change from the predicted and actual impacts.</p>	Y
Utilities	Adequate connection to utilities and adequate infrastructure capacity.	<p>Utilities and Infrastructure Management Plan was developed, and mitigation measures were implemented.</p> <p>No change from the predicted and actual impacts.</p>	Y
Drainage and flooding	Site flooding and risk to life.	<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> <p>No change from the predicted and actual impacts.</p>	Y
Pedestrian amenity	Conflict with pedestrian, cyclists and vehicles (construction)	<p>Implementation of Construction Traffic Management Plan was sighted.</p> <p>Clear delineation between safe walking and cycling routes during the detailed design.</p> <p>It was noted during the site inspection that there was no conflict observed between pedestrians, cyclists, and vehicles.</p>	Y

Aspect	Summary of potential impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
		No change from the predicted and actual impacts.	
Salinity	Exposure of saline soils and degradation of building materials	<p>Implementation of Soil and Water Management Plan within a detailed CEMP was sighted.</p> <p>Implementation of recommendations of the Salinity Assessment and Management Plan.</p> <p>CEMP Rev.7 was updated and included the ADCO Constructions Management compliance with the Salinity Assessment Management Plan.</p> <p>No change from the predicted and actual impacts.</p>	Y
Traffic and transport	Increase in traffic on the local roads	<p>Implemented a Construction Traffic Management Plan was sighted.</p> <p>The outcome of the site inspection indicates that the project did not affect the traffic flow on the local roads.</p> <p>Consultation with TfNSW has been ongoing with regards to the road extension at O'Connell Street. This inquiry still pending with TfNSW and the verifier for this roadwork was already engaged.</p> <p>No change from the predicted and actual impacts.</p>	Y
Parking	Overflow of parking onto public streets during construction.	<p>No construction vehicle was parked on the public road. Please refer to the site photos taken on the 16/02/23 in Appendix E.</p> <p>No change from the predicted and actual impacts.</p>	Y
Waste	Waste production	<p>Implementation of the construction aspects of the Waste Management Plan.</p> <p>As of the last inspection, waste was being managed accordingly.</p> <p>Most of the excess spoil will be reused onsite subject to soil analysis criteria for reused spoil.</p> <p>No change from the predicted and actual impacts.</p>	Y

Aspect	Summary of potential impacts	Summary of actual impacts observed during audit period	Consistent (Y/N)
Contamination	Exposure of contamination or hazardous materials (construction).	<p>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 to date.</p> <p>No change from the predicted and actual impacts.</p>	Y

### 3.9 Key strengths and environmental performance

The overall outcome of this IA3 indicated that compliance was proactively tracked by the key project personnel.

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

- Environmental team were competent and well-resourced in ensuring that the Project environmental requirements were met.
- Environmental records were readily accessible during the conduct of site inspection and records review.
- There were no complaints received since the commencement of construction.
- There were no issues raised during the site inspection conducted on the 16 February 2023 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 in place;
  - Concrete wash bins were 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; and
  - No dust and no mud tracking.

## 4. CONCLUSION

The overall outcome of this Independent Audit indicated satisfactory compliance against the conditions of approval and the implementation of CEMP and sub-plans. The following was concluded during this audit:

- The IA3 was conducted during the construction phase of the project covering the period from September 2022 to February 2023, noting that construction completion will be in June 2023.
- Environmental team were competent and well-resourced in ensuring that the Project environmental requirements were met.
- Environmental records were readily accessible and well-organised during the conduct of site inspection and record review.
- There were no non-compliances, complaints and incidents reportable to the Department during this IA3 audit period.
- The mitigation measures as per the CEMP and sub-plans were implemented i.e., noise, dust control, erosion and sedimentation controls, tree protection, waste management, traffic and parking controls.
- All previous audit findings from IA2 have been addressed accordingly and were considered closed.
- A total of 138 CoCs were assessed;
  - Sixty-six (66) CoCs were compliant;
  - Zero (0) CoCs were identified non-compliant;
  - Seventy-two (72) CoCs were not triggered; and
- There was one (1) observation raised during this audit:
  - Condition B10 - The CEMP (soil and water section) must be updated to reflect the removal of sediment basin and the erosion and sedimentation control plan updates.

## 5. LIMITATIONS

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

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

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

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.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying



upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

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

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

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	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. Site inspection 16/02/23 Interview with auditees 09/03/23	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.  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; and  There were no environmental issues raised during the site inspection conducted with the implementation of the following mitigation measures sighted: <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. It was noted that the sediment basin was already removed, and Erosion and Sedimentation Plan was updated;</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>No dust and no mud tracking.</li> </ul>	Compliant
<b>Terms of Consent</b>				
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, Response to Submissions and additional information provided in support of the application during the assessment period; and (d) in accordance with the approved plans in the table below:	Evidence referred to elsewhere in this audit table. Site inspection 16/02/23 Interview with auditees 09/03/23 Environmental Impact Statement TAFE NSW Construction Centre of Excellence, Urbis, 10/03/21 (the EIS) Submissions Report SSD-8571481 - Institute of Applied Technology for Construction, Urbis, 11/06/21 (the RtS) Response To Request for Information - SSD-8571481, Urbis, 13/08/21. 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	The development was carried out with: a) No non-compliances identified in this audit period. b) There have been no written directions from the Planning Secretary. c) Development was observed to be carried out generally in accordance with the EIS, RtS and additional information provided in support of the application. d) The Certifier has verified that the works to date are consistent with the approved design.	Compliant

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	<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	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 (CC3) S6.28 CDVC3 Stage 3 approval includes architectural, fit out and services work, Philip Chun, 26/09/22  Construction Certificate (CC4) S6.28 CDVC4 Stage 3 approval relates to the balance of works including external façade, landscaping and public domain works, Philip Chun, 16/12/22		
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A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:  (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;  (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and  (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	Site inspection 16/02/23  Interview with auditees 09/03/23	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.	Site inspection 16/02/23  Interview with auditees 09/03/23	No inconsistencies and conflicts were identified.	Not Triggered																																																																																																				
Limits of Consent																																																																																																								
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Interview with auditees 09/03/23  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.  The Project is still under construction.	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.	Part 6, Division 8A of the EPAA  Interview with auditees 08/09/22  Site inspection 25/08/22	The Applicant complied with the relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation based on the Certifiers released of Construction Certificates.	Compliant																																																																																																				

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
		<p>Email Certifier to TAFE, 13/12/21 (issue of Construction Certificate 1).</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>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 3 and notification to DPE was conducted on 8/9/2022 as part of the Stage 3 commencement.</p> <p>Construction Certificate (CC3) S6.28 CDVC3 Stage 3 approval includes architectural, fit out and services work, Philip Chun, 26/09/22</p> <p>Construction Certificate (CC4) S6.28 CDVC4 Stage 3 approval relates to the balance of works including external façade, landscaping and public domain works, Philip Chun, 16/12/22</p>	<p>The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.</p>	
Planning Secretary as Moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	<p>Site inspection 16/02/23</p> <p>Interview with auditees 09/03/23</p>	There were no disputes noted during this audit period.	Not Triggered
Evidence of Consultation				
A8	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>i. the outcome of that consultation, matters resolved and unresolved; and</p> <p>ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	<p>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</p> <p>Construction P/L re: Site Induction</p> <p>Updated the Unexpected and heritage finds protocol dated 18/08/22.</p> <p>Consultation with the transport was initiated relating to the road extension on the O'Connell Street</p> <p>Email 1/11/22 ATD/0085/10 – DA 12-22 O'Connell St Kingswood re: road extension</p> <p>Consultation with TfNSW for NSW since September 2022 regarding the road extension e.g. email dated 2/11/2022 – SYD20/00855/10-Daat 12-22 O'Connell Street Kingswood with Sumana Kulangsinghe (TfNSW) – submission of road design</p>	<p>Consultation was conducted with the identified parties when required.</p> <p>Examples of consultation was sighted as follows:</p> <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> <li>- Consultation with the Penrith Council relative to traffic management.</li> <li>- Consultation with TfNSW has been ongoing with regards to the road extension at O'Connell Street. This inquiry still pending with TfNSW already engaged a verifier.</li> </ul>	Compliant
Staging				

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
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).	Site inspection 16/02/23 Interview with auditees 09/03/23 Letter dated 31/3/22 DPE-Urbis re: Satisfaction of the Staging Report Staging Report Rev 3 dated 15/03/22 prepared by ADCO Letter dated 05/09/22 TAFE to DPE re: Notification of Construction Commencement for Stage 3 on 08/09/22 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 Staging Report was prepared and submitted to the satisfaction of the Planning Secretary 31/3/2022. The Staging Report was submitted to the Planning Secretary no later than one month before the commencement of construction of the first proposed stage of construction 15/3/2022. The Staging Report was updated accordingly to reflect the current program.	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.	Evidence as per A9	The auditee presented evidence that Staging Report Rev.3 dated 15/03/22 was prepared by ADCO with the satisfaction of the Department thru its letter dated 31/3/22 to URBIS (The Certifying Authority). Staging Report includes the information required in this condition.	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.	Evidence as per A9	The project appears to have been staged in accordance with the Staging Report, as approved by the Planning Secretary.	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.	Site inspection 16/02/23 Interview with auditees 09/03/23 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 construction was conducted in accordance with the approved Staging Report (Rev 3).	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A13	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies,	Site inspection 16/02/23 Interview with auditees 09/03/23	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 IA3	Compliance Status
	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).			
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	As per A13	As above	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.	As per A13	As above	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.	As per A13	As above	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>	Site inspection 16/02/23 Interview with auditees 09/03/23 Email Certifier to TAFE, 13/12/21 (issue of Construction Certificate 1). 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 Construction Certificate Stage 2.2 includes Balance of Structure to include Upper Ground dated 22/04/22 issued by Philip Chun Building Compliance	The requirement under this condition provides compliance through the issuance of Construction Certificate of CC1 and CC2.1 and CC2.2. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	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.	Site inspection 16/02/23 Interview with auditees 09/03/23 Construction Certificate (CC4) S6.28 CDVC4 Stage 3 approval relates to the balance of works including external façade, landscaping and public domain works, Philip Chun, 16/12/22	Requirement under this condition provides compliance through the issuance of Construction Certificate of CC4. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant
<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.	Evidence as per CoCs B9-B14.	The management plans, design and construction certificates appear to reference the current guidelines, standards and protocols relevant to the topics that each document addresses.	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.	Site inspection 16/02/23 Interview with auditees 09/03/23	The 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</i>	Site inspection 16/02/23 Interview with auditees 09/03/23 Independent Audit No 1, WolfPeak, 07/04/22 Independent Audit No. 2, WolfPeak, 25/10/22 TAFE Kingswood Centre of Excellence Construction Noise and Vibration Subplan Rev 2 dated 21 February 2022, E-Lab Consulting	This third Independent Audit has been conducted completed in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements. Although not required as part of the Development Consent (SSD 8571481), ADCO has decided as a proactive measure to undertake real-time noise, vibration, and air quality monitoring to assist with	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
	<i>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>	Live Environmental Monitor Noise and Vibration dated 09/03/22 Noise, vibration and dust monitoring logging system, current to February 2023	managing potential construction noise impacts on the surrounding community. Live monitoring of noise and dust are being undertaken daily through the conduct of Vault - Live Environmental Monitor Noise and, Vibration, and Dust. There have been no reported exceedances during the past 6 months. No complaints were received nor recorded for the past six months.	
Access to Information				
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; ix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary	The project website: <a href="https://www.tafensw.edu.au/instituteofappliedtechnology">https://www.tafensw.edu.au/instituteofappliedtechnology</a>	Access to Information The Project website is active and contains the following: i. Link to the project approvals on the website ii. Development Consent SSD 8571481 iii. The following strategies and plans: iv. Staging Report Rev 3 Project No. 3547 dated 15/03/22 prepared by ADCO; Construction Environmental Management Plan (CEMP) Rev 7 16/03/23 by ADCO re: Update on various amendment Construction Soil and Water Management Sub-Plan 16/03/23 by ADCO The Renewal Project   Summer Hill Community Communication Strategy Rev 2 April 2022 v. Summary of monitoring results posted on the project website on a monthly basis. vi. Regular updates and progress are posted on website vii. Contact details are posted on the project website <a href="https://www.trinity.nsw.edu.au/about-us/our-facilities/the-renewal-project/">https://www.trinity.nsw.edu.au/about-us/our-facilities/the-renewal-project/</a> viii. Complaint register is posted on the website <a href="https://www.tafensw.edu.au/instituteofappliedtechnology">https://www.tafensw.edu.au/instituteofappliedtechnology</a> and is current to February 2023 ix. Independent Audit No.2 and response to Independent Audit Findings is available on the website x. No other matters required by the DPE; the CEMP and all sub-plans are available on the website.	Compliant
Compliance				
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	Site inspection 16/02/23 Interview with auditees 09/03/23 Project scope of works, Design and Construct – Formwork, ADCO, Rev A Subcontractors drop box (issue of SSD to subcontractors), no date Tender contract document A6.1, A6.2, A6.3, A6.4, Concrete Supply and Place Annexure I of Subcontract, ADCO, 11/10/21 Personnel Approved Induction Dunite Linings 27/02/23 Beyond Fire P/L Approved Induction HSE Project specific induction, ADCO, Version 606 dated 17/02/2023, a total of 154 inductions in February 2023 Hammertech Toolbox Talk register, current to 6/306/03/2023	The Applicant ensured that all 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. Toolbox Talks were conducted (register presented), and every employee need to attend the induction and toolbox. Site Induction included the SSD requirements.	Compliant
Incident Notification, Reporting and Response				



Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
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.	Site inspection 16/02/23 Interview with auditees 09/03/23 Hammertech incident register current to March 2023	There was a total of 12 incidents that were recorded to date on the project. However, none of these incidents are considered reportable to the Department as per the definition of incident in the SSD 8571481.	Not Triggered
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	As per A25	No reportable incidents.	Not Triggered
Non-Compliance Notification				
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.	Site inspection 16/02/23 Interview with auditees 09/03/23 Post Approval Portal No. 16 28/11/2022 submission of response to the RFI as requested by the DPE Response to Independent Audit no. 2 - Observation 17/11/22 by EY & ADCO Independent Audit Report No. 2 dated 08/09/22 by WolfPeak	There was no non-compliance identified during this audit period. No non-compliance was identified in Independent Audit Report No. 2, only observations were made. The project team responded to these observations and posted the response on the project website.	Not triggered
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.	As per A26	As above	Not triggered
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	As per A26	As above	Not Triggered
Revision of Strategies, Plans and Programs				
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 (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Site inspection 16/02/23 Interview with auditees 09/03/23 Construction Environmental Management Plan (CEMP) Rev 7 16/03/23 by ADCO re: Update on various amendment Construction Soil and Water Management Sub-Plan 16/03/23 by ADCO Unexpected & Heritage Find Protocol Rev 6 dated 20/10/22 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 Post Approval Portal No. 16 - 28/11/2022 submission of response to the IA2 Post Approval Portal No. 16 - 21/03/23 submission of update CEMP Rev.7 Acknowledgement email from DPE – TAFE NSW re: receipt of update CEMP Rev.7	No compliance report required. No reportable incidents to the Department IA Report 2 was submitted to the Department on 28/11/22. CEMP and sub-plans were updated accordingly. The previous observation (IA2) regarding the review of CEMP and submission to DPE was addressed. CEMP was updated on the 16/03/23 (Rev.7) to include ADCO and Northrop Civil Engineers management compliance with the JBS&G Salinity Management and Assessment Plan, wet weather preparation management protocol and site control plan with site flows updates. CEMP was submitted to the Certifier on the 16/03/23 and to the Department on the 21/03/23.	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.	As per A29	As per A29	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
Compliance Reporting				
A31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Site inspection 16/02/23 Interview with auditees 09/03/23	No compliance reporting required for pre-construction and construction stage since the Project is implementing the IAPAR 2020 audit requirements.	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.	As per A31	As per A31	Not Triggered
A33	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	As per A31	As per A31	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.	As per A31	As per A31	Not Triggered
PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Interview with auditees 09/03/23 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 lodged 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 auditees 09/03/23 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 lodged to the Department's portal on 05/09/22. Actual date of commencement of Stage 3 construction was on 08/09/22	Compliant
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Interview with auditees 09/03/23 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	The evidence provided satisfies the condition which was covered and certified under construction certificate CC1. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant
External Walls and Cladding				
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 16/02/23 Interview with auditees 09/03/23 Construction Certificate (CC4) S6.28 CDVC4 Stage 3 approval relates to the balance of works including external façade, landscaping and public domain works, Philip Chun, 16/12/22	The evidence provided satisfies the condition which was covered and certified under construction CC4 Certificates. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant
Protection of Public Infrastructure				
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	Interview with auditees 09/03/23 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	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

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.			
Pre-Construction Dilapidation Report				
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.	Interview with auditees 09/03/23 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
Ecologically Sustainable Development				
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.	Interview with auditees 09/03/23 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 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	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: - Compliance with the NSW Government Resource Efficiency Policy (GREP) - Meeting Green Star objectives (5 Star) - Delivering sustainability best practice through all stages of the project - Compliance with the Green Travel Plan submitted with the SSDA Environmental Impact Study	Compliant
Outdoor Lighting				
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.	Interview with auditees 09/03/23 Construction Certificate (CC3) S6.28 CDVC3 Stage 3 approval includes architectural, fit out and services work, Philip Chun, 26/09/22 Construction Certificate (CC4) S6.28 CDVC4 Stage 3 approval relates to the balance of works including external façade, landscaping and public domain works, Philip Chun, 16/12/22	Compliance under this condition was satisfied through the issuance of Construction Certificates (CC3 & CC4).	Compliant
Environmental Management Plan Requirements				
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>	Interview with auditees 09/03/23 Construction Environmental Management Plan (CEMP) Rev.7 16/03/23 by ADCO re: Update on various amendment Construction Soil and Water Management Sub-Plan 16/03/23 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 Construction Noise and Vibration Sub-Plan, E-Lab Consulting, 14/12/21 and 21/02/22 (CNVMSP)	Management plans were prepared in accordance with the relevant guidelines, which include the Environmental Management Plan Guideline. The Management Plans were implemented to manage certain aspects of the project. CEMP was updated (Rev.7) to reflect the current changes on site specifically on soil and water (removal of the sediment basin).	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
		Civil Engineering Report, Soil and Water Management Plan, Northrop, 09/12/21 (the CSWMSP)		
Construction Environmental Management Plan				
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.7 16/03/23 by ADCO re: Update on various amendment Construction Soil and Water Management Sub-Plan 16/03/23 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 Construction Noise and Vibration Sub-Plan, E-Lab Consulting, 14/12/21 and 21/02/22 (CNVMSP) Construction Certificate Stage 2.2 includes Balance of Structure to include Upper Ground dated 22/04/22 issued by Philip Chun Building Compliance	<p><b>Observation IA3:</b> The Erosion and Sedimentation Control Plan (Soil and Water Management Plan) was updated. Sediment basin was removed from the site and backfilled with earth soil.</p> <p><b>Recommendation:</b> CEMP must be updated to reflect the changes mentioned above.</p> <p><b>Applicant Response:</b> The CEMP (Rev.7) dated 16/03/23 was updated to address the observation from this audit. The CEMP was submitted to the Certifier on 22/08/2022 and to Department on 21/03/2023. The CEMP was updated (Rev. 7) to include the following:</p> <ul style="list-style-type: none"> <li>- Revision title block updated to Revision 7</li> <li>- Project period changed from completion April 2023 to July 2023</li> <li>- Sunday work in compliance with SSDA Acoustic Requirements</li> <li>- Mal Pack replaces Simon Brown as site manager</li> </ul> <p>CSWMSP was updated to include ADCO construction management compliance with the Salinity Assessment Management Plan, wet weather and preparation of wet weather protocols, site flow off, consultation with Penrith Council and updated site control plan.</p>	Compliant
	(a) Details of:		a) Details of	
	i. hours of work;		i. hours of work included in the CEMP under Section 7 Site Requirements.	
	ii. 24-hour contact details of site manager;		ii. 24hr contact details provided in Section 5 of the CEMP	
	iii. management of dust and odour to protect the amenity of the neighbourhood;		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	
	iv. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;		iv. lighting is included in Section 11.3.12 of the CEMP	
	v. community consultation and complaints handling;		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;		<p>b) unexpected and heritage finds protocol provided a detailed discussion on the CEMP under Appendix 2 Revision 4 dated 18/06/22.</p> <p>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</p>	
	(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.	



Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
	<p>(d) an unexpected finds protocol for Aboriginal heritage and associated communications procedure, including details of Aboriginal Cultural Heritage induction materials, which must:</p> <ol style="list-style-type: none"> <li>be prepared in consultation with the Registered Aboriginal Parties; and</li> <li>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).</li> </ol>		<p>The unexpected finds protocol for non-Aboriginal heritage and associated communications procedure was detailed in the Unexpected and Heritage Finds Protocol (p10-12).</p> <p>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)</p>	
	<p>(e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B11);</p> <p>(f) Construction Noise and Vibration Management Sub-Plan (see condition B12);</p> <p>(g) Construction Waste Management Sub-Plan (see condition B12(d));</p> <p>(h) Construction Soil and Water Management Sub-Plan (see condition B14);</p>		<p>Sub-plan comments are provided below against Condition B11-B14.</p> <p>The observation raised during IA2 regarding not having a process defined in the CEMP of reviewing and maintaining the compliance register was addressed. CEMP was updated on 20/10/22 to include the updated table of SSD Compliance. The Auditor consider observation of the previous audit (IA2) closed.</p>	
B11	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ol style="list-style-type: none"> <li>be prepared by a suitably qualified and experienced person(s);</li> <li>be prepared in consultation with Council and TfNSW;</li> <li>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 .</li> <li>detail heavy vehicle routes, access and parking arrangements</li> </ol>	Construction Traffic Management Plan Issue No. 6 dated 10/8/22 prepared by ADCO	<p>CTPMSP was prepared in accordance with the requirements specified under this condition.</p> <p>Section 6.21 of the CTMP provides evidence of suitable experience and qualifications of the author/s.</p> <p>The updated CTMSP was prepared in consultation with Council and TfNSW</p> <p>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</p> <p>Sections 6.2 of the CTMP details consideration of heavy vehicle routes, access and parking arrangements.</p>	Compliant
B12	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ol style="list-style-type: none"> <li>be prepared by a suitably qualified and experienced noise expert;</li> <li>describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>include a complaints management system that would be implemented for the duration of the construction; and</li> <li>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.</li> </ol>	Construction Noise and Vibration Sub-Plan, E-Lab Consulting, 14/12/21 and 21/02/22 (CNVMSP)	<p>Table 1 Section 1 of the CNVMSP provides evidence of suitable experience and qualifications of the author/s</p> <p>Section 6 of the CNVMSP outlines procedures for achieving the noise management levels in EPA's Guideline (DECC, 2009).</p> <p>Section 6.1.1, 6.2.1 and 6.3 of the CNVMSP outlines measures for managing high noise generating works.</p> <p>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.</p> <p>The monitoring program was defined in CNVMP.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
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;	Waste Management Sub Plan Rev 2 dated 16/3/22 prepared by ADCO Waste Management Plan Rev 3 17/8/22 by ADCO Site Mud Map dated 8/9/2022 Waste Register – Monthly Recycling Report February 2023 with waste classification	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 February 2023 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 7 dated 16/03/23, 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 Construction Soil and Water Management Sub-Plan 16/03/23 by ADCO - update including ADCO construction management compliance with the Salinity Assessment Management Plan, wet weather and preparation of wet weather protocols, site flow off and consultation with Penrith Council included and updated site control plan. Sediment and Erosion Plan Updated on 16/02/23 by ADCO	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.		CSWMSP was updated by ADCO on 16/03/23 to include ADCO construction management compliance with the Salinity Assessment Management Plan, wet weather and preparation of wet weather protocols, site flow off, consultation with Penrith Council and updated site control plan.	
	(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 7 dated 16/03/23 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 and include: Define in CTMSP p 43 Driver Code of Conduct Define in CTMSP p 43 Driver Code of Conduct Define in CTMSP p 44 Driver Code of Conduct Define in CTMSP p 44 Driver Code of Conduct	Compliant
Construction Parking				

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
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 16/03/23 Interview with auditees 09/03/23 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	Prior to the commencement of construction, the Applicant must: (a) install erosion and sediment controls on the site to manage wet weather events; and (b) divert existing clean surface water around operational areas of the site	Site inspection 16/03/23 Interview with auditees 09/03/23 Refer to site photos ADCO Monthly Report, February 2023 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, February 2022 Erosion and sediment control Plan, Northrop, 16/02/23	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
Flood Management				
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
Operational Noise – Design of Mechanical Plant Equipment				
B20	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in '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 (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 & Young and dated 10 March 2021.	Site inspection 16/02/23 Interview with auditees 09/03/23 Construction Certificate (CC3) S6.28 CDVC3 Stage 3 approval includes architectural, fit out and services work, Philip Chun, 26/09/22 Construction Certificate (CC4) S6.28 CDVC4 Stage 3 approval relates to the balance of works including external façade, landscaping and public domain works, Philip Chun, 16/12/22 Assessment of Noise Level from Mechanical Plant and Equipment, 25/01/23 by E-Lab Consulting Acoustic Design Report Rev 2 Project No. P00139 28/10/22 by E-Lab Consulting	The installation of mechanical plant and equipment has commenced on-site and is currently in the early phases of work during this audit period. Prior to installation: <ul style="list-style-type: none"><li>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 was prepared by E-Lab Consulting on 25/01/23.</li><li>TAFE is implementing all the necessary recommendation defined in the Assessment of Noise Level from Mechanical Plant.</li></ul>	Compliant
Operational Waste Storage and Processing				
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: a) is constructed using solid non-combustible materials; b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times; c) includes a hot and cold water supply with a hose through a centralised mixing valve; d) is naturally ventilated or an air handling exhaust system must be in place; and e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.	Site inspection 16/02/23 Interview with auditees 09/03/23	Operational waste storage and processing area has yet to be constructed. Not covered by this audit period.	Not Triggered
Construction Access Arrangements				

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
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 16/02/23</p> <p>Interview with auditees 09/03/23</p> <p>Construction Traffic Management Plan Rev 6 dated 10/08/22 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>Construction Certificate 1 (021-217335) substructure and in ground services, Philip Chun, 12/12/21</p> <p>Updated CEMP Rev 7 dated 16/03/22 prepared by ADCO</p> <p>Email ADCO to Certifier 16/03/23 re: submission of updated CEMP</p>	<p>This information is captured graphically in the CTPMSP.</p> <p>Per site inspection the following were observed:</p> <ul style="list-style-type: none"> <li>- all vehicles must enter and leave the Site in a forward direction the swept path of the longest construction vehicle entering and exiting the site has ample space which is in accordance with the latest version of AS 2890.2.</li> <li>- The construction is confined on the site area</li> <li>- no vehicles and pedestrian adjoining properties was observed.</li> </ul>	Compliant
Operational Access, Car Parking and Service Vehicle Arrangements				
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 16/02/23</p> <p>Interview with auditees 09/03/23</p> <p>Refer to site photos</p>	<p>Operational parking and access facilities was observed during the site inspection and noted the following:</p> <ul style="list-style-type: none"> <li>• all vehicles enter and leave the site in a forward direction</li> <li>• a minimum of 16 on-site car parking spaces in use</li> <li>• the swept path has an appropriate space/ clearance</li> </ul>	Compliant
Public Domain Works				
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>	<p>Site inspection 16/02/23</p> <p>Interview with auditees 09/03/23</p>	<p>Footpath or public domain works have yet to be constructed.</p>	Not Triggered
PART C: DURING THE CONSTRUCTION				
Site Notice				
C1	<p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</p> <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 16/02/23</p> <p>Interview with auditees 09/03/23</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>Site inspection 16/02/23</p> <p>Interview with auditees 09/03/23</p> <p>Hammertech plant maintenance register, current to 08/03/23</p>	<p>Hammertech register is up to date latest records reviewed concrete boom – JXZR42-516HP registration 05/02/2023.</p> <p>The Hammertech plant register includes detail on how each plant is onboarded including risk assessment,</p>	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
		Equipment induction, Concrete Boom Pump, XN28EJPumpv JXZR42-516HP registration 05/02/2023	service history check, permit, SWMS, plant operator induction and verification of competency. The sticker with a time / date stamp for reference on relevant service history of the plant was implemented.	
C3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Site inspection 16/02/23 Interview with auditees 09/03/23 Construction Environmental Management Plan (CEMP) Rev 7, TAFE NSW institute of Applied Technology for Construction, ADCO, 16/03/23 HSE Project specific induction, ADCO, Version 6 Hammertech Toolbox Talk register, current to 08/03/23	Hours have been incorporated into the updated CEMP, induction, project signage and subcontractor meeting minutes, all of which are communicated to site teams. Works have been conducted within normal hours.	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: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.	Site inspection 16/02/23 Interview with auditees 09/03/23 Site Notice (Refer to site photos)	The Project team reported that no OOHW was conducted 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.	Site inspection 16/02/23 Interview with auditees 09/03/23 Site Notice (Refer to site photos)	The Project team reported that no OOHW was conducted 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.	Site inspection 16/02/23 Interview with auditees 09/03/23	The Project team reported that no OOHW was conducted 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.	Site inspection 16/02/23 Interview with auditees 09/03/23	The construction site is located within an SP2 – Educational Establishment Zone, far distant to the nearby general residential area and other business establishments.	Not Triggered
Implementation of Management Plans				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Site inspection 16/02/23 Interview with auditees 09/03/23 Site Notice observed on site 16/02/23 Construction Environmental Management Plan (CEMP) Rev.7 dated 16/02/23, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO Construction Soil and Water Management Sub-Plan 16/03/23 by ADCO Weekly site inspection (current) 27/02/23 Internal Audit for safety 3 weeks ago HSE Safety Internal audit on 30/08/2022 Site inspection weekly records reviewed dated 29/08/2022 5/3/2023, 26/2/2023, 19/2/2023	The Project has been carried out in accordance with the most recent version of CEMP (Rev.7 dated 16/03/23). The project team demonstrated continuous construction monitoring that includes noise and dust through the following measures: <ul style="list-style-type: none"> <li>Site inspection weekly records</li> <li>Construct Safe third-party auditor on EHS Audit #4 10/02/23 which was conducted on 01/09/22 contracted by TAFE. The issues raised were all on safety and had been addressed accordingly. NO environmental issues raised.</li> <li>Safety Pulse Monthly Inspection (latest was 08/03/23).</li> </ul>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
		Construct Safe third-party auditor on EHS Audit #4 on 1 September 2022. Internal Audit (EHS External audit was conducted) Senior Leadership on 10/02/2023 Safety Pulse Monthly Inspection dated 30/08/2022, 03/2023. Senior Leadership Inspection on 16/02/2023 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	<ul style="list-style-type: none"> <li>Senior Leadership Inspection on 16/02/23</li> <li>No complaints were received nor recorded relative to dust and noise and vibration.</li> <li>Internal Audit for safety - Project team responded to HSE audit and the auditor was satisfied be Construct Safe engaged by TAFE; all issued were being address accordingly with no issued raised related to environment. – conducted every 3 months</li> </ul>	
Construction Traffic				
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.	Site inspection 16/02/23 Interview with auditees 09/03/23 Site photos.	The site has adequate space for all construction vehicles. The use of public streets is not required.	Compliant
Hoarding Requirements				
C10	The following hoarding requirements must be complied with: <ul style="list-style-type: none"> <li>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</li> <li>(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.</li> </ul>	Site inspection 16/02/23 Interview with auditees 09/03/23 Refer to site photos	The inspection register demonstrated 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 were installed around the perimeter. The site is also below the ground level which served as natural noise barrier.  There was no graffiti and advertisement posted around the site.	Not triggered
No Obstruction to Public Way				
C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site inspection 16/02/23 Interview with auditees 09/03/23	The public way (outside of any approved construction works zone) was not obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Compliant
Construction Noise Limits				
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan	Site inspection 16/02/23 Interview with auditees 09/03/23 Construction Noise and Vibration Sub-Plan (CNVMSP) Rev.2 dated 21/02/22 prepared by E-Lab Consulting Noise, vibration and dust monitoring logging system, current to 08/03/23 Complaints register current to February 2023	The development was constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). Noise mitigation measures were implemented. No exceedances recorded in the Noise, vibration and dust monitoring logging system.	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.	Site inspection 16/02/23 Interview with auditees 09/03/23 Construction Environmental Management Plan (CEMP) Rev.5 dated 17/08/22, TAFE NSW institute of Applied Technology for Construction, prepared by ADCO HSE Project specific induction, ADCO, Version 6 Hammertech Toolbox Talk register, current to 08/03/23 Subcontractor meeting 08/03/23	The Applicant noted that no construction vehicles (including concrete agitator trucks) arrived at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C3. No noise complaints received.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	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.	Site inspection 16/02/23 Interview with auditees 09/03/23 Construction Noise and Vibration Sub-Plan (CNVMSP) Rev.2 dated 21/02/22 prepared by E-Lab Consulting Complaints register current to February 2023	No noise complaints received.	Compliant
Vibration Criteria				
C15	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Site inspection 16/02/23 Interview with auditees 09/03/23	The WSU and TAFE are nearest receivers these are commercial / educational buildings. These are 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 16/02/23 Interview with auditees 09/03/23	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.	Site inspection 16/02/23 Interview with auditees 09/03/23	The limits in conditions C15 and C16 were applied.	Compliant
Tree Protection				
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 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.	Site inspection 16/02/23 Interview with auditees 09/03/23 Refer to site photos	No street trees have been trimmed or removed. Tree protection zones were observed to be in place during the site inspection.	Compliant
Air Quality				
C19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection 16/02/23 Interview with auditees 09/03/23 Refer to site photos	Watercart was in use, shade cloth was installed on the perimeter, the main haul road and car park were stabilised with road base / DGB. Stockpiles have been kept below 2.5m and shaped.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
C20	During construction, the Applicant must ensure that: <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>	Site inspection 16/02/23 Interview with auditees 09/03/23 Refer to site photos	During construction, the Applicant implemented the following: <ul style="list-style-type: none"> <li>f) Watercart was in use, shade cloth was installed on the perimeter. Stockpiles have been kept below 2.5m and shaped.;</li> <li>g) all trucks entering or leaving the site with loads have their loads covered;</li> <li>h) trucks associated with the development do not track dirt onto the public road network;</li> <li>i) public roads used by these trucks are kept clean; and</li> <li>j) the main haul road and car park were stabilised with road base / DGB.</li> </ul>	Compliant
Imported Fill				
C21	The Applicant must: <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>	Site inspection 16/02/23 Interview with auditees 09/03/23 Site Mud Map dated 9/03/23. Import Register- ADCO Import Master plus Mud Map Recovered Aggregate Test Report, Resource Laboratories, (test dates 13/07/21, 11/06/21, 13/08/21) Waste Classification Report, P Clifton and Assoc, 05/11/21 (VENM classification for imported soil from 52 Golf Ave Mona Vale) Kingswood IATC Load Sheet, 25/02/22	Import Register- ADCO Import Master plus Mud Map was presented to: <ul style="list-style-type: none"> <li>• 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>d) keep accurate records of the volume and type of fill to be used; and</li> <li>e) Records were made available to the Certifier upon request.</li> </ul>	Compliant
Disposal of Seepage and Stormwater				
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	Site inspection 16/02/23 Interview with auditees 09/03/23 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)	No discharge of stormwater was set out in the CSWMP, sediment basin was installed, and water was reused for dust suppression. The erosion and sediment control plan were updated progressively which was submitted to the Certifier.  No water from the last 6 months dry weather. The sediment basin was removed prior to the site inspection conducted on 16 February 2023 during this audit.	Compliant
Emergency Management				
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.	Site inspection 16/02/23 Interview with auditees 09/03/23 Emergency Management Plan dated 24/08/22, prepared by ADCO Toolbox Talks on 09/03/2023 HSE Project specific induction, ADCO, Version 6 Heat Stress Training was conducted as part of Emergency Management in January 2023.	The Applicant prepared and implemented awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.  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
Stormwater Management System				
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> </ul>	Site inspection 16/02/23 Interview with auditees 09/03/23 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))	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



Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
	<ul style="list-style-type: none"> <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>	<p>CC1 Civil Engineering Design Certificate, Northrop, 30/11/21 (and revised on 04/03/22)</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>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>		
Unexpected Finds Protocol – Aboriginal Heritage				
C25	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <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>	<p>Site inspection 16/02/23</p> <p>Interview with auditees 09/03/23</p> <p>Letter dated 03/06/22 URBIS – ADCO re: Unexpected Find (Bone) 2<sup>nd</sup> – Archaeological Advice</p> <p>Unexpected and heritage find protocol, version 2, 18/02/22</p> <p>Aboriginal Cultural Heritage Assessment (Revision F01)', Urbis, 02/06/21</p> <p>Archaeological Report was dated 3/6/2022</p>	No unexpected finds occurred within this audit period.	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>Site inspection 16/02/23</p> <p>Interview with auditees 09/03/23</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
Unexpected Finds Protocol – Historic Heritage				
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>Site inspection 16/02/23</p> <p>Interview with auditees 09/03/23</p> <p>Unexpected and heritage find protocol, version 2, 18/02/22</p> <p>Aboriginal Cultural Heritage Assessment (Revision F01)', Urbis, 02/06/21</p>	No unexpected archaeological relics were uncovered to date.	Not Triggered
Waste Storage and Processing				
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 16/02/23</p> <p>Interview with auditees 09/03/23</p> <p>Complaints register current to February 2023</p>	All waste generated during construction were secured and maintained within designated waste storage areas at all times and did not leave the site onto neighbouring public or private properties.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
			Waste bins were regularly emptied and are stored within the site premise.	
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).	Site inspection 16/02/23 Interview with auditees 09/03/23 Waste Register – Monthly Recycling Report February 2023 with waste classification Just Skip Bins Waste Management Report, February 2023 EPL 12700 (KLF Camelia)	All waste generated during construction were assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014). The Project is a cut to fill balance on site, so no excavated material has been disposed to date.	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 16/02/23 Interview with auditees 09/03/23 Refer to site photos	Concrete washout bins were available on site. Excess concrete was 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.	Site inspection 16/02/23 Interview with auditees 09/03/23 Just Skip Bins Waste Management Report, August 2022 EPL 12700 (KLF Camelia) Waste Register – Monthly Recycling Report February 2023 with waste classification Just Skip Bins Waste Management Report, February 2023 EPL 12700 (KLF Camelia)	The Applicant recorded the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction on Monthly Recycling Reported by Just Skip Bins.	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.	Site inspection 16/02/23 Interview with auditees 09/03/23 Preliminary Site Investigation TAFE NSW Construction Centre of Excellence 2-44 O'Connell Street, Kingswood, NSW, JBS&G, 05/02/21	No hazardous materials encountered onsite to date.	Not Triggered
Outdoor Lighting				
C33	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site inspection 16/02/23 Interview with auditees 09/03/23 Complaints register current to February 2023	No external lighting has been operating. No OOHW works to date.	Not Triggered
Independent Environmental Audit				
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 (Annabelle Tungol) was approved as the Independent Auditor prior to commencement of the Independent Audit on 5 September 2022.	Compliant
C35	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Independent Audit Post Approval Requirements (DPE, 2020)	This Independent Audit has been conducted in accordance with the IAPAR 2020.	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.	Independent Audit Post Approval Requirements (DPE, 2020) Interview with auditees 09/03/23	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.	Interview with auditees 09/03/23 Independent Audit No.2 dated 25/10/22 prepared by WolfPeak (posted on website) Letter 25/10/22 TAFE-DPE re: Submission of Independent Audit Report No. 2 Respond to Independent Audit Findings dated 17/11/022 (posted on the website) Request for information email from DPE dated 15/11/2022 Evidence of submission to DPE on response to the Request for Information to the audit on 28/11/2022.	In response to the Independent Audit No. 2, the Applicant complied with the following: <ul style="list-style-type: none"> <li>performed a review and prepared a respond to the IA2 report.</li> <li>submission IA2 to the Department</li> <li>Independent Audit Report IA1 and IA2 and with the responses were made publicly available on the website.</li> </ul>	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	Interview with auditees 09/03/23	Independent Audit Reports and the applicant/proponent's response to audit findings were submitted to the Planning Secretary within two months	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
	independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Independent Audit IA2 site inspection was conducted on 25/08/22 Independent Audit No.2 dated 25/10/22 prepared by WolfPeak (posted on website) Letter 25/10/22 TAFE-DPE re: Submission of Independent Audit Report No. 2 Respond to Independent Audit Findings dated 17/11/22 (posted on the website)	of undertaking the independent audit site inspection as outlined in the IAPAR.	
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 16/02/22	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.		This Part of the Consent was not reviewed and covered during this audit. The project completion is estimated to be June 2023.	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	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
Mechanical Ventilation				
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 IA3	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.			
Operational Noise – Design of Mechanical Plant and Equipment				
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
Fire Safety Certification				
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
Structural Inspection Certificate				
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: <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
Compliance with Food Code				
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
Post-construction Dilapidation Report				
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: <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
Protection of Public Infrastructure				
D13	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <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> </ul>			Not Triggered



Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. <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>			
Road Damage				
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
Protection of Property				
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
Roadworks				
D16	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: <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	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: <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.</li> </ul> <i>Note: TfNSW can provide STFM modelling to assist with the inputs into the area wide model should it be required.</i>			Not Triggered
Car Parking Arrangements				
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
Bicycle Parking and End-of-Trip Facilities				
D20	Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: <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.</li> </ul>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
	<i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i>			
Green Travel Plan				
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
Utilities and Services				
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
Stormwater Operation and Maintenance Plan				
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
Signage				
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
Operational Waste Management Plan				
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</li> </ul>			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
	and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); c) detail the materials to be reused or recycled, either on or off site; and d) 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.			
Landscaping				
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	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: a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and b) outline weed management measures to be implemented.			Not Triggered
Operational Flood Emergency Management Plan				
D30	Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that: a) is be prepared by a suitably qualified and experienced person(s); b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG); c) includes details of: i. the flood emergency responses for operational phase of the development; ii. predicted flood levels; iii. flood warning time and flood notification; iv. assembly points and evacuation routes; v. evacuation and refuge protocols; and d) awareness training for employees and contractors, and visitors.			Not Triggered
Public Art				
D31	Prior to the commencement of operation, the Applicant must prepare a public art strategy. The strategy must be developed: 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 b) in consultation with Registered Aboriginal Parties, to determine how the strategy can incorporate Aboriginal cultural heritage interpretation.			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
PART E: POST OCCUPATION				
Operation of Plant and Equipment				
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
Warm Water Systems and Cooling Systems				
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			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit Findings and Recommendations IA3	Compliance Status
	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.			
Operational Noise Limits				
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
Unobstructed Driveways and Parking Areas				
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
Green Travel Plan				
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
Ecologically Sustainable Development				
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
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



## **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:** [Annabelle Tungol](#)  
**Sent:** Tuesday, 7 February 2023 10:01 AM  
**To:** [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au); [Damien Smith](#)  
**Cc:** [Joyce Acierda](#)  
**Subject:** Re: NSW Institute of Applied Technology -SSD-8571481 - Independent Audit No. 3 - Consultation

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Just a follow up on your feedback on below consultation email sent in January 2023. Than you.

Regards,  
Annabelle Tungol  
Lead Auditor

On 16 Jan 2023, at 12:11 pm, Annabelle Tungol <[atungol@wolfpeak.com.au](mailto:atungol@wolfpeak.com.au)> wrote:

We are currently preparing to undertake the second construction phase independent audit for the NSW Institute of Applied Technology Construction – SSD-8571481 (the Project). The audit is required to be conducted in accordance with SSD-8571481 Conditions of Consent (CoCs) C34-C39 and the Department’s 2020 Independent Audits Post Approval Requirements (or IAPAR).

The on-site component of the audit is currently scheduled to occur on **16 February 2023** (with preparation of the audit report occurring thereafter) and pertains to construction phase post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Strategies, Plans and Program, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request Department to confirm:

1. if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR; or

2. if it recommends that other parties or agencies are to be consulted. If so, I request that the Department identify those parties.

Any questions please let us know. We look forward to hearing from you. Thank you.

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


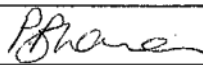



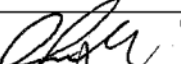
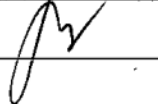
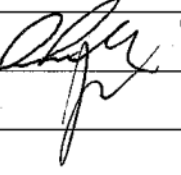
A: Suite 2, Level 10, 82 Elizabeth Street, Sydney NSW 2000

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## APPENDIX D – ATTENDANCE SHEET

## INDEPENDENT AUDIT MEETING ATTENDANCE RECORD



PROJECT (NAME AND APPROVAL NUMBER)	TAFE IATC SSD 857481 IA3			
LOCATION:	12-14 O'CONNELL STREET, KINGSWOOD			
DATE/TIME (Opening Meeting):	16 FEB 23 9:00AM	DATE/TIME (Closing Meeting):	9 MARCH 2023	
Lead Auditor:	ANNABELLE TUNGOL	Audit Scope:		
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
PIERCE BRENNAN	PROJECT MANAGER	ADCO CONSTRUCTIONS		
ANNABELLE TUNGOL	LEAD AUDITOR	WOLFPEAK		
DION RICHARDS	PROJECT MANAGER	EY		 9.3.23
JODGE ACHENDA	MANUSTR	WP		



## 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	 



No.	Comment	Photograph
		
2	The Site	



No.	Comment	Photograph
3	Chemical Storage Area with Spill kits	 <p>09:26 16/2/2023</p>
4	Waste Bin with Capacity	 <p>09:26 16/2/2023</p>

No.	Comment	Photograph
5	Stabilised road with construction equipment inside the site	
6	Work completed	



No.	Comment	Photograph
7	Stockpile to be reused onsite	 <p>A photograph of a construction site under a clear blue sky. In the foreground, there is a large, conical stockpile of brown earth. To the right, a yellow crane is visible. In the background, there are green trees and a white building. A timestamp '09:27 16/2/2023' is visible in the bottom right corner of the photo.</p>
8	Stockpile to be reused onsite	 <p>A photograph of a construction site. A yellow crane with a long boom is the central focus, extending from the ground towards the top of the frame. In the background, a multi-story building is under construction. The foreground shows some construction materials and a concrete wall. A timestamp '09:27 16/2/2023' is visible in the bottom right corner of the photo.</p>







No.	Comment	Photograph
9	Waste bins with segregation being implemented.	 <p>A photograph showing several large, green and red waste bins arranged in a row outdoors. The bins are situated on a dirt area with trees and a clear blue sky in the background. A timestamp '09:29 16/2/2023' is visible in the bottom right corner of the image.</p>
10	Crane pad area	 <p>A photograph showing a large, open dirt area, likely a crane pad, with a metal structure (possibly a crane or building frame) visible on the left side. The area is surrounded by trees and a clear blue sky. A timestamp '09:29 16/2/2023' is visible in the bottom right corner of the image.</p>
11	Rumble grid with wash station in place	 <p>A photograph showing a rumble grid (a series of parallel metal bars) installed on a dirt surface, likely for a wash station. A worker in a high-visibility vest is standing near the grid. The background shows a fence with logos and trees. A timestamp '09:30 16/2/2023' is visible in the bottom right corner of the image.</p>



No.	Comment	Photograph
12	Concrete wash bin in place	
13	Stockpile of spoil and rubbles.	



No.	Comment	Photograph
14	Stockpile covered with grass.	
15	Sediment pond has been demolished as per the ERSED Plan. Grass verge was left for extra protection aside from the silt fence around the perimeter.	


No.	Comment	Photograph
16	Façade installed at West area	 <p>09:34 16/2/2023</p>
17	Crane pad area is delineated and pedestrian walkway were clearly marked and delineated.	 <p>09:37 16/2/2023</p>

No.	Comment	Photograph
18	Internal building works	 <p>09:40 16/2/2023</p>
19	Suspended slab	 <p>09:41 16/2/2023</p>

No.	Comment	Photograph
20	Sand pit area.	 <p>09:42 16/2/2023</p>
21	Looking at the temporary site offices.	 <p>09:44 16/2/2023</p>



No.	Comment	Photograph
22	Parking area for construction workers within the site premise.	
23	The previously stockpiled (cut material) was now being filled and levelled on the ground.	

No.	Comment	Photograph
25	Perimeter site fence. View from the existing school car park.	
26	Haul road was stabilised and construction worker parking area was delineated.	

## **APPENDIX F – AUDITOR DECLARATION**




Project Name:	TAFE NSW Institute of Applied Technology for Construction (TAFE – IATC)
Consent Number:	SSD-8571481
Description of Project:	Institute of Applied Technology for Construction building and Carpark (including construction of three-storey building, landscaping works, associated internal access road and creation of a cycle path connecting to the Great Western Highway shared path)
Project Address:	TAFE NSW Kingswood Campus, 2-44 O'Connell Street, Kingswood
Proponent:	TAFE NSW
Title of Audit	Independent Audit No. 3
Date:	28 March 2023

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

**Notes:**

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

Name of Proposed Auditor:	Annabelle Tungol
Signature:	
Qualification:	Lead Environmental Auditor (Exemplar Global -Certificate #119536) Quality Auditor (Exemplar Global -Certificate #119536) Bachelor of Science in Chemical Engineering – Saint Louis University Baguio City Philippines March 1998
Company:	WolfPeak Environment and Heritage