

Construction Independent Audit Report #6

Saint Ignatius' College Riverview

SSD-10424



November 2025

Limitations on use and reliance

Aspect Environmental Pty Ltd has prepared this report solely for the use of the Client and those parties with whom a warranty / end-user agreement or licence has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from Aspect Environmental Pty Ltd; a charge may be levied against such approval.

Aspect Environmental Pty Ltd accepts no responsibility or liability for:

- a) the consequences of this document being used for any purpose or project other than for which it was commissioned, and*
- b) the use of, or reliance on, this document by any third party with whom an agreement has not been formally executed.*

The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources (including the Client).

Should additional information become available which may affect the opinions expressed in this report, Aspect Environmental Pty Ltd reserves the right to review such information and, if warranted, to modify the opinions accordingly.

Authors

Authors Daryle McKone

Date 15/10/2025

Report No. J1921250415.2

Revision Rev 02

Revisions

Revision	Date	Report No.	Description	Prepared by	Approved by
01	27/10/2025	J1921250415.1	Draft to client for review	D. McKone	R. Johnson
02	06/11/2025	J1921250415.2	Final	D. McKone	R. Johnson

Development Name	Saint Ignatius' College Riverview
Consent Number	SSD-10424
Description of Development	<p>Stage 2 of the Saint Ignatius' College Riverview Development comprising:</p> <ul style="list-style-type: none"> • demolition works, removal of services and construction of new five storey building (Ignis building) to accommodate flexible teaching and learning facilities, six pastoral care areas, staff rooms, multi-purpose hall, canteen and basement service level; • internal demolition works and refurbishment of the O'Neil Building to integrate with the new building; • redevelopment of the courtyard area and inclusion of a covered outdoor learning area; and • associated landscaping upgrade works.
Development Address	2-60 Riverview Street and Tambourine Bay Road, Riverview (Lot 10 DP 1142773)
Proponent	Saint Ignatius' College Riverview Limited

EXECUTIVE SUMMARY

The conditions of consent issued for State significant development SSD 10424 (25 October 2021) require, under condition D37, that independent audits of the Development be carried out in accordance with the Independent Audit Post Approvals Requirements (2020). This independent audit report satisfies that requirement.

This audit has been conducted in accordance with:

- the requirements of the Independent Audit Methodology and Independent Audit report from the Independent Audit Post Approval Requirements (Department of Planning and Environment, May 2020)
- the processes and practice procedures identified in AS/NZS ISO 19011:2019 - Guidelines for Auditing Management Systems.

The audit report documents the outcomes of the compliance review undertaken by Aspect Environmental Pty Limited (Aspect). The audit process comprised pre-site audit documentation review, stakeholder scoping review, opening meeting, site audit, closing meeting and post-site audit documentation review and follow up.

The site inspection and interviews were conducted on 09 October 2025. Findings of the audit are presented against the required scope within the body of this report, the attached audit findings table (Appendix A and Appendix B) and in the photo log provided (Appendix G).

It was found that the site was generally compliant, and the Development was being managed in accordance with the requirements of the SSD 10424 consent.

In summary, the following findings of compliance were made:

- 108 CoC were assessed
- 76 were compliant
- 0 non-compliant
- 32 were not triggered
- 1 observation was recorded and closed.

Environmental performance of the Development was considered satisfactory with no significant discernible offsite impacts at the time of the audit and there were appropriate management controls implemented on site to reduce potential for environmental impacts.

This audit constitutes the sixth independent environmental construction audit completed for the Development. The audit protocol and findings are summarised in Section 3 of the report and provided in detail in Appendix A.

The audit concludes that the Development is being constructed generally in compliance with the requirements of the SSD.

Contents

EXECUTIVE SUMMARY	3
1 INTRODUCTION	7
1.1 Development Background	7
1.2 Development Location	7
1.3 State Significant Development	8
1.4 Audit Objectives	9
1.5 Audit Criteria	9
1.6 Audit Scope	9
1.7 Audit Period	10
2 Audit Methodology	11
2.1 Selection and Endorsement of Auditor	11
2.2 Independent Audit Scope Development	11
2.3 Evaluation of Compliance	12
2.4 Opening Meeting – Site Audit	13
2.5 Closing Meeting – Site Audit	13
2.6 Site Interviews	13
2.7 Site Inspection	13
2.8 Compliance Status Descriptors	13
2.9 Evaluation of Post Approval Documentation	14
2.10 Review and Response to Draft Independent Audit Report	14
3 AUDIT FINDINGS	15
3.1 Development Boundary and Setting	15
3.2 Approval and Document List	16
3.3 Summary of Agency Notices, Orders, Penalty Notices or Prosecutions	17
3.4 Non-Compliance, Observations and Actions	18
3.5 Previous Audit Recommendations	18
3.6 Assessment of Compliance with Environmental Management Plans and Post Approval Documents	19
3.7 Predicted Versus Actual Impacts	19
3.8 Review of Environmental Performance	21
3.9 Complaints	22
3.10 DPHI Additional Scope	22

3.11 Site Inspection	25
3.12 Site Interviews	25
3.13 Development Response to Independent Audit Report	25

4 CONCLUSION **26**

Appendix A Audit Table

Appendix B CEMP and Subplan Checklist

Appendix C Audit Team Agreement

Appendix D Consultation Records

Appendix E Independent Audit Declaration

Appendix F Technical Specialists Reports

Appendix G Photo Log

Appendix H Meeting Sign-on Sheet

List of Figures

Figure 1-1 Site location (Source: Google Maps, May 2023)	8
Figure 3-1 Approximate site boundary (Source: Staging report, EPM Projects, October 2022)	15
Figure 3-2 Site map	24

List of Tables

Table 2-1 Agency consultation outcomes	11
Table 3-1 Approval and document list	16
Table 3-2 Construction site document list	16
Table 3-3 Summary of audit non-compliances, observations, and actions	18
Table 3-4 Status of previous independent audit findings and actions	18
Table 3-5 Predicted versus actual impacts	19
Table 3-6 Environmental aspect audit scope	22

Glossary

Term	Meaning
Audit	Systematic, independent, and documented process for obtaining audit evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled.
Audit criteria	Set of policies, procedures, or requirements
Audit evidence	Records, statements of fact or other information, which are relevant to the audit criteria and verifiable. Audit evidence may be qualitative or quantitative.
Audit findings	Results of the evaluation of the collected audit evidence against the audit criteria.
Audit conclusion	Outcome of an audit provided by the audit team after consideration of the audit objectives and all audit findings.
Audit client	Organisation or person requesting an audit
Auditee	Organisation being audited
Auditor	Person with competence to conduct an audit
Audit team	One or more auditors conducting an audit, supported if needed by technical experts. One auditor of the audit team is appointed as the audit team leader. The audit team may include auditors in training.
Audit plan	Description of the activities and arrangements for an audit
Audit scope	Extent and boundaries of an audit
CEMP	Construction Environmental Management Plan
CoC	Conditions of Consent
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.
the Development	The construction and redevelopment works located at Saint Ignatius' College Riverview to provide new teaching and educational facilities.
DPE	Department of Planning and Environment
DPHI	Department of Planning, Housing and Infrastructure (formerly DPE)
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
IAPAR	Independent Audit Post Approval Requirements 2020
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.
Observation	A comment on an environmental aspect, value or management control, process or record that is not a specific requirement of the audit criteria.

1 INTRODUCTION

1.1 Development Background

Saint Ignatius' College Riverview is located at 2-60 Riverview Street and Tambourine Bay Road (the Development). The Development (Stage 2) involves the construction and redevelopment to provide new teaching and educational facilities. The Development comprises the following works:

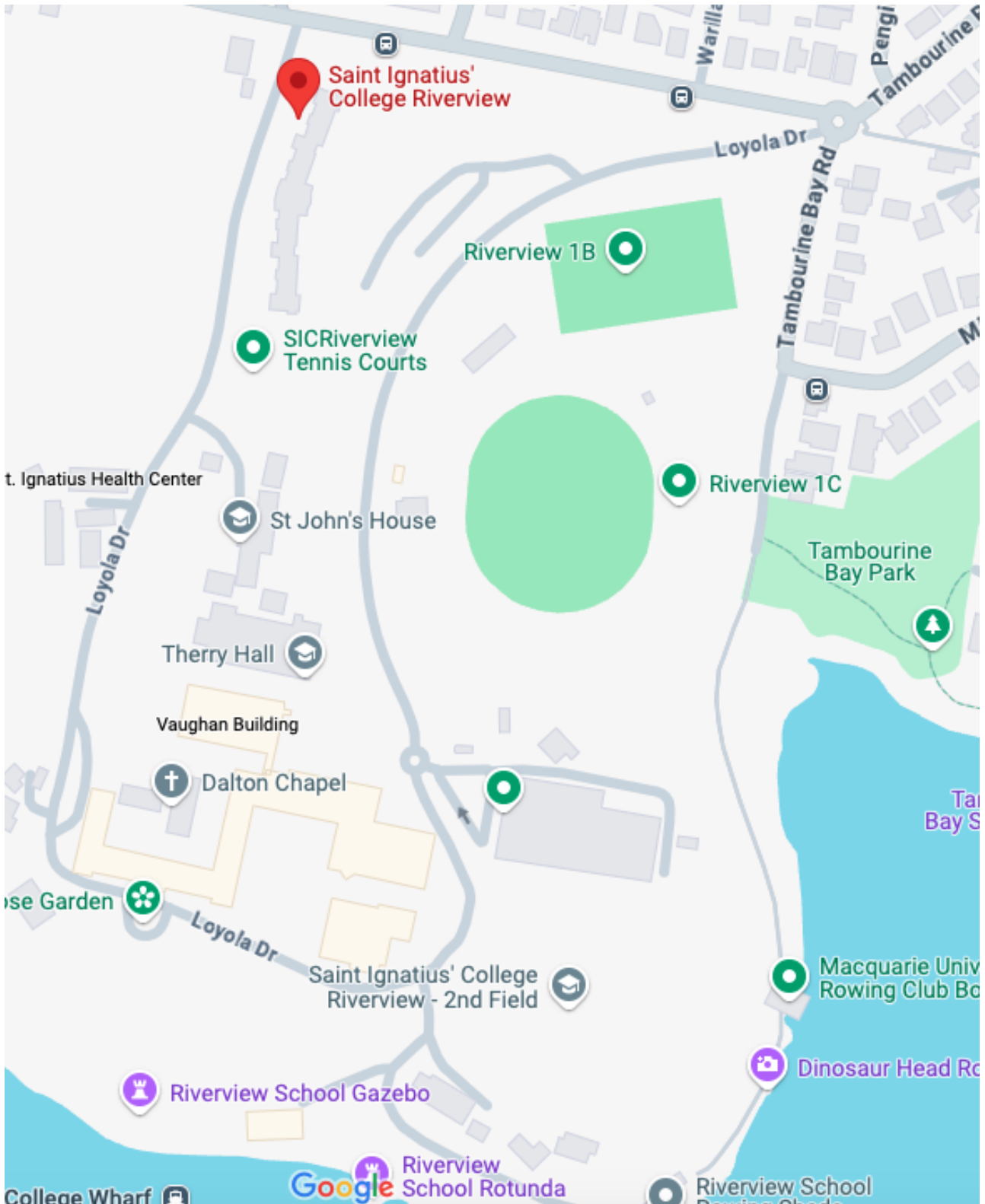
- Demolition works, removal of services and construction of a new five storey building (Ignis building) to accommodate flexible teaching and learning facilities, six pastoral care areas, staff rooms, multi-purpose hall, canteen, and basement service level.
- Internal demolition works and refurbishment of the O'Neil Building to integrate with the new building.
- Redevelopment of the courtyard area and inclusion of a covered outdoor learning area.
- Associated landscaping upgrade works.

1.2 Development Location

The Site is located at 2-60 Riverview Street and Tambourine Bay Road, Riverview, NSW (Figure 1-1). The site is legally described as Lot 10 DP 1142773 and is owned by The Trustees of the Jesuit Fathers (ABN 80 167 682 043), a body corporate by virtue of the *Roman Catholic Church Communities' Land Act 1942 No 23* (NSW).

The Development site covers an approximate area of 40 hectares including the Main Campus (Senior School) and Regis Campus (Junior School). The Site is located on the waterfront of the Lane Cove River and is bounded by Riverview Street to the north and Tambourine Bay Road to the east.

Figure 1-1 Site location (Source: Google Maps, May 2023)



1.3 State Significant Development

The Saint Ignatius' College Riverview Stage 2 redevelopment is a State significant development (SSD 10424) that was assessed under Part 4 of the *Environmental Planning and Assessment Act*

1979 (EP&A Act) by the NSW Department of Planning and Environment (DPE). Conditions of consent (CoC) were issued by the DPE on 25 October 2021.

SSD 10424 Modification 1 (MOD 1) was approved by DPE on the 29 November 2022. The modification comprises changes to the façade and internal layout of the approved Ignis building (previously known as the Wingaru building), landscape modifications, removal of solar array on the roof of the Wingaru building, and amendments to condition B9 relating to site contamination investigations.

The conditions of SSD 10424-MOD 1 are structured under the following category headings:

- Part A - Administrative Conditions (A1-A37)
- Part B - Prior to the Issue of a Construction Certificate (B1-B11)
- Part C - Prior to Commencement of Construction (C1-C19)
- Part D - During Construction (D1-D41)
- Part E - Prior to the Issue of Occupation Certificate / Commencement of Operation (E1-E25)
- Part F - Post Occupation (F1-F10).

The SSD consent also provides definitions for key terms used within the conditions and two appendices.

1.4 Audit Objectives

The objective of this Independent Audit is to satisfy SSD 10424 CoC D37 that states:

Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).

This Independent Audit was completed to fulfill the requirements of CoC D37 and to verify compliance, or otherwise, of the Development against the relevant CoC and provide an objective evaluation of environmental performance of the Development.

1.5 Audit Criteria

The audit criteria for this audit are identified by the CoC for SSD 10424 and by the expectations of the Independent Audit Post Approval Requirements (IAPAR) (DPE 2020).

The audit findings (Appendix A) identify the relevant criteria and the performance in terms of audit evidence collected or observed against the criteria to verify compliance during the audit.

1.6 Audit Scope

The scope of auditing requirements has been based on consideration of:

- The Development SSD Environmental Impact Statement (Willow Tree Planning, 26 November 2020) and associated Response to Submission documentation.
- The compliance requirements typical of such developments, in this instance referenced to the CoC procedural and documentation requirements:
 - to support the administrative conditions (Part A)
 - prior to issue of a construction certificate (Part B)

- prior to commencement of construction (Part C)
- during construction (Part D).
- The independent auditing requirements and expectations specified in the IAPAR (2020).

The audit scope consisted of:

- An assessment of compliance with CoC and other relevant approvals and licences.
- A review and assessment of the environmental performance of the Development, including:
 - actual impacts compared to predicted impacts documented in the Environmental Impact Statement (EIS)
 - the physical extent of the Development in comparison with the approved boundary
 - incidents, non-compliances and complaints that have occurred or were made during the audit period
 - an assessment of the performance of the Development having regard to agency policy and any environmental issues identified through consultation carried out when developing the scope of the audit
 - an assessment of feedback received from the Department of Planning, Housing and Infrastructure (DPHI) and Lane Cove Council.
- The status of implementation of previous Independent Audit findings, recommendations, and actions (if any).
- Any other matters considered relevant by the auditor or the DPHI considering relevant regulatory requirements and legislation, knowledge of the Development’s past performance and comparison to industry best practices.

1.7 Audit Period

This Audit Report presents the findings from an independent audit for the Development covering the period from 10 April 2025 to 09 October 2025.

2 Audit Methodology

2.1 Selection and Endorsement of Auditor and Team Position

In accordance with CoC D36 and Section 3.1 of IAPAR, independent auditors must be suitably qualified, experienced, independent of the Development and appointed by the Planning Secretary.

The audit team comprised:

- Richard Johnson: EMS Internal Auditor – Det Norske Veritas 1997 RABQSA/Exemplar Global Certified Certificate No.204520 – position: **Lead Auditor**.
- Mathew Williams: Certified Lead Auditor EMS – ISO 14001 Exemplar Global Certified Certificate No.RDR-AU0187 – position: **Auditor**.
- Daryle McKone: Certified Auditor EMS – ISO 14001 Exemplar Global Certified Certificate No.C-447639 – position: **Auditor**.

Approval of the Audit Team was provided by DPHI on 23 May 2023 (Appendix C).

A statement of independence is provided in Appendix E to identify that no actual or perceived conflict exists in the performance of the independent audit.

2.2 Independent Audit Scope Development

The DPHI sets out the minimum requirements to be met when undertaking independent audits in accordance with CoC and the IAPAR. These requirements apply to all SSD where an independent audit is required by the CoC.

Requirement for further development of the scope of the audit was considered through agency consultation and review of complaints registers and additional licence, permit, or approval requirements.

Consultation

Aspect consulted with DPHI Compliance and Lane Cove Council and additional stakeholders as advised by DPHI to obtain their input into the scope of the Independent Audit. A summary of the feedback received is provided in Table 2-1. Evidence of consultation is contained in Appendix D.

Table 2-1 Agency consultation outcomes

Stakeholder	Comment	How Addressed
DPHI Compliance	<p>DPHI Compliance was contacted by email on the 7/10/2023. A response from DPHI was not received prior to site inspection.</p> <p>Post site inspection, DPHI provided a response on the 15/10/2026. DPHI additional scope items include:</p> <p>Further to the below areas that will be addressed in the IEA, as requested in NSW Planning’s letter dated 7 July 2025 in response to the previous IEA, please ensure that the report satisfies the following:</p> <ol style="list-style-type: none"> 1. Clearly state each audit team member and their position, and 2. Provide a declaration for each audit team member. 	<p>This table</p> <p>Section 2.2</p> <p>Appendix A</p> <p>Appendix B</p> <p>Appendix E</p> <p>Section 3.10</p>

Stakeholder	Comment	How Addressed
Lane Cove Council	Lane Cove Council were contacted via email on 7/10/2025. A response from Lane Cove Council was not received prior to the site inspection. As of the 29/10/2025 a response has not been received.	NA
NSW EPA	The NSW EPA was contacted via email on the 07/10/2025. A response from the NSW EPA was received on the 07/10/2025. The response identified that the EPA requires no further consultation on this matter.	NA
NSW Government Architect	The NSW Government Architect was contacted via email on the 07/10/2025. A response from the NSW Government Architect was not received prior to site inspection. As of the 29/10/2025 a response has not been received.	NA
NSW Heritage	NSW Heritage (Office of Environment and Heritage) was contacted via email on the 07/10/2025. A response from the NSW Heritage was received on the 10/10/2025. Heritage NSW had no additional comments on the audit scope. They recommended that the Department of Planning, Housing and Infrastructure Compliance Team be contacted.	This Table
NSW DCCEEW	NSW DCCEEW was contacted by email on the 07/10/2025. A response from the NSW DCCEEW was not received prior to site inspection. As of the 29/10/2025 a response has not been received.	NA
Sydney Water	Sydney Water was contacted via email on the 07/10/2025. A response from Sydney Water was not received prior to site inspection. As of the 29/10/2025 a response has not been received.	NA
TfNSW	TfNSW was contacted via email on the 07/10/2025. A response from TfNSW was not received prior to site inspection. As of the 29/10/2025 a response has not been received.	NA

Review of Complaints Register

A review of documentation identified that complaints can be made via consultation meetings, email or directly by phone. Site signage identifies dedicated contact phone numbers for the Development management team.

As per the requirements of CoC A25, the Development maintains a complaints register on a publicly available website: <https://www.riverview.nsw.edu.au>.

Review of the online complaints register on 07 October 2025 identified that zero (0) complaints were received during the audit period.

2.3 Evaluation of Compliance

The audit findings are based on verifiable evidence either sighted, reviewed, collated, or observed. The following methods were used to obtain verifiable evidence relevant to the audit scope:

- Review of Development records, documentation and reports including physical and digital versions either provided directly by Development representatives or available as published, publicly available information online
- Interviews with construction Development personnel
- Correspondence with third-party stakeholders
- Site inspection, including collection of photographic evidence.

A review of verifiable evidence was undertaken against the identified audit criteria to determine the level of compliance.

2.4 Opening Meeting – Site Audit

The audit commenced with an opening meeting on 09 October 2025. During the opening meeting the objectives of the audit, the scope of the audit, the resources required and methodology to be applied were discussed. Attendees at the meeting were:

- Daryle McKone (Auditor, Aspect Environmental)
- Jovi Highman-Smith (Observer, Aspect Environmental)
- Arvin Rezaoust (Client Representative, EPM Projects)
- Daniel Ianni (Site Engineer, Belmadar)
- James Blackburn (Site Manager Belmadar).

2.5 Closing Meeting – Site Audit

The site audit closing meeting was held on the same day. The site audit closing meeting was attended by:

- Daryle McKone (Auditor, Aspect Environmental)
- Jovi Highman-Smith (Observer, Aspect Environmental)
- Arvin Rezaoust (Client Representative, EPM Projects)
- Daniel Ianni (Site Engineer, Belmadar).

It was identified that during the post-site audit phase further review of records and documentation would be undertaken prior to the issue of the draft audit findings. This process would provide the Development with the ability to provide further evidence for verification (if required/available) against the audit criteria that may not have been identified or accessible at the time of the site audit.

Provision of any such evidence would enable the compliance assessment to be reviewed prior to issue of the draft audit findings, although it was identified that the review of supplementary evidence would not automatically change an audit finding.

2.6 Site Interviews

Site interviews with key personnel involved in Development delivery, including those with responsibility for environmental management, were conducted on 09 October 2025. Interviews assisted with verifying the compliance status of the Development.

2.7 Site Inspection

An onsite inspection of the entire Development construction site was carried out on 09 October 2025. The site inspection was accompanied by the site management team.

The site inspection comprised a walkover of the defined construction footprint and included internal and external work environments where accessible.

2.8 Compliance Status Descriptors

Compliance findings resulting from the assessment of audit evidence have been divided into three categories using the descriptors from Table 2 of the IAPAR as follows:

- **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 and provide opportunities for improvement. Conformance with the CEMP and Subplans was also reviewed (Appendix B).

2.9 Evaluation of Post Approval Documentation

The Auditor assessed whether post approval documents:

- Have been developed in accordance with the CoC and environmental approvals applicable to the Development (if any) and whether their content is adequate.
- Have been implemented in accordance with the CoC for the Development.
- 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
 - there are any opportunities for improvement.

Conformance with the post approval documents that were assessed is presented in Appendix B.

2.10 Review and Response to Draft Independent Audit Report

- The draft Audit Report was provided to Belmadar for review on 27 October 2025 to allow an opportunity to provide any additional information before finalising the Audit Report.
- A draft report finding would generally only be revised in instances where the auditor is satisfied that the additional information or evidence provided is sufficient to determine that an error of fact or misunderstanding has taken place, and this is adequately supported by the provision of additional objective audit evidence that was not available at the time of site audit. Any additional information provided by a proponent in this regard must be noted in the report and the auditor's view in relation to it recorded.

The EPM Projects Project Manager advised that in response to the previous audit (Audit No 5), DPHI requested the following:

- For future IEA reports, in accordance with Schedule 2, Condition A3, please provide the following information:
 - Clearly state each audit team member and their position, (see section 2.1) and
 - Provide a declaration for each audit team member (see Appendix E).

Please include a status update for all actions provided in the RAR in the next IEA Report, until all actions are complete.

Belmadar provided an image showing that excess sediment had been removed from behind sediment fences.

3 AUDIT FINDINGS

This section of the audit identifies the reported audit findings based on a review of available audit evidence during the audit period, evaluated against the defined audit criteria.

3.1 Development Boundary and Setting

The Development boundary is identified by the boundaries of SSD 10424 as shown in Figure 3-1 below.

Documentation relevant to the audit scope was made available pre-site audit for information and review. Follow-up documentation was provided post-site audit to address questions or items raised at the time of the site audit, during the closing meeting or identified in the draft audit findings.

Figure 3-1 Approximate site boundary (Source: Staging report, EPM Projects, October 2022)



3.2 Approval and Document List

Documents referenced as part of this audit are provided in the tables below. A list of relevant approved and other relevant documents is provided in Table 3-1. Site specific registers, procedures and checklists sighted as part of this audit are provided in Table 3-2.

Table 3-1 Approval and document list

Approval Reference	Document Details
Environmental Impact Statement	Rev 2, WillowTree Planning, November 2020
State significant development consent instrument	SSD 10424 approved by DPE 25 October 2021
SSD 10424 Modification 1	SSD 10424 Modification 1 approved by DPE 29 November 2022
A12 to A14- Staging Report	Staging Report Wingaru Project St Ignatius' College Riverview Rev B, EPM Projects, October 2022 Approval Reference SSD-10424-PA-2 15 November 2022
C5 Pre- Construction Dilapidation Report	Sighted Dilapidation Report (Craigmar Consulting dated 13/12/22) Council Assets Sighted Dilapidation Report (Craigmar Consulting dated 14/12/22) Private Property Sited Structural Dilapidation Report (Shreeji Consulting dated 20/01/23 Report No 230106)
C6 Community Consultation and Complaints Handling Strategy	Saint Ignatius' College Riverview Redevelopment Stage 2 Community Consultation and Complaints Handling Strategy Rev 1, SLR, October 2022 - Annexure 10, Construction Environmental Management Plan Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 6, Belmadar, August 2023
C9 Construction Environmental Management Plan	Construction Environmental Management Plan Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 7, Belmadar, April 2025
C11 The Construction Traffic and Pedestrian Management Subplan (CTPMSP)	Construction Traffic and Pedestrian Management Plan, Rev D (Transport Studies dated August 2023) - Annexure 12, Construction Environmental Management Plan Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 6, Belmadar, August 2023
C12 The Construction Noise and Vibration Management Subplan (CNVMSP)	Construction Noise and Vibration Management Plan, Wingaru Project Rev 2 (Acoustic Dynamics, January 2025)
C13 Construction Soil and Water Management Subplan (CSWMP)	TTW Civil Engineering Report (TTW October 2020) Section 3.3, Construction Environmental Management Plan Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 6, Belmadar, August 2024
D24 Unexpected Finds Protocol – Aboriginal Heritage	Unexpected Finds Protocol – Archaeological items (Artefact, Feb 2023), Annexure 11 and Section 3.9, Construction Environmental Management Plan Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 6, Belmadar, August 2024
D25 Unexpected Finds Protocol – Historic Heritage	Unexpected Finds Protocol – Archaeological items (Artefact, Feb 2023), Annexure 11 and Section 3.9, Construction Environmental Management Plan Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 6, Belmadar, August 2024

Table 3-2 Construction site document list

Document Details	Document Details & Observations
Equipment Induction Records	Plant and equipment details are managed by Procore (project management software/platform).

Document Details	Document Details & Observations
	<p>Sighted Plant and equipment induction form Telehandler (01/10/2024). Checklist includes last service date, also includes service frequency, risk assessment and certification checks. Sighted telehandler report dated 09/10/25, site service sticker undertaken at 420 hours, next due at 1000 hours, current operation 600 hours.</p> <p>Sighted Plant and equipment induction form for 5t Excavator (14/05/2025). Checklist includes last service date, also includes service frequency risk assessment and certification checks.</p>
Site Induction	Sighted completed 1 Breadcrumb site induction template - Saint Ignatius College Riverview Induction dated 09/10/2025.
Site Materials Tracking Register and Waste Reports	<p>Sighted cumulative monthly waste report (Bingo) for January 2024 through to September 2025. Includes waste type, recycled waste and %. Report identifies that 93.96% of total waste has been recycled. Waste removed from site includes concrete, metals, timber/paper/cardboard, plastic and general waste.</p> <p>Sighted waste register. Last entry 09/10/2025, waste destinations are identified. No asbestos waste was transferred offsite during the audit period.</p> <p>Sighted Bingo Waste Management Plan - Bingo Recycling Ecology Park Eastern Creek - EPL No.20847. Fee based activity allows for the storage of ACM waste.</p>
Environmental Inspection	<p>Sighted Safety Walk #66 dated 02/08/2025 and #75 dated 04/10/2025. Both inspections cover hazardous chemical management, silt fence inspection, EMP controls, wash out drums, water use permits, drains and pit protection, external road inspection, dust suppression, noisy works and waste management. If observations are recorded, a non-conformance is raised.</p> <p>No non-conforming or maintenance observations were identified.</p> <p>Noted during audit site inspection on 09/10/2025 that sediment controls required desilting. At the time of the inspection, the road was clear and free of debris and geofabric pit covers were free of excessive sedimentation.</p>
Site Sign-in Register	Audit team signed into the 1 Breadcrumb site access register and sighted 1 Breadcrumb site access register during site audit 09/10/2025. Pre-starts commence at 0700.
Out-of-Hours Works	Auditees advised that no out-of-hours work have occurred during this audit period.
Stormwater Water Quality Test Results	<p>Site is not connected to Council's stormwater system.</p> <p>Site is mostly developed with clean water draining straight to college stormwater. Other areas are stabilised with Geofab allowing clean water to drain to college stormwater. If dirty water is captured, it is transferred to a 10,000L poly tank for storage, treatment, and testing prior to discharge. The transfer of water to the tank has not been required. No water quality data to review for the audit period.</p>

3.3 Summary of Agency Notices, Orders, Penalty Notices or Prosecutions

To the Auditor's knowledge, the Development was not issued with any agency notices, orders, penalty notices or prosecutions during the audit period. This determination reflects advice provided to the auditor by Auditee during audit interviews.

3.4 Non-Compliance, Observations and Actions

Table 3-3 presents the non-compliances and observations from this Independent Audit. Detailed findings against each requirement are presented in Appendix A.

Table 3-3 Summary of audit non-compliances, observations, and actions

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
D21	Observation	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP. Sediment fence and coir logs build-up of sedimentation.	Removal of sedimentation and monitor during site safety walks. Confirm that the geofabric at the top of batter is keyed in to reduce the volume of water travelling under the geofabric. In response to the draft report Belmadar provided photographic evidence that the excess sediment had been removed.	Closed

3.5 Previous Audit Recommendations

Table 3-4 presents the status of findings that remained open from Independent Audit #4 (Aspect Environmental, November 2024).

Table 3-4 Status of previous independent audit findings and actions

Approval (ID)	Type	Details of CoC Requirement and Audit Finding (in bold text)	Proposed or Completed Action	Status
D14	Observation	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. The equipment, plant and vehicle induction template does not include a check for tonal alarms.	During site audit interview 09/10/2025, Auditees provided evidence that the plant induction template for the Development has been updated to include a check for tonal alarm.	Closed

3.6 Assessment of Compliance with Environmental Management Plans and Post Approval Documents

A review was conducted against the following management plans (Appendix B):

- CEMP (CoC C9)
- Construction Noise and Vibration Management Subplan (CoC C12)
- Construction Soil and Water Management Subplan (CoC C13).

The CEMP and associated Subplans were approved by the Certifier.

Mitigation measures from the EIS are included in the management plans and the plans are being implemented onsite. There were no non-compliances identified regarding compliance with management plans during the audit period.

The management plans are considered adequate for the works being undertaken.

3.7 Predicted Versus Actual Impacts

Predicted impacts associated with construction of the Development are described in the EIS (Willow Tree Planning, November 2020) and the RtS (July 2021). The EIS included a range of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Development.

The predicted versus actual impacts of the Development were assessed onsite during the audit site inspection (Table 3-5).

Table 3-5 Predicted versus actual impacts

Aspect	Predicted Impacts	Actual Impacts Observed
Traffic	The existing road infrastructure within and surrounding the school will satisfactorily deal with construction related vehicle movements. There is predicted to be 120 truck movements a day, however they will be outside of the peak traffic hours (school drop off and pick up hours). Sufficient parking is provided on site and idling on public roads is discouraged. Specifically, turn paths and access to loading zones will be adequately provided for.	During the audit period truck movements were limited to site deliveries and waste removal. There were no complaints received related to Development vehicles impacting surrounding streets. One construction vehicle movement was observed during the audit site inspection on 09/10/2025. A review of the waste register for movement off site or for onsite beneficial reuse (stockpile adjacent to construction carpark) indicates that truck movements are below the daily predicted movements. Parking onsite appears to be sufficient to reduce the risk of construction vehicles idling offsite. Actual impacts appear to be less than predicted impacts.
Dust / air quality	Potential for reduced air quality during construction.	Exposed surfaces within the construction area are limited. Exposed unsealed areas including the stockpile area are stabilised with geofabric or DGB, see Appendix G Photo Log. Site access was sealed with concrete. The Development advised that Site access is limited

Aspect	Predicted Impacts	Actual Impacts Observed
		<p>to delivery and demolition waste removal trucks.</p> <p>Construction carpark surface is gravel and was damp with no visible dust generation, see Appendix G Photo Log.</p> <p>Complaints register does not identify any air quality complaints.</p> <p>Actual impacts appear to be less than predicted impacts.</p>
<p>Noise and vibration</p>	<p>During demolition and excavation there is the potential for vibration impact on the neighbouring buildings' amenity and on structures.</p> <p>Overall, procedures and requirements for construction noise monitoring would be determined as the project progresses, with an appropriate monitoring protocol being defined as part of the future Construction Noise and Vibration Management Plan. The demolition and construction noise impact to the nearest residential receiver will be assessed prior to the construction phase.</p> <p>A majority of construction activities are expected to comply with relevant "Highly Noise Affected" noise management level. High noise emitting plant and equipment will not be used for long duration.</p> <p>Minimal perceived vibration levels (human comfort) at nearby/adjacent residential dwellings.</p>	<p>Mitigation measures are identified in section 5 of the CNVMP (January 2025).</p> <p>Mitigation measures appear to be adequate to manage potential noise and vibration impacts.</p> <p>The CNVMP (January 2025) identified noise monitoring only during excavations works. Only minor excavation (trenching) with a small excavator was occurring. This was scheduled to occur during the current school holiday period.</p> <p>Temporary noise barriers are identified in the CNVMP (January 2025) were removed from the windows of the O'Neil building. The O'Neil building is now occupied by the Construction contractor for internal fit out demolition</p> <p>No noise or vibration complaints have been received.</p> <p>Actual impacts do not appear to have exceeded predicted impacts.</p>
<p>Water / erosion and sediment (ERSED)</p>	<p>Potential for reduced air and water quality during construction.</p>	<p>Observed erosion control measures in place. They appear to be adequate to reduce the risk of sedimentation transfer offsite. A steep batter slope has been protected by a geofabric cover. See Appendix G Photo Log. Some excessive sedimentation requires removal from sediment fences.</p> <p>Actual impacts do not appear to have exceeded predicted impacts.</p>
<p>Land contamination</p>	<p>The potential for contamination is considered low. There is potential for contamination to be associated with filled areas of the site, hazardous building materials and possible past pesticide use.</p> <p>Soils designated for off-site disposal will need to be subject to waste classification in accordance with NSW EPA, Waste Classification Guidelines, 2014.</p>	<p>To date, 143.92 tonnes of asbestos containing material (ACM) has been transferred from site to a licensed facility.</p> <p>No asbestos containing material was identified during the audit period.</p> <p>Actual impacts appear to reflect predicted impacts.</p>
<p>Waste minimisation / management</p>	<p>The EIS did not predict impacts from construction waste. However, the contractor will comply with DPHI's Conditions of Consent to ensure all waste is carefully removed, packaged, and transported from the Site to an appropriate waste facility.</p>	<p>Sighted monthly waste report (Bingo) for January 2025 through September 2025. Includes waste type, recycled waste and %. Report identifies that 93.96% of total waste has been recycled.</p>

Aspect	Predicted Impacts	Actual Impacts Observed
	This will minimise potential contact with the waste and reduce environmental risk from an accidental release. Where appropriate, waste will be reused or recycled.	Waste removed from site includes concrete, metals, timber/paper/cardboard, plastic, and general waste. Demolition of O’Neil building is underway. The demolition works only began at the beginning of the week starting 6/10/2025, hence there was no available waste data at the time of the audit. Actual impacts appear to reflect predicted impacts.
Heritage management	There are no predicted impacts to Aboriginal cultural heritage or to cultural significance of the Main Quadrangle Precinct of St Ignatius’ College, or the wider Site.	The auditees advised that they have not identified any unexpected finds (heritage) during the audit period. Actual impacts appear to reflect predicted impacts.
Flora and fauna management	The overall ecological impact, because of the Proposed Development is considered to be generally ‘low’ and ‘minor’ in nature.	No impacts observed during site audit inspection. Actual impacts appear to reflect predicted impacts.
Chemicals / hazardous materials management	Predicted to be low. Impact is associated with the potential for contamination to be associated with filled areas of the site, hazardous building materials and possible past pesticide use.	See comments above under the Aspect - Land Contamination. Actual impacts appear to reflect predicted impacts.
Visual impact	There are no predicted impacts from the visual impacts during construction.	NA

No environmental or community related incidents or complaints were recorded during the audit period.

The works were observed to be contained within the approved Development boundary. Environmental controls for dust, noise, soil, and water were in place and appeared to be functioning adequately.

Erosion and sediment controls go beyond the expectation of the CSWMP. However, some minor maintenance (clearing out of excess sedimentation) is required.

This, along with the high degree of compliance, lack of incidents and complaints indicates that the environmental impacts are mostly minor and qualitatively well within that predicted by the EIS and RtS.

3.8 Review of Environmental Performance

The environmental performance of the Development was assessed during the audit site inspection against the environmental aspects listed in Table 3-6. Environmental performance in respect of the relevant environmental aspects was found to be satisfactory, with sound site environmental management generally exhibited onsite.

Table 3-6 Environmental aspect audit scope

Environmental Aspect	Independent Audit Finding
Air	No visible dust emissions were noted during the audit site inspection on 09/10/2025.
Noise	A review of the online complaints register on 09/10/2025 and offline complaints register indicated that no complaints related to noise have been received to date. Only one small excavator was operating on site. The excavator was conducting trenching work; this work was scheduled to be undertaken during the current school holiday period.
Land – Erosion and Sediment	ErSed controls were generally observed to be in place, including stormwater drain protection. Sediment fences were in place and keyed in correctly. However, some minor maintenance (clearing out of excess sedimentation) is required. Steep batters are protected by geofabric. The stockpile area is covered in geofabric. No complaints were received during the audit period.
Land – Contamination	Contamination was not encountered during the audit period.
Water	There was no evidence of scouring or rill erosion on site during the audit site inspection on 09/10/25. However, some minor maintenance (clearing out of excess sedimentation) is required. This suggest that geofabric keyed in maintenance is required. Site surface water measures appear to be satisfactory.
Waste	Mixed general waste skip bins were in place and being utilised. Waste records were available for review.
Heritage	No unexpected heritage finds have been encountered onsite.
Traffic	All construction vehicles were observed to be contained within the Development boundary during the site audit inspection on 09/10/25. The tracking of soil/ mud to public roads was not observed during the site audit inspection on 09/10/25. Note, vehicles enter the construction site on concrete sealed driveways. Vehicles park on either an internal to building concrete area or on an external to the building DGB layer.
Flora and Fauna	No damage observed to trees outside of the site boundary during site audit inspection on 09/10/25. One tree (#137) requires protection from construction activities. The tree is located outside of the site security fencing. Protection in accordance with Section 1.1.14 of the CEMP Rev 5 (see photo log), Belmadar, August 2024 has been maintained. Native fauna was not observed by auditees during the audit site inspection.

3.9 Complaints

The auditor sighted *Belmadar Community Complaint and Issue Register – Saint Ignatius’ College Wingaru STEMP Project*. The register was current as of 09 October 2025, there were no complaints identified in the register for the audit period.

The auditees advised during the interview that to the best of their knowledge the Development has not received any complaints.

3.10 DPHI Additional Scope

DPHI identified in its emailed correspondence dated 15/10/2026 (Appendix D) the following:

Further to the below areas that will be addressed in the IEA, as requested in NSW Planning’s letter dated 7 July 2025 in response to the previous IEA, please ensure that the report satisfies the following:

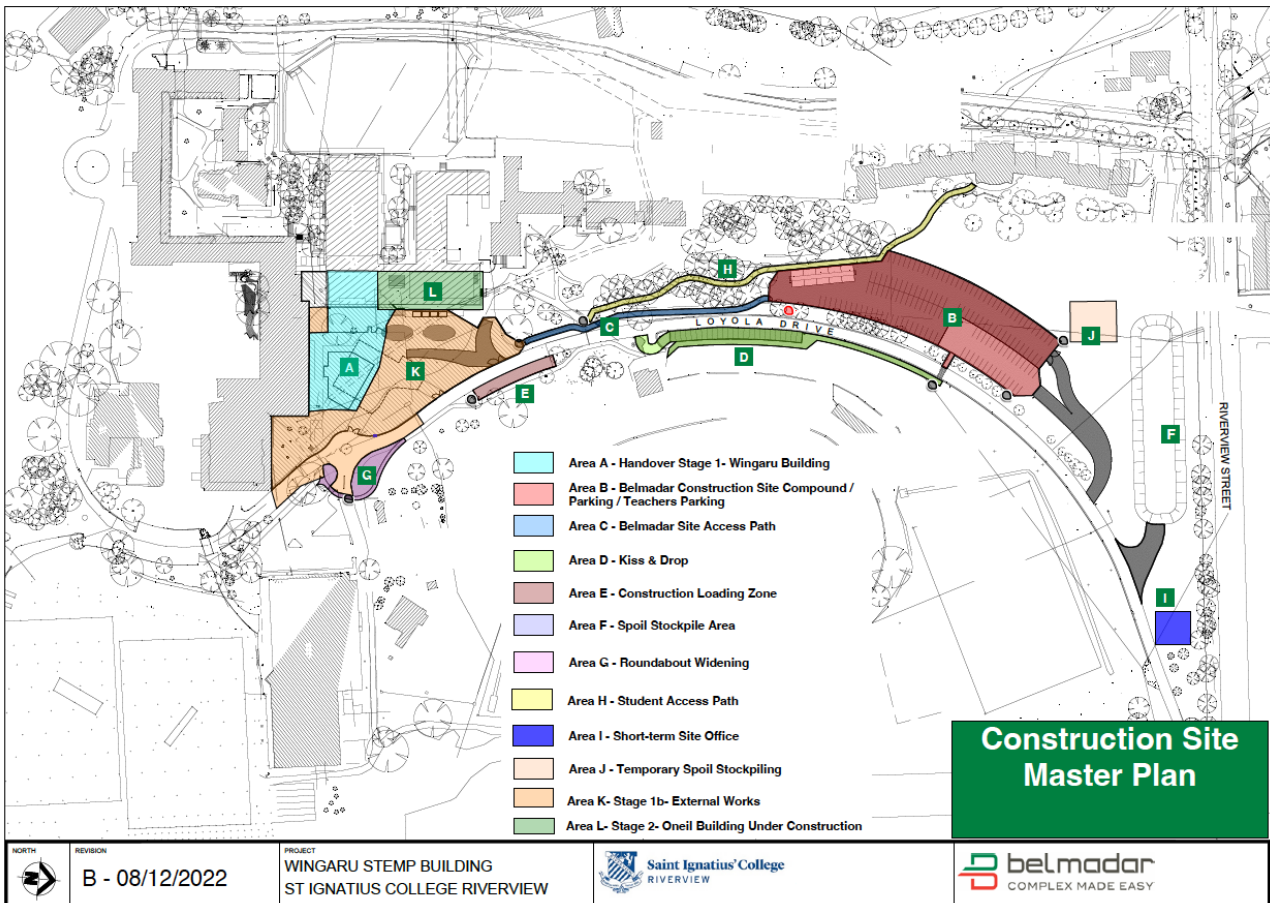
1. Clearly state each audit team member and their position, and
2. Provide a declaration for each audit team member.

Site Map

A site map is included below (Figure 3-2) that identifies:

- Area A – Handover Stage 1 – Wingara Building
- Area B – Belmadar Construction Site Compound / Parking/ Teachers Carpark
- Area C – Belmadar Site Access Path – Works completed and in use by Belmadar and its Subcontractors
- Area D – Kiss & Drop
- Area E – Construction Loading Zone
- Area F – Spoil Stockpile Area
- Area G – Roundabout widening
- Area H – Student Access Path
- Area I – Short-term Site Office
- Area J – Temporary Spoil Stockpiling
- Area K – Stage 1b – External Works
- Area L – Stage 2 – Oneil Building Under Construction

Figure 3-2 Site map



3.11 Site Inspection

A site inspection as part of the audit was completed 09 October 2025. During the site inspection, observations on the Development's environmental performance were made and captured by site photos (Appendix G).

Environmental performance was determined to be satisfactory, with appropriate implementation of environmental controls in accordance with development management plans.

3.12 Site Interviews

Site interviews were generally structured around the prescribed SSD CoC and management plan expectations.

The site team were questioned on how the Development achieves and communicates compliance requirements, and how it responds to, and addresses, changes in site conditions. Follow up questions on documentation of processes and site procedures pertaining to environmental management onsite were used to assess understanding of environmental risk and performance management expectations onsite, inclusive of communications and change management.

The site interviews demonstrated that the Development personnel had a good understanding of environmental risks and controls associated with the Development.

3.13 Development Response to Independent Audit Report

Under SSD 10424 CoC D39, the Applicant is required to prepare a response to the Final Independent Audit Report and submit its response to the Department and Certifier and to make the Independent Audit Report and the Applicant's response publicly available within 60 days of submission.

4 CONCLUSION

This Independent Audit Report satisfies the requirements of SSD 10424 CoC D37.

The audit represents the fifth independent audit and has been conducted in accordance with the DPE Independent Audit Post Approval Requirements (2020) and the AS/NZS ISO 19011:2019 – Guidelines for Auditing Management Systems.

The audit report documents the outcomes of the review of compliance undertaken by Aspect. The audit process comprised pre-site audit documentation review, site audit, and post-site audit documentation review and follow up.

It was found that the Development was generally compliant with the CoC, and construction activities are being managed in accordance with the requirements of the SSD instrument.

The following findings of compliance were made:

- 108 CoC were assessed
- 76 were compliant
- 0 were non-compliant
- 32 were not triggered
- 1 observation was recorded and closed.

Detailed findings are included in the Audit Protocol in Appendix A and the checklist of mitigation measures from the environmental management plans in Appendix B.

The audit concludes that the Development is generally being constructed in compliance with the requirements of the SSD instrument.

The Auditor would like to thank the auditees from Belmadar and EPM Projects for their high level of organisation and assistance during the independent audit.

Appendix A Audit Table

SSD 10424-MOD 1

Auditor(s) Mathew Williams and Daryle McKone
 Location Saint Ignatius' College Riverview Redevelopment Stage 2

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
Conditions of Consent - Modification 1 Approved 29/11/2022						
Part A - Administrative Conditions						
Obligation to Minimise Harm to the Environment						
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Observed site environmental controls in place in accordance with CEMP and sub-plans. No evidence of material harm on or offsite was observed during the audit site inspection 09/10/25. Refer to Photo Log in Appendix G. The Development stated at site audit interview 09/10/25 that no reported incidents had occurred during the audit period. Evidence referred to in other CoC in this table.	The Proponent has demonstrated that reasonable and feasible measures are being implemented to prevent or minimise harm to the environment. Compliance with condition has generally been demonstrated.			
Terms of Consent						
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 (RTS), Supplementary Response to Submissions (SRS) and SSD-10424-Mod-1; (d) in accordance with the approved plans in the table below:	a) Non-compliances have not been identified in this audit, therefore compliance with A2(a) has been achieved. b) The Development stated at site audit inspection on 09/10/25 that no directions were issued by the Planning Secretary during the audit period. c) Works observed to be carried out generally in accordance with the EIS, RTS. d) The Certifier has verified that the works to date are consistent with the approved design/ plans.	Compliance with condition has generally been demonstrated.			
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.	The Development stated at site audit interview 09/10/25 that no directions have been issued by the Planning Secretary.	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 A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	The Development stated at site audit interview 09/10/25 that there were no Development changes documented that triggered an accordance or consistency assessment during the audit period.	Not triggered.			
Limits of Consent						
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Sighted letter notification from EPM to DPHI on 17/02/23 notifying commencement of first stage construction in accordance with Condition C1 as 24/02/23. The Development advised during site audit interview that works commenced onsite 24/02/2023.	Compliance with condition has generally been demonstrated.			
A6	This development consent does not permit any changes to the approved student/staff numbers within the school.	Administrative note.	NA			
A7	This development consent does not approve any additional car parking provisions or alterations to the existing car parking provisions within the site.	Administrative note.	NA			
A8	This development consent does not permit any out of school hours community use or any additional out of school hours events outside of those that are existing and/or have been approved by the concept approval (SSD-7140) and/or by other development consents applicable to the site.	Administrative note.	NA			
Prescribed Conditions						
A9	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 EP&A Regulation relates to prescribed conditions for: - compliance with the BCA (Crown Certificates received) - erection of signs - residential building work (not relevant) - entertainment venues (not relevant) - signage for max number of persons in venues (not relevant) - shoring and adjoining properties (no properties are adjoined to the Development).	Compliance with condition has generally been demonstrated.			
Planning Secretary as Moderator						
A10	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.	The Development stated at site audit interview 09/10/25 that no resolutions have been provided by the Planning Secretary to date.	Not triggered.			
Evidence of Consultation						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A11	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Consultation is required for the CTPMSP and CSWMSP. - C11(b) CTPMSP - evidence of consultation TINSW (email 16/2/2023. Responses from TINSW on the 22/2/2023 and 9/5/2023. Evidence of consultation with Lane Cove City Council (LCC), including multiple emails between the consultant and LCC from the 16/2/2023 to 24/7/2023. LCC did not provide comments or advice to the Development. Given the exhaustive attempts by the Development to consult, consultation satisfies the condition and DPHI guidelines for consultation. - C13 (a) CSWMSP - requires preparation in consultation with Council. Sighted email to Council dated 30/7 and 16/8. Attempts to consult have been made. No response to date.	Compliance with condition has generally been demonstrated.			
Staging						
A12	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).	Sighted letter from DPHI dated 31/07/2023 (REF: SSD-10424-PA-11) approving the Staging Report Revision C dated 14/07/2023 confirms submission of staging report to DPHI more than 1 month before construction commenced. The Development confirmed during site audit interview 02/10/2024 that Stage 3 works commenced 13/06/2024. Based on observation during the site inspection 09/10/2025, works appear to align to the staging report.	Compliance with condition has generally been demonstrated.			
A13	A Staging Report prepared in accordance with condition A12 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.	Sighted letter from DPHI dated 31/07/2023 (REF: SSD-10424-PA-11) approving the Staging Report Revision C dated 14/07/2023 confirms submission of staging report to DPHI more than 1 month before construction commenced. The Development confirmed during site audit interview 02/10/2024 that Stage 3 works commenced 13/06/24. Stage 3 and 4 works are occurring concurrently in line with Construction Certificate 3 (which combined stages 3 and 4). The Development confirm during site audit interview 09/10/2025 that there have been no additional Construction Certificates required for the Development. Works onsite appear to align to the Staging Report.	Compliance with condition has generally been demonstrated.			
A14	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Sighted letter from DPHI dated 15/11/2022 (REF: SSD-10424-PA-2) approving the Staging Report Revision B dated 24/10/2022 confirming submission of staging report to DPHI more than 1 month before construction commenced. Site audit interview 10/04/2024 confirmed that construction commenced 24/02/23. Sighted DPHI Post Approval Form commencement of construction in accordance with C1 and C2 dated 15/02/2023. Staging report identifies 4 construction stages - CC1, CC2, CC3 and CC4. CC3 and CC4 have been combine into one CC. Stage 3 and 4 are therefore occurring concurrently. The Development confirm during site audit interview 09/10/2025 that there have been no additional Construction Certificates required for the Development. Works onsite appear to align to the Staging Report.	Compliance with condition has generally been demonstrated.			
A15	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.	Sighted letter from DPHI dated 15/11/2022 (REF: SSD-10424-PA-2) approving the Staging Report Revision B dated 24/10/2022 confirming submission of staging report to DPHI more than 1 month before construction commenced. Site audit interview 10/04/2024 confirmed that construction commenced 24/02/23. Sighted DPHI Post Approval Form commencement of construction in accordance with C1 and C2 dated 15/02/2023. The Development confirm during site audit interview 09/10/2025 that there have been no additional Construction Certificates required for the Development. Works onsite appear to align to the Staging Report.	Compliance with condition has generally been demonstrated.			
Staging, Combining and Updating Strategies, Plans or Programs						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A16	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	The Development stated at site audit interview 09/10/25 that no strategies, plans, programs or drawings have been staged or combined during the reporting period.	Not triggered.			
A17	Any strategy, plan or program prepared in accordance with condition A16, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	The Development stated at site audit interview 09/10/25 that no strategies, plans, programs or drawings have been staged or combined during the reporting period.	Not triggered.			
A18	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.	The Development stated at site audit interview 09/10/25 that no strategies, plans, programs or drawings have been staged or combined during the reporting period.	Not triggered.			
A19	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.	Nil to date.	Not triggered.			
Structural Adequacy		Structural Adequacy	Structural Adequacy			
A20	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. Notes: • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.	Sighted Occupation Certificate No. 22/0711/01 dated 18/08/2025.	Compliance with condition has generally been demonstrated.			
External Walls and Cladding						
A21	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Sighted Construction Certificate No.22/0711/03 (Steve Watson & Partners) determined 13/06/2024. Item 15 of the Documentation relied upon to issue the construction certificate is the BCA Part J1 Compliance Report (Flux Consultants Pty Ltd, 15/11/2022), Code mark Certificate of Conformity No. CM30126 Rev 2 (Stryum Cladding System) prepared by Global-Mark Pty Ltd 18/10/23 and code mark Certificate of Conformity No. CM30120 Rev 1 (EQUITONE Facade Systems) prepared by Global-Mark Pty Ltd 12/12/21.	Compliance with condition has generally been demonstrated.			
Applicability of Guidelines						
A22	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	The CEMP and sub-plans generally refer to relevant guidelines and policies.	Compliance with condition has generally been demonstrated.			
A23	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.	The Development stated during site audit interview 09/10/25, that there were no directions issued by Secretary during the audit period.	Not triggered.			
Monitoring and Environmental Audits						
A24	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, non-compliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	Procedural condition. This Independent Audit has been conducted in accordance with ISO 19011 and the DPHI Independent Audit Post Approval Requirements 2020.	This audit is aligned to the requirements of Div 9.4 of Part 9 of the EP&A Act. Div 9.4 is applicable to SSD developments. This IEA and its scope is aligned to the requirements of s9.39(2); s9.39(3); s9.40; s9.41(2); s9.42(1); and s9.42(2) of the EP&A Act.			
Access to Information						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
A25	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, and publicly available for 12 months after the commencement of operations.	Reviewed applicant's website on 13/10/2025: https://www.riverview.nsw.edu.au/our-future/wingarau/compliance-documentation/ The website includes links to the DPHI Major Projects website, which hosts SSD application and approval documents. Development website includes: (a)(i) available (ii) Development Consent including MOD 1 are available. (iii) Available: Wingaru CEMP including all sub-management plans (iv) Six monthly independent environment audits are utilise to advise performance (v) Available via IAs and response to IAs and noise monitoring reports. (vi) Summary of Current Project Status & Progress (vii) Contact details are provided for the school. (viii) Complaints register is accessible for review. (ix) Independent Audit #5 report and response to Independent Audit #5 is available. (x) The auditees advised during site interviews 09/10/25 that there have been no directions from the Secretary. (b) Not triggered.	Compliance with this condition has generally been demonstrated.			
Compliance						
A26	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.	Sighted site induction package on 1 Breadcrumb. Includes references to SSD Conditions, legislation and standards/codes where workers can obtain relevant documents from Site Manager. Viewed subcontractor contract agreement Annexure A which references conditions of consent SSD 10424. Included as attachments. Sighted a copy of the site induction template - Saint Ignatius' College Riverview Induction (25755-2756) dated 08/10/2025. The package refers to availability of the conditions of consent, and management plans must be complied with.	Compliance with this condition has generally been demonstrated.			
Incident Notification, Reporting and Response						
A27	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.	The Development stated at site audit interview 09/10/25 that they did not identify any reportable incidents during the audit period.	Not triggered.			
A28	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	The Development stated at site audit interview 09/10/25 that they did not identify any reportable incidents during the audit period.	Not triggered.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
Non- Compliance Notification						
A29	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	The Development stated at site audit interview 09/10/25 that no non-compliances have been identified during the audit period.	Compliance with this condition has generally been demonstrated.			
A30	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.	The Development stated at site audit interview 09/10/25 that no non-compliances have been identified during the audit period.	Compliance with this condition has generally been demonstrated.			
A31	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	For information.	Not triggered.			
Revision of Strategies, Plans and Programs						
A32	Within three months of: (a) the submission of a compliance report under condition A34; (b) the submission of an incident report under condition A28; (c) the submission of an Independent Audit under condition D37; (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 A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	a) NA - no compliance reports have been submitted under A34. b) NA - no incidents identified during audit period. c) Sighted DPHI submission dated 2/5/2024 - Ref: SSD 10424-PA-24. sighted Infopoint transfer to Certifier dated 13/05/2024. d) NA - no modifications approved during the audit period. e) NA - no directions have been received under A3. The review was notified, sighted transmittal evidence dated 02/05/2025, SSD10424 PA24, notification to the Certifier of no non-compliance's identified during Independent Audit #5 sent 02/05/2025.	Compliance with this condition has generally been demonstrated.			
A33	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 and / 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.	The proponent identified during site interview 09/10/25 that the review undertaken following the submission of Independent Environmental Audit #5 did not trigger updates to management plans. The CEMP was up revved however, this was administrative and not the either improve performance of the development, cater for a modification or comply with a direction.	Compliance with this condition has generally been demonstrated.			
Compliance Reporting						
A34	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).	The Development to comply with Compliance Reporting and Post Approval Requirements (CRPAR) 2020 (DPHI May 2020). Under CRPAR 2020, construction compliance reports are not required. The first compliance report due is the Operation Compliance Report.	N/A			
A35	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	N/A	N/A			
A36	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	N/A	N/A			
A37	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), 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.	N/A	N/A			
Part B- PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE						
External Walls and Cladding						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B1	Prior to the issue of any relevant construction certificate, 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.	Sighted Construction Certificate No.22/0711/03 (Steve Watson & Partners) determined 13/06/2024. Item 15 of the Documentation relied upon to issue the construction certificate is the BCA Part J1 Compliance Report (Flux Consultants Pty Ltd, 15/11/2022), code mark Certificate of Conformity No. CM30126 Rev 2 (Stryum Cladding System) prepared by Global-Mark Pty Ltd 18/10/23 and code mark Certificate of Conformity No. CM30120 Rev 1 (EQUITONE Facade Systems) prepared by Global-Mark Pty Ltd 12/12/21. Site document - External wall disclosure statement submission reference SSD010424-PA-22 dated 09/04/2025. Timeframe exceedance non-compliance is closed out from previous audit.	Compliance with this condition has generally been demonstrated.			
Operational Noise – Design of Mechanical Plant and Equipment						
B2	Prior to the issue of any relevant construction certificate for the design of mechanical plant and equipment, the Applicant must incorporate the design related noise mitigation recommendations in the <i>SEARs Acoustic Report Riverview Ignis Project - Stage 2</i> , prepared by PKA Acoustic Consulting dated 14 October 2020 (R02v1), into the detailed design drawings. The Certifier must verify that all of the design related noise mitigation measures have been incorporated into the detailed design drawings to ensure the development will not exceed the recommended operational noise levels identified in the <i>SEARs Acoustic Report Riverview Ignis Project - Stage 2</i> , prepared by PKA Acoustic Consulting dated 14 October 2020 (R02v1).	Sighted Construction Certificate No.22/0711/03 (Steve Watson & Partners) determined 13/06/2024. Sighted Acoustic Design Certificate, PKA Acoustic Consulting 23/01/2024 - Ref PKA11770 R05v2. Confirmed during site audit inspection 09/10/25 that there were no changes to the design during the audit period.	Compliance with this condition has generally been demonstrated.			
Design of Operational Waste Storage and Processing						
B3	Prior to the issue of any relevant construction certificate for the new Ignis building, the Applicant must: (a) update the Ignatius College Riverview Operational Waste Management Plan prepared by Waste Audit dated September 2020 to incorporate the following: (i) details of waste collection areas and/or bin storage areas associated with the canteen located at the ground floor of the building including the number and types of waste bins needed for this facility, in accordance with Council's standards; (ii) details of the paths along which the bins would be carted from the waste storage areas in the Ignis building to the central waste storage facility within the site; and (iii) details of bin collection frequency from the canteen of the Ignis building; (b) update the detailed design plans for the Ignis building and the refurbished O'Neil building (if relevant) to incorporate the design of the operational waste storage area for the canteen and the various other relevant components of the building, in accordance with Council's standards; and (c) submit the updated reports and plans required by condition B3(a) and B3(b) to the Certifier for approval	Sighted Construction Certificate No.22/0711/03 (Steve Watson & Partners) determined 13/06/2024. Sighted Operational Waste Management Plan dated April 2024. Sighted transmittal of Operational Waste Management Plan on the 07/05/2024 prior to the issue of CC3. Confirmed during site audit inspection 09/10/25 that there were no changes to the Plan during the audit period.	Compliance with this condition has generally been demonstrated.			
Driveway and Service Vehicle Layout						
B4	Prior to the issue of any relevant construction certificate for the basement and service vehicle parking / loading / unloading areas, evidence must be submitted to the Certifier that the operational access and parking (where necessary) arrangements comply with the following requirements: (a) the swept path of the longest vehicle entering and exiting the building basement in association with the new work, as well as manoeuvrability immediately outside the Ignis Building, are in accordance with the latest version of AS 2890.2; and (b) the entry and exit driveway gradients as well as all proposed work is to the internal roundabout comply with the latest version of AS 2890.2.	Sighted Construction Certificate No.22/0711/03 (Steve Watson & Partners) determined 13/06/2024. Sighted Civil Design Certificate - CC2 Certificate, TTW Structural Civil Traffic Façade, 16/8/2023, Ref 191740 CAAA. Confirmed during site audit inspection 09/10/25 that there were no changes to the design during the audit period.	Compliance with this condition has been demonstrated.			
Landscaping						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B5	<p>Prior to the issue of any relevant construction certificate, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must:</p> <p>(a) be generally consistent with the approved Landscape Stage 2 Masterplan in condition A2 of this development consent;</p> <p>(b) allow for additional planting within the proposed courtyards where possible;</p> <p>(c) include evidence of consultation with the relevant Aboriginal Party (including the Cammeraygal people) in the development of the detailed landscape plan including, but not limited to, the useability, amenity and plant species selection (being cultural and sensory);</p> <p>(d) demonstrate that the users of the approved Ignis building would have multiple points of connection with the landscaped areas at the ground level;</p> <p>(e) ensure that the Figtree (identified in <i>Landscape Stage 2 Master Plan</i> prepared by Arcadia dated 23 October 2020) has suitable ground coverage supporting amenity for rigorous student use;</p> <p>(f) include details of materials, finishes and paving, consistent with <i>St Ignatius College Riverview Stage 2 Landscape SSDA</i> prepared by Arcadia dated October 2020, that provide opportunities for multi-use outdoor play areas;</p> <p>(g) include evidence to demonstrate that the stories learnt during the Connection with Country consultation have been used in the development of landscaping design as well as patterns, paving's and surface renders;</p> <p>(h) demonstrate that the 32 replacement trees, consistent with Landscape plans listed in condition A2, have been provided;</p> <p>(i) include details of any additional infrastructure, where relevant;</p> <p>(j) detail the location, species, maturity and height at maturity of plants to be planted on-site; and</p> <p>(k) include species (trees, shrubs and groundcovers) indigenous to the local area.</p>	<p>Sighted letter from DPHI dated 13/12/2022 (REF: SSD-10424-PA-1) approving the Landscape Plan.</p> <p>Confirmed during site audit inspection 09/10/25 that there were no changes to the Plan during the audit period.</p>	Compliance with condition has generally been demonstrated.			
Driveways, Vehicle Crossing and Access to Basement from Loyola Drive						
B6	<p>Prior to the issue of any relevant construction certificate for the driveways and vehicular crossings connecting the Ignis building basement to Loyola Drive, the Applicant must submit design plans to the satisfaction of the Certifier which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of a small rigid vehicle (SRV) and the vehicular crossings (if any) are designed to meet the Council's standards.</p>	<p>Sighted Construction Certificate No.22/0711/03 (Steve Watson & Partners) determined 13/06/2024.</p> <p>Sighted Civil Design Certificate - CC2 Certificate, TTW Structural Civil Traffic Façade, 16/8/2023, Ref 191740 CAAA.</p> <p>Confirmed during site audit inspection 09/10/25 that there were no changes to the design during the audit period.</p>	Compliance with condition has generally been demonstrated.			
Building Code of Australia						
B7	<p>The construction certificate plans must demonstrate that the site can provide accessways from the main points of pedestrian entry to the proposed works in accordance with DP1 and DP2 of the Building Code of Australia.</p>	<p>Sighted Construction Certificate No.22/0711/03 (Steve Watson & Partners) determined 13/06/2024.</p> <p>Sighted Disability access design compliance statement for Wingaruru Building, Stage CC2 Construction Certificate, Inclusive Places, 28/5/2024, statement number P000453.</p>	Compliance with condition has generally been demonstrated.			
B8	<p>The construction certificate plans must demonstrate that the new parts and any affected part of the buildings comply with the Access Code under the Disability (Access to Premises – Buildings) Standards 2010 to ensure access to building, facilities and services within the building is provided for people with a disability.</p>	<p>Sighted Construction Certificate No.22/0711/03 (Steve Watson & Partners) determined 13/06/2024.</p> <p>Sighted Disability access design compliance statement for Wingaruru Building, Stage CC2 Construction Certificate, Inclusive Places, 28/5/2024, statement number P000453.</p>	Compliance with condition has generally been demonstrated.			
Site Contamination						
		Site Contamination	Site Contamination			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
B9	<p>Prior to the issue of ANY construction certificate or within 6 months of the date of release of this development consent (whichever occurs earlier), Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and identified in Report on <i>Updated Preliminary Site (Contamination) Investigation</i> prepared by Douglas Partners dated 31 January 2020 and comply with the following requirements:</p> <p>(a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i>;</p> <p>(b) the site investigation(s) must include borehole testing pits distributed within the development area (as defined in this consent), except the carriageway of Loyola Drive;</p> <p>(c) the recommendations of the <i>Report on Updated Preliminary Site (Contamination) Investigation</i> prepared by Douglas Partners dated 31 January 2020 and the unexpected finds procedure must be updated following results of further site investigations.</p> <p>(d) the documentation must include Detailed Investigation Reports and Remedial Action Plans, if recommended by the updated investigation report mentioned in condition B9(c); and</p> <p>(e) all reports required by condition B9 must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEVP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.</p>	<p>Sighted - Report on Detailed Site Investigation (Contamination) Ignis Stage 2 St Ignatius' College, Tambourine Bay Road, Riverview, Douglas Partners, May 2022.</p> <p>The report recommended the preparation of an asbestos management plan. The report did not recommend the requirement to update the unexpected finds procedure.</p> <p>Sighted Asbestos Management Plan, Report No: 2027-AMP-01-060323.v1f, 6 March 2023</p> <p>The report was reviewed by a certified contaminated sites practitioner and certified by Site Contamination Practitioners Australia.</p> <p>Confirmed during site audit inspection 09/10/25 that there were unexpected finds during the audit period.</p>	Compliance with condition has generally been demonstrated.			
Stormwater Management System						
B10	<p>Prior to the commencement of any relevant construction stage, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier for approval. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS and listed below;</p> <p>(c) be in accordance with applicable Australian Standards;</p> <p>(d) include all details of stormwater quality treatment measures as outlined in <i>Saint Ignatius' College Riverview, Stage 2</i> Civil Engineering Report prepared by Taylor Thomas Whitting dated 16 October 2020; and</p> <p>(e) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.</p>	<p>Sighted Construction Certificate No. 22/0711/02 (Bulk excavation, shoring and piling), Steve Watson & Partners, 17/8/2023. Operational Stormwater Management System is referenced under B10 in the CC.</p> <p>Confirmed during site audit inspection 09/10/25 that there were no changes to the design during the audit period.</p>	Compliance with condition has generally been demonstrated.			
Geotechnical recommendations						
B11	<p>Prior to commencement of any relevant construction stage which involves ground disturbance, the construction certificate plans must demonstrate compliance with the recommendations as outlined in <i>Saint Ignatius' College Riverview: Ignis Stage 2 Structural SSDA Report</i> prepared by Northrop Consulting Engineers Pty Ltd dated 5 November 2020.</p>	<p>Sighted Construction Certificate No. 22/0711/01 (Bulk excavation, shoring and piling), Steve Watson & Partners, 20/2/2023.</p> <p>The documentation relied upon to issue the construction certificate included <i>Saint Ignatius' College Riverview: Ignis Stage 2 Structural SSDA Report</i> prepared by Northrop Consulting Engineers Pty Ltd dated 5 November 2020, sighted email dated 21/2/2023 from Steve Watson Partners to the EPM Projects.</p> <p>Sighted Construction Certificate No. 22/0711/02, Steve Watson & Partners, 17/8/2023. Operational Stormwater Management System is referenced under B10 in the CC. Sighted stamped/ approved structural certificate for Stage 2 (Northrop dated 16/08/23) referencing requirements of B11.</p>	Compliance with condition has generally been demonstrated.			
Part C- PRIOR TO COMMENCEMENT OF CONSTRUCTION						
Notification of Commencement						
C1	<p>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.</p>	<p>Sighted letter notification from EPM Projects to DPHI on 17/02/23 notifying commencement of first stage of construction in accordance with Condition C1 as 24/02/23.</p> <p>The Development advised during site audit interview that works commenced onsite 24/02/2023.</p>	Compliance with condition has generally been demonstrated.			
C2	<p>If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	<p>Sighted DPHI Post Approval Form commencement of construction in accordance with CC3 dated 14/06/2024 - SSD10424- PA-16.</p> <p>The Development advised via email dated that works under CC3 commenced on the 01/07/2024.</p>	Compliance with condition has generally been demonstrated.			
Certified Drawings						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C3	Prior to the commencement of construction of any relevant stage, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	<p>Sighted Construction certificate No. 22/0711/01 (Bulk excavation, shoring and piling), Steve Watson & Partners, 20/2/2023.</p> <p>The documentation relied upon to issue the Construction Certificate, Structural Design Certificate and Associated Drawings prepared by Northrop dated 1/2/23.</p> <p>Sighted Construction Certificate No. 22/0711/02, Steve Watson & Partners, 17/8/2023.</p> <p>Sighted Construction Certificate No.22/0711/03 (Steve Watson & Partners) determined 13/06/2024.</p> <p>The documentation relied upon to issue the Construction Certificate identifies the following drawings: Drawing No A1202: Concrete & Structural Plan - Level 0 (Civil Slab) Revision S, 21/03/2024, PMDL Architecture Drawing No A1212: Concrete & Structural Plan - Level 0 Exit Stairs & Pathway, Revision E, 03/06/2024, PMDL Architecture Drawing No A4108: Stair 7 - Structural Setout, Revision C, 02/02/2024, PMDL Architecture. Sighted drawing certification report, Northrop, 04/06/2024 Ref: SY192718-SC04-5</p> <p>Confirmed during site audit inspection 09/10/25 that there were no changes to the certified drawings during the audit period.</p>	Compliance with condition has generally been demonstrated.			
Protection of Public Infrastructure						
C4	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 (along Riverview Street and Tambourine Bay Road frontage and the roundabout at the intersection of the two roads with Loyola Drive) including roads, gutters and footpaths; and; and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	<p>a) Letter Correspondence between Belmadar and the EPM Projects Pty Ltd, 15/5/23 confirming that affected service authorities have been consulted with. Ausgrid</p> <p>b) Sighted Dilapidation Report (Craigmar Consulting dated 13,12/22) Council Assets, Sighted Dilapidation Report (Craigmar Consulting dated 14/12/22) Private Property, Structural Dilapidation Report (Shreeji Consulting dated 20/01/23 Report No 230106).</p> <p>c) Sighted DPHI confirmation of submission Dilapidation Report dated 09/02/23 Ref SSD-10424-PA-5.</p> <p>Sighted submission of dilapidation reports b) and c) to Certifier via email dated 02/02/23.</p> <p>Sighted email evidence of dilapidation report issue to Lane Cove Council, dated 16/02/23 including a revision of Dilapidation Report submission dated 01/05/23.</p>	Compliance with condition has generally been demonstrated.			
Pre-Construction Dilapidation Report						
C5	Prior to the commencement of any construction, the Applicant must submit a recommencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, heritage items and Council assets (if any) in the zone of influence that are likely to be impacted by the proposed works.	<p>Sighted Dilapidation Report (Craigmar Consulting dated 13,12/22) Council Assets, Sighted Dilapidation Report (Craigmar Consulting dated 14/12/22) Private Property, Structural Dilapidation Report (Shreeji Consulting dated 20/01/23 Report No 230106).</p> <p>Sighted submission of dilapidation reports a) and b) to Certifier via email dated 02/02/23.</p> <p>Sighted email evidence of dilapidation report issue to Lane Cove Council, dated 16/02/23 including a revision of Dilapidation Report submission dated 01/05/23.</p>	Compliance with this condition has been demonstrated.			
Community Communication Strategy						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C6	<p>No later than two weeks before the commencement of any construction, a Community Communication Strategy must be submitted to the Planning Secretary for approval and approved by the Planning Secretary prior to the commencement of construction or within another timeframe agreed with the Planning Secretary. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the construction of the development and for a minimum of 6 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the construction phase;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p> <p>(e) include any specific requirements about traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.</p>	<p>Sighted Community Communication Strategy (CCS) DPHI Approval letter - ref. SSD-10424-PA-3 dated 15/11/2022. The letter states that the CCS was submitted before commencement of construction.</p> <p>a) Section 2.1 Key Stakeholders</p> <p>b) Sections 4.4 Notification Procedure Table 5</p> <p>c) Section 4.3 Communication, Management and Mitigation Tools Table 4</p> <p>d) Section 4.3 Communication, Management and Mitigation Tools Table 4</p> <p>e) Section 4.4 Notification Procedure</p>	<p>Compliance with condition has generally been demonstrated.</p>			
Demolition						
C7	<p>Prior to the commencement of construction of any relevant stage, demolition work plans required by AS 2601:2001. The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.</p>	<p>Demolition works currently underway in O'Neil building - demolition of classroom fit out.</p> <p>Sighted written statement from Tital Contractors dated 23/01/23 that Demolition Plan complies with ASA 2601:2001.</p> <p>Sighted email submission of Demolition Plan to Certifier dated 30/01/23.</p> <p>Sighted confirmation from DPHI dated 07/02/23 of receipt of Demolition Plan noting the Department has no comments.</p>	<p>Compliance with condition has generally been demonstrated.</p>			
Environmental Management Plan Requirements						
C8	<p>Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p>Note:</p> <ul style="list-style-type: none"> • The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	<p>The CEMP and sub-plans generally refer to relevant guidelines and policies.</p>	<p>Compliance with condition has generally been demonstrated.</p>			
Construction Environmental Management Plan						
C9	<p>Prior to the commencement of any construction (including internal demolition works), the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) external lighting in compliance with AS 4282:2019 Control of the obtrusive effects of outdoor lighting;</p> <p>(vii) community consultation and complaints handling as set out in the Community Communication Strategy required by condition C6;</p> <p>(viii) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations generally consistent with <i>Saint Ignatius College Riverview Demolition & Construction Waste Management Plan</i> September 2020 prepared by Waste Audit & Consultancy Services;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C13);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition C14);</p> <p>(d) Construction Soil and Water Management Sub-Plan (see condition C16);</p> <p>(e) an unexpected finds protocol for contamination and associated communications procedure; and</p> <p>(f) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.</p>	<p>Sighted InfoPoint transmittal to certifier 08/04/2024.</p> <p>Sighted CEMP acknowledgment of correspondence from DPHI dated 09/04/2024 REF: SSD-10424-PA-17.</p> <p>Sighted CEMP (Rev 7, dated 09/04/2025), the plan includes required listed details for the condition. CEMP is available on Project website. See CoC A25.</p>	<p>Compliance with condition has generally been demonstrated.</p>			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C10	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.	Sighted CC1 approval construction certificate No 22/0711/01 dated 20/02/23/ CC1 checklist C10 Certifier comment "Evidence of CEMP submitted to Planning Secretary 16/02/23". No explicit approval of the CEMP available. Implied by the issue of CC1 reference C10 Certifier comment "Part complied, evidence of CEMP submitted to Planning Secretary 16/02/23". Sighted acknowledgment of receipt of CEMP from DPFI dated 16/02/23 REF: SSD-10424-PA-7. Works onsite commenced 24/02/23.	Compliance with condition has generally been demonstrated.			
C11	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TNSW/ TNSW (RMS); (c) be consistent with the <i>Preliminary Construction Traffic and Pedestrian Plan</i> prepared by Positive Traffic Pty Ltd dated October 2020 submitted with the EIS; (d) include details of predicted number of construction vehicle movements per day and detail of vehicle types, noting that vehicle movements are to be minimised during peak traffic periods; (e) include assessment of potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works; (f) include details to demonstrate the construction vehicle access arrangements and student / staff access to the site during construction works to ensure safe operation of the school at all times; (g) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (h) detail the measures regarding existing students and operation; and (i) detail heavy vehicle routes, access and parking arrangements.	Sighted copy of CTPMSP (Rev D), Transport Strategies, Section 3.8, CEMP Winguaru STEM Project for Saint Ignatius College Riverview Rev 3, Belmadar, May 2023. (a) The CTPMSP was prepared suitably qualified and experienced person (Civil traffic) engineer with 17 years experience and SafeWork NSW Prepare a Work Zone Traffic Management Plan accreditation. (b) Evidence of consultation with Council and TNSW. Consultation is addressed, emails to Council and TNSW are included in the plan. (c) Section 1.2 provides a statement identifying that the plan satisfies the condition. (d) Section 4.3, 4.4 and 4.5 (e) Section 5 (f) Section 3.4 and 4 (g) Section 4 and 5 (h) Section 3.4 and 5 (i) Section 3.6, 4.3, 4.4 and 4.5	Compliance with condition has generally been demonstrated.			
C12	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009) and the noise guidelines criteria in section 5.4 of the <i>SEARs Acoustic Report Riverview Ignis Project - Stage 2</i> , prepared by PKA Acoustic Consulting dated 14 October 2020 (R02v1); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include details of hours within which the rock hammering, sheet piling, pile driving and similar activities are proposed to be scheduled, such as (but not limited to); (i) 9am to 12pm, Monday to Friday; (ii) 2pm to 5pm Monday to Friday; and (iii) 9am to 12pm, Saturday. (e) include strategies that have been developed with the community for managing high noise generating works; (f) describe the community consultation undertaken to develop the strategies in condition C12(e); (g) includes details of the noise management measures (including scheduling of high noise generating activities, noise barriers within the site, hoardings etc) that would be installed to ensure that students / staff are not impacted by the construction noise; (h) include a complaints management system that would be implemented for the duration of the construction; and (i) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures. C8.	Sighted copy of CNVMP, Acoustics Dynamics dated 13 January 2025. (a) Acoustic Dyna qualifications A.A.A.S certification identified on the report. (b) Section 5 (c) Section 5 (d) Section 5.9 (e) Section 5 (f) No evidence to verify (g) Section 5.4 and 5.5 (h) Section 5.3 (i) Section 5.10 Site emails dated 15/5/2024 and 6/6/2024 identifying attempts to engage the community (Saint Ignatius College Riverview) during the development of the CNVMP. The auditees advised that they regularly communicate with Saint Ignatius College Riverview regarding ongoing construction activities and noise management. Site correspondence from the Department accepting CNVMP Rev 2, 13/01/2025 - SSD-10424. CNVMP Rev 2 includes consultation records.	Compliance with condition has generally been demonstrated.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
C13	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'; (c) 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); (d) detail all off-Site flows from the Site; and (e) 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.	Sighted CEMP (Rev 5, dated 28/3/2024), Section 3 - Water and Soil Management Plan and Annexure 8 - Civil Engineering Report TTW Oct 2020. (a) Author not identified, consultation with Council is not identified. Annexure 8 was prepared by TTW. Author qualification not identified, consultation with Council not identified. (b) Sections 3.3.3. (c) Section 3.3.4, 3.3.5, 3.3.6, 3.3.9 and Annexure 8 of the CEMP. (d) Annexure 8. (e) Annexure 8. Sighted Departments approval (SSD-10424-PA-7) date 27/07/2023. The approvals identifies that the plans adequately meet the consent condition. Sighted email to Council dated 30/7 and 16/8. Attempts to consult have been made. No response to date. Belmadar provided additional evidence that identified the plan being part of the CEMP, which has been prepared by a suitably experience person. With regards to mitigation measures, the plan refers to the Civil Engineering Report prepared by TTW on the 16/10/22, which is Annexure 8 to the CEMP. The Civil Engineer Report was prepared by a suitably qualified person.	Compliance with condition has generally been demonstrated.			
C14	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.	Sighted Section 4.6 of CTPMSP (Rev D, Transport Strategies, Section 3.8, CEMP Wingaru STEMP Project for Saint Ignatius' College Riverview Rev 3, Belmadar, May 2023. (a) Achieved (b) Achieved (c) Achieved (d) Achieved. Sighted site induction, which identifies site access and sign in requirements.	Compliance with condition has generally been demonstrated.			
Construction Parking						
C15	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.	Confirmed during site inspection 09/10/25, parking facilities are in place and being utilised. No parking on neighbouring public streets observed during site audit inspection on the 09/10/2025.	Compliance with condition has generally been demonstrated.			
Aboriginal Heritage						
C16	Prior to the commencement of any construction, an induction must be provided to all construction staff, employees, contractors and sub-contractors in respect of Aboriginal heritage protection and their responsibilities under the <i>National Park Act 1974</i> by a suitably qualified archaeologist. A written induction must also be provided and included in all environmental and safety documentation for future reference.	Sighted a copy of the site induction template - Saint Ignatius' College Riverview Induction dated 2/10/2025. Induction references to Aboriginal heritage protection.	Compliance with the condition has generally been demonstrated.			
Outdoor Lighting						
C17	Prior to the installation of outdoor lighting, evidence must be submitted to the Certifier that all outdoor lighting within the site has been designed to comply with latest version of AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site letter dated 22/5/2024 - Ref SY192718-00-EL-CT02-3 from Northrop to proponent. Site InfoPoint transfer to Certifier dated 27/5/2025.	Compliance with condition has generally been demonstrated.			
Ecologically Sustainable Development						
C18	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.	Sighted: a) registration for 4-star registration date 01/02/23 Green Building Council of Australia REF GS-7484DA. Sighted email transmittal dated 31/01/23 4-start registration to certifier. Sighted email from Certifier dated 12/05/23 confirming satisfaction with C18.	Compliance with condition has generally been demonstrated.			
Site Contamination						
C19	The Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	Sighted subcontractor statement/ letter statement of payment works from 01/03/23 to 27/03/23 from Belmadar to Enviroview (NSW EPA-accredited Site Auditor). Sighted letter of engagement for Enviroview dated 20/03/2023. Sighted email Draft Site Validation Report from Sydney Environmental to Site auditor 31/10/2023.	Compliance with condition has generally been demonstrated.			
Part D- DURING CONSTRUCTION						
Site Notice						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D1	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: (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; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (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; and (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.	The Development site notice was observed at the project site boundary during the site audit inspection on 09/10/2025. Site notice displays the required content of D1. See Appendix G Photo Log.	Compliance with condition has generally been demonstrated.			
Operation of Plant and Equipment						
D2	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.	Observed a telehandler on site. Sighted telehandler plant and equipment induction dated 01/10/2024, Form F1.3.1. Sighted telehandler Inspection Report dated 09/10/25 visual inspection checklist. Site service sticker undertaken at 420hours, next due 1000h, current operation is 600hours. Observed 5t Excavator. Sighted 5t Excavator plant and equipment induction Form F3 dated 14/5/2025. Plant and equipment observed to be functioning correctly during site audit inspection 09/10/2025.	Compliance with condition has generally been demonstrated.			
Demolition						
D3	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition C7.	Site audit interview 09/10/2025 auditees confirmed that demolition was occurring in the O'neil building. This includes the demolition of classroom fit out. Auditees advised that demolition is being carried out in accordance with the Demolition and Waste Management Plan.	Compliance with condition has generally been demonstrated.			
Construction Hours						
D4	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.	Construction Hours Project site notice was observed at the project site boundary during the site audit inspection on 09/10/25 which includes site construction hours. Sighted 1 Breadcrumb induction during site audit 09/10/25. Confirmed site access during approved construction hours. Pre-starts commence at 0700. Sighted completed 1Breadcrumb induction dated 09/10/25 which confirms the Project has adopted construction hours of 0700-1700. Sited prestart dated 09/10/2025, created at 6:48am delivered at 7:00am. Confirmed during site audit inspection 09/10/25 that there were no adjustments to approved construction hours during the audit period.	Compliance with condition has generally been demonstrated.			
D5	Construction activities may be undertaken outside of the hours in condition D4 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) 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 audit interview 09/10/25, auditees confirmed no works were required under a), b) or c) or d) during the audit period.	Not triggered.			
D6	Notification of such construction activities as referenced in condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Site audit interview 09/10/25, auditees confirmed that no out of hours works occurred during the audit period.	Not triggered.			
D7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities must be scheduled during the hours as identified in the CNVMSP, unless otherwise agreed within the Planning Secretary.	Site audit interview 09/10/25, auditees confirmed that no rock breaking, rock hammering, sheet piling, pile driving or similar works occurred during the audit period.	Not triggered.			
Implementation of Management Plans						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	<p>Inspections (Safety walks) are carried out weekly as referenced in the CEMP.</p> <p>Sighted Safety Walk #66 dated 02/08/2025 and #75 dated 04/10/2025. Both inspection cover hazardous chemical management silt fence inspection, EMP controls, wash out drums, water use permits, drains and pit protection, external road inspection, dust suppression, noisy works and waste management. If observations are recorded, a non-conformance is raised.</p> <p>No environmental non-conforming or maintenance observation were identified.</p> <p>During site inspection 09/10/2025 an observation was made with regards to clean out of sediment fences.</p>	Compliance with condition has generally been demonstrated.			
Construction Traffic						
D9	All construction vehicles including site personnel vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	No approved on-street work zone as works are contained within private property.	Compliance with condition has generally been demonstrated.			
Hoarding Requirements						
D10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	No hoarding or graffiti issues were observed during the site audit 09/10/25.	Compliance with condition has generally been demonstrated.			
No Obstruction of Public Way						
D11	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.	All public ways in proximity of the development site were observed to be free of obstructions during the site audit 09/10/25.	Compliance with condition has generally been demonstrated.			
Construction Noise Limits						
D12	The development must be constructed to achieve the noise management levels and/or management and mitigation measures in the CNVMSP.	<p>Belmadar have removed acoustic hoarding barriers to the windows on the O'Neill Building as they are now occupying the building for refurbishment.</p> <p>No complaints have been identified as being received from local residents for any perceived excessive noise generating activities from the development to date.</p>	Compliance with condition has generally been demonstrated.			
D13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site outside of the construction hours of work outlined under condition D4 unless approved by D5.	<p>Viewed subcontractor contract agreement Annexure A which references conditions of consent SSD 10424 inclusive of the requirement to schedule all deliveries with the Site Manager to a specific time slot a minimum of 48 hours prior to delivery.</p> <p>Site induction 1 Breadcrumb states all deliveries to be arranged with Site Manager prior to delivery.</p> <p>Sighted a copy of completed site induction 'Saint Ignatius' College Riverview Induction'.</p> <p>During the audit period, no complaints have been identified as being received from local residents for any perceived excessive noise generating activities outside of the approved construction hours.</p>	Compliance with condition has generally been demonstrated.			
D14	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.	<p>During site inspection a 5t excavator and telehandler were utilising squawker alarms.</p> <p>No complaints have been identified as being received from local residents for any perceived excessive noise generating activities from the project to date.</p>	Compliance with condition has generally been demonstrated.			
Vibration Criteria						
D15	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the latest version of <i>Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006)</i> .	<p>CNVMSPP refers to AS2187.2-1993 for dealing with building safety criteria. Additionally, references are made to DIN 4150-3 (1992-02) and the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006).</p> <p>There has been no identification of recorded incidents or complaints by local residents regarding perceived vibration impact from construction activities.</p> <p>Auditees advised that there is no compaction equipment on site.</p>	Compliance with condition has generally been demonstrated.			
D16	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 D15.	During the audit period no complaints have been identified as being received from local residents for any perceived excessive vibration generating activities from the project to date.	Not triggered.			
D17	The limits in conditions D15 and D16 apply unless otherwise outlined in a CNVMSP, approved as part of the CEMP required by condition C12 of this consent.	N/A	Not triggered.			
Tree Protection						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D18	For the duration of the construction works: (a) all street trees immediately adjacent to the development area and/or the site, 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; (b) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the <i>Arboriculturally Impact Assessment Tree Protection Specification</i> prepared by Tree IQ dated 2 November 2020 revision B; and (c) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	No Council trees located within site boundary. No damage observed to trees outside of site boundary during site audit inspection 09/10/25. 1 tree requires protection from construction activities. Tree is outside of the site security fencing. Observed protection in place during site audit inspection - see photo log. CEMP Section 1.1.14 Tree Protection.	Compliance with condition has generally been demonstrated.			
Air Quality						
D19	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	No visible dust emissions were noted during the site audit inspection 09/10/25. Stockpiles observed during site audit inspection were covered to minimise dust generation. Exposed work areas are covered in geofabric, limiting the generation of dust. One 5t excavator in operation conducting trenching works, no visible dust.	Compliance with condition has generally been demonstrated.			
D20	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Observed during site inspection that 09/10/25 public roads were free from dirt or mud tracking. No import of material. No access to exposed construction areas by trucks. No tracking observed. Site access is in accordance with bluebook areas accessed by vehicles are either sealed or work areas have DGB layer.	Compliance with condition has generally been demonstrated.			
Erosion and Sediment Control						
D21	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	ErSed controls were observed to be in place and functioning as designed during site audit inspection 09/10/25. Stormwater drain protection in place, minor repairs required. ERSED inspections included as part of weekly site walk over - documented in safety walks (Site Environmental Safety). Sighted CEMP (Rev 7), Section 3 - Water and Soil Management Plan and Annexure 8 - Civil Engineering Report TTW Oct 2020. Stockpile area has adequate erosion sediment controls. All stockpiles are covered with geofabric. Stockpile area reduced in size, disused area was stabilised (turfed) and has been handed back to the College. Laylor drive geofabric cover stormwater pits were free of sediment. Sediment fence and coil logs in place, sediment fence has excessive buildup and requires maintenance - removal of sedimentation.	Compliance with condition has generally been demonstrated. <u>Observation:</u> Sediment fence and coil logs build up of excessive sedimentation. <u>Recommendation:</u> Removal of sedimentation and monitor during site safety walks. <u>Response to draft:</u> The auditees provided photos confirming that excess sediment has been removed from sediment fences.			
Imported Soil						
D22	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	Project advised during audit site interviews 09/10/25 that there was no import of soil during the audit period.	Not triggered.			
Disposal of Seepage and Stormwater						
D23	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of 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.	The Development advised at site audit inspection 09/10/25 that no discharged construction water occurred during the audit period. Roof water and hardstand areas from the building discharges to College stormwater system. Site is not connected to Council's stormwater system. Main construction water is geofabed water is not contained.	Compliance with condition has been demonstrated.			
Unexpected Finds Protocol- Aboriginal Heritage						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D24	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	Site audit interview 09/10/25, auditees advised that no new objects discovered during the audit period.	Not triggered.			
Unexpected Finds Protocol- Historic Heritage						
D25	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.	Site audit interview 09/10/25, the Development advised that no new objects discovered during the audit period.	Not triggered.			
Protection of Aboriginal Sites						
D26	The registered Aboriginal sites within Saint Ignatius' College, Riverview campus must be protected at all times and not impact in any way during the construction of the proposed works approved under this development consent.	Sighted Archaeological and Aboriginal Heritage Procedure, Artefact, Feb 2023. There are no registered Aboriginal sites within or adjacent to the project boundary or access points.	Not Triggered			
D27	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection 09/10/25 confirmed waste secured and maintained within designated waste storage areas. Demolition waste is not contained on site, but is separated at source and removed daily.	Compliance with condition has generally been demonstrated.			
D28	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Sighted cumulative monthly waste report (Bingo) for Jan 2025 through to September 2025. Includes waste type, recycled waste and %. Report identifies that 93.96% of total waste has been recycled. Waste removed from site includes concrete, metals, timber/paper/cardboard, plastic and general waste. Sighted Bingo Waste Management Plan - Bingo Recycling Ecology Park Eastern Creek - EPL No.20847. Fee based activity allows for the storage of ACM waste.	Compliance with condition has generally been demonstrated.			
D29	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.	Observed concrete wash out system, tray for washout and bin for blow out (see photo log) on site during site audit inspection. Once concrete dries out it is disposed of in mixed waste bin. Sighted waste register that includes concrete waste as GSW and disposed of at a concrete recycler.	Compliance with condition has generally been demonstrated.			
D30	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.	Sighted cumulative monthly waste report (Bingo) for Jan 2025 through to September 2025. Includes waste type, recycled waste and %. Report identifies that 93.96% of total waste has been recycled. Waste removed from site includes concrete, metals, timber/paper/cardboard, plastic and general waste. Sighted waste register, last entry 09/10/2025 waste destinations are identified.	Compliance with condition has generally been demonstrated.			
D31	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.	Sighted subcontract Asbestos Management Plan (Sydney Environmental Group dated 06/03/2023 Report No: 2027-AMP-01-060323 v1f. Section 3.3.3 Health Monitoring, 4.1.1 Atmospheric Monitoring and Section 4.4 Asbestos Removal Handling. Sighted waste register, last entry 09/10/2025 waste destinations are identified. No asbestos waste was transferred offsite during the audit period.	Compliance with condition has generally been demonstrated.			
Outdoor Lighting						
D32	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Not installed yet	Not triggered.			
Site Contamination						
D33	Where relevant, if remediation is required for the site (as per requirements of condition B9), it must be carried out in accordance with a Remediation Action Plan (approved by an NSW EPA-accredited Site Auditor) required by condition B9 (where necessary) and the unexpected finds protocol required by condition C9.	Sighted RAP (Sydney Environmental Group, Report Date 22/03/23, Report No: 2027-RAP-01-1050323.v2f). Sighted approval by site auditor (Interim Advice 27/03/23 Ref: 0301-2303_3). Currently working under CC1 and CC2 (structural). Sighted, Site Validation Report, Ref: 2027-SVR-01-171023.v1d, Sydney Environmental Group, 17 October 2023. Sighted email submission of the Site Validation Report to and acknowledgement of receipt from the Accredited Site Auditor, dated 31/10/2023.	Compliance with condition has generally been demonstrated.			

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
D34	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	Sighted email submission of the Site Validation Report to and acknowledgement of receipt from the Accredited Site Auditor, dated 31/10/2023. Interim audit advice is outstanding.	Compliance with condition has generally been demonstrated			
D35	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Procedural note. Currently working under CC1, CC2 (structural) and CC3. Sighted, Site Validation Report, Ref: 2027-SVR-01-171023.v1d, Sydney Environmental Group, 17 October 2023.	Not triggered.			
Independent Environmental Audit						
D36	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Sighted written approval of independent audit team by Planning Secretary - dated 07/03/22.	Compliance with condition has generally been demonstrated.			
D37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	This audit.	This audit occurred in the time frame specified in the IAPAR.			
D38	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.	NA	Not triggered.			
D39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition D37 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	a) Sighted Applicants Response to Independent Audit #4 (EPM, 13/11/2025) b) Sighted DPHI submission notice SSD-10424-PA-24 dated 02/05/2025 submitting Independent Audit #4 to DPHI within the required timeframes under IAPAR 2020. Sighted transmittal evidence of provision to Certifier reference TR-EPM-1522 dated 2/05/2024. c) Independent Audit #5 (Aspect, 2024) and Proponents Response to Independent Audit #5 were publicly available on the Development website when reviewed on the 13/10/2025.	Compliance with condition has generally been demonstrated.			
D40	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	Independent Audit #5 site inspection conducted 09/04/2025. Sighted email correspondence SSD-10424-PA-24 dated 02/05/2024 submitting Independent Audit #5 to DPHI within the required timeframes under IAPAR 2020.	Compliance with condition has generally been demonstrated.			
D41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	No requests made to date.	Not triggered.			
Part E- PRIOR TO THE ISSUE OF OCCUPATION CERTIFICATE/ COMMENCEMENT OF OPERATION						
Notification of Occupation						
E1	At least one month before the issue of any relevant occupation certificate, 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.					
External Walls and Cladding						
E2	Prior to the issue of any relevant occupation certificate, 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.					
E3	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.					
Post-construction Dilapidation Report						
E4	Prior to the issue of any relevant occupation certificate, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; (b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council for information.					
Protection of Public Infrastructure						
E5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage.					
Protection of Property						

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
E6	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.					
	Utilities and Services					
E7	Prior to the issue of any relevant occupation certificate, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .					
	Works as Executed Plans					
E8	Prior to the issue of any relevant occupation certificate, 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.					
	Green Travel Plan					
E9	Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be consistent with <i>Saint Ignatius College, Riverview Green Travel Plan FINAL</i> prepared by High Range Analytics Pty Ltd dated 27 November 2020; (b) be prepared by a suitably qualified traffic consultant in consultation with TINSW; (c) include details based on the updated student catchment area including the number and/or proportion of students living in each postcode; (d) include a travel survey of school staff and students undertaken in 2023 or prior to commencement of operation of the Ignis building (whichever occurs earlier); (e) identify the number of staff and students within reasonable walking/cycling distance; (f) include staged mode share targets for staff and student which reflect a commitment to increase non-car mode share for travel to and from the site; (g) prepare a Transport Access Guide for staff and students providing information about the range of travel modes, access arrangements and supporting facilities that service the site; (h) 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; (i) include specific tools and actions to help achieve the objectives and mode share targets; (j) 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 (k) 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.					
	Mechanical Ventilation					
E10	Prior to the issue of any relevant occupation certificate, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.					
	Operational Noise – Design of Mechanical Plant and Equipment					
E11	Prior to the issue of any relevant occupation certificate, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the <i>SEARs Acoustic Report Riverview Ignis Project - Stage 2</i> , prepared by PKA Acoustic Consulting dated 14 October 2020 (R02v1) have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the <i>SEARs Acoustic Report Riverview Ignis Project - Stage 2</i> , prepared by PKA Acoustic Consulting dated 14 October 2020 (R02v1).					
	Driveway and Service Vehicles					
E12	Prior to the issue of any relevant occupation certificate or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the satisfaction of the Planning Secretary that demonstrates that the proposed driveway, roundabout works and the service vehicle layout, loading and unloading areas comply with the requirements of condition B4.					
	Road Damage					
E13	Prior to the issue of any relevant occupation certificate, 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.					
	Fire Safety Certification					
E14	Prior to issue of any relevant occupation certificate, 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.					
	Structural Inspection Certificate					
E15	Prior to the of any relevant occupation certificate of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.					
	Compliance with Food Code					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
E16	Prior to the issue of any relevant occupation certificate, 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 <i>Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the satisfaction of the Certifier.					
	Stormwater Quality Management Plan					
E17	Prior to the issue of any relevant occupation certificate, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.					
	Warm Water System and Cooling Systems					
E18	The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , <i>Public Health Regulation 2012</i> and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 <i>Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.					
	Outdoor Lighting					
E19	Prior to the issue of any relevant occupation certificate, 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: (a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (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.					
	Signage					
E20	Prior to the issue of any relevant occupation certificate or the commencement of operation of the buildings approved by this development consent (whichever occurs first), way-finding signage and signage identifying the necessary elements of this development must be installed.					
	Operational Waste Management					
E21	Prior to the issue of any relevant occupation certificate for the canteen area of the Ignis building, the Applicant must prepare a final Operational Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) be generally consistent with the updated Operational Waste Management Plan in condition B3; (b) indicate the location of the waste storage areas, compliance of the bin storage area dimensions and number of bins with Council's standards; (c) detail the type and quantity of waste to be generated during operation of the development; (d) detail the methodology of collecting waste from the Ignis building and carting the waste to the central waste collection area within the site; (e) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009)</i> ; and (f) detail the materials to be reused or recycled, either on or off site.					
E22	Prior to the any relevant occupation certificate for the canteen area of the Ignis building, the Applicant must demonstrate to the satisfaction of the Certifier that all waste collection areas within the building and the landscaped areas (if relevant) have been designed and incorporated in accordance with condition B3.					
	Site Management					
E23	If, based on further site investigations undertaken in accordance with condition B9, it is determined that ongoing on-site management of soil or groundwater contamination is required, then the following requirements must be satisfied, prior to the issue of the any relevant occupation certificate for proposed works that would result in ground disturbance: (a) the Applicant must engage a NSW EPA-accredited Site Auditor to confirm the appropriateness of the site for the proposed use. The Applicant must obtain from a NSW EPA-accredited Site Auditor a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a certified consultant and submit it to the Planning Secretary and relevant Council for information prior to the issue of the relevant occupation certificate or the commencement of operation (whichever occurs earlier); (b) the development must not be used for the purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with.					
	Landscaping					
E24	Prior to the issue of any relevant occupation certificate, landscaping of the site must be completed in accordance with condition B5.					
E25	Prior to the issue of the any relevant occupation certificate, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping. The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.					
Part F- POST OCCUPATION						
	Operation of Plant and Equipment					
F1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner					
	Warm Water Systems and Cooling Systems					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
F2	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.					
	Decommissioning of the existing canteen within the site					
F3	Within 3 months of the commencement of operation for the canteen within the Ignis building, the existing canteen within the site must be decommissioned and satisfactory evidence in this regard must be submitted to the Certifier.					
	Community Communication Strategy					
F4	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 6 months following the completion of construction.					
	Operational Noise Limits					
F5	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in <i>SEARs Acoustic Report Riverview Ignis Project - Stage 2</i> , prepared by PKA Acoustic Consulting dated 14 October 2020 (R02v1).					
	Unobstructed Driveways and Parking Areas					
F6	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.					
	Green Travel Plan					
F7	The Green Travel Plan required by condition E9 of this consent must be updated every three years and implemented unless otherwise agreed by the Planning Secretary.					
	Ecologically Sustainable Development					
F8	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-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 C18, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.					
	Outdoor Lighting					
F9	Notwithstanding condition D32, 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.					
	Landscaping					
F10	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition E24 for the duration of occupation of the development.					
APPENDIX 1- ADVISORY NOTES						
	General					
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.					
	Long Service Levy					
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.					
	Legal Notices					
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary.					
	Access for People with Disabilities					
AN4	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.					
	Utilities and Services					
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.					
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.					
	Road Design and Traffic Facilities					
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.					
	Road Occupancy Licence					
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.					
	SafeWork Requirements					
AN9	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.					
	Hoarding Requirements					
AN10	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.					
	Handling of Asbestos					

Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status		
				Compliant	Non-compliant	Not Triggered
AN11	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.					
	Fire Safety Certificate					
AN12	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement					
APPENDIX 2 - WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS						
	Written Incident Notification Requirement					
1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A27 or, having given such notification, subsequently forms the view that an incident has not occurred.	Advised during site inspection on the 09/10/2025 that no reportable incidents have occurred during the audit period.	Not triggered.			
2	Written notification of an incident must: a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident.	Advised during site inspection on the 09/10/2025 that no reportable incidents have occurred during the audit period.	Not triggered.			
3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	Advised during site inspection on the 09/10/2025 that no reportable incidents have occurred during the audit period.	Not triggered.			
4	The Incident Report must include: a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident.	Advised during site inspection on the 09/10/2025 that no reportable incidents have occurred during the audit period.	Not triggered.			

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.

Appendix B CEMP and Subplan Checklist

Reference #	Subject	Requirement	Observation	Conformance Status
Construction Environmental Management Plan				
Section 1.1.14	Parking	A temporary all weather parking for faculty staff (25 spots minimum), constructed from 150mm compacted DGB. Wayfinding to direct Teachers and construction staff to relevant parking area.	An all weather parking facility with a DGB wearing surface is in place for faculty staff. Way finding signs are also in place at the entry to both the faculty staff and construction staff parking areas. See Appendix G, Photo Log	Conforms
Section 3.8	Unexpected Finds Procedure - Archaeological and Aboriginal Heritage Items	The Unexpected Finds Procedure must be implemented if any potential significant Aboriginal object or historical archaeological remains are identified during proposed groundworks.	The Development advised that for the audit period, excavations have just started occurring again during school holidays and to date there were no unexpected finds identified. The implementation of the unexpected finds protocol was not required.	Conforms
Waste Management Plan				
Section 3.5.5	Waste Management	All Waste where possible will be segregated and recycled.	Sited waste bins, observed some onsite separation, Appendix G, Photo Log. Sighted cumulative monthly waste report (Bingo) for January 2025 through September 2025. Includes waste type, recycled waste and %. Report identifies that 93.96% of total waste has been recycled. Waste removed from site includes concrete, metals, timber/paper/cardboard, plastic and general waste. Sighted waste register. Last entry 09/10/2025 waste destinations are identified. No asbestos waste was transferred offsite during the audit period. Demolition of internal fit out in the O'Neil building commenced week starting the 6/10/2025 (three days before the site audit visit). At the time of the audit no waste data was available for review.	Conforms
	Waste Management	Waste is to be disposed of to an approved / licensed treatment and/or disposal facility.	Sighted Bingo Waste Management Plan - Bingo Recycling Ecology Park Eastern Creek - EPL No.20847. Fee based activity allows for the storage of ACM waste.	Conforms
Construction Noise and Vibration Management				
Section 5.4	Noise Mitigation	The use of temporary noise barriers along the windows of the O'Neil Building to assist with reducing noise emissions during high noise generating activities to these noise receivers.	Noise attenuation barriers along the windows of the O'Neil as noted in the previous audit. Belmadar is now occupying the building for internal fit out demolition and has removed the barriers. Minor excavation was taking place, this was scheduled to take place during the current school holidays. See Appendix G, Photo Log.	Conforms
Section 5.10	Noise and Vibration Monitoring Program	Noise monitoring during excavation works will need to be incorporated to monitor and quantify received noise levels at adjacent buildings and structures. Information from this monitoring can then be referenced in relation to any complaint or comments from the College or nearby residential receivers. Noise monitoring is only recommended for the Excavation phase of works.	Minor excavation of a retaining wall underway. The activity is limited and during school holidays. No neighbouring activities or buildings were currently in use. Noise monitoring is not required.	Conforms
Water and Soil Management Plan				

Reference #	Subject	Requirement	Observation	Conformance Status
Section 3.3.6	Construction Activities	Stockpiles are to be no greater than 3 metres in height and should be respread as soon as possible – maximum 3 months placement. If stockpiles are to be in place longer than 3 months, a crop cover may be required. Stockpiles are to be protected from erosion by wind and rain.	Observed during site audit inspection 09/10/2025 that stockpiles do not exceed 3m in height. Material has not been respread/ reused within the audit period. Stockpile has water diversion in place and is covered in geofabric reducing the risk of erosion from wind and rain. See Appendix G, Photo Log.	Conforms
Section 3.3.6	Construction Activities	Measures such as temporary storage, filter barriers, dissipaters, silt fences, straw bales and kerb filter socks shall be installed on all road drains and around access points.	Observed erosion and sediment control measures in place (also see notes on stockpile management). A steep batter slope has been protected with a geofabric cover. Some minor maintenance (removal of excess sediment) of sediment fence is required. Controls appear to be adequate to reduce the risk of sedimentation transfer offsite. See Appendix G, Photo Log.	Conforms
Section 3.3.6	Construction Activities	Construction barrier bunds shall be constructed to divert water around disturbed work areas. Pumping of water around construction zones may be necessary for significant water flows. Where water is pumped around the construction zone precautions should be taken to avoid scour and turbidity at the discharge point (e.g. in shallow water affix geofabric to bed at discharge point).	Site inflows are limited to adjacent building facades, walkways and a small grassed area. Stormwater drainage is connected to stormwater, water from finished areas is diverted around construction area. Unfinished areas are either sealed with geofabric, DGB or concrete.	Conforms
Section 3.3.6	Construction Activities	Rock rumble/shaker grids or equivalent will be provided at all site access/egress points where there is a risk of dust/dirt/mud being tracked onto public roads.	Not required.	Conforms
Section 3.3.6	Construction Activities	In the case of wet weather, vehicle movements will be restricted to ensure there is no transfer of mud and debris outside of the site compound.	Vehicle deliveries or waste removal is restricted to internal building areas (concrete) or external concreted temporary access and DGB. Note that vehicle access to construction area is limited and across stable areas. No tracking of mud or sedimentation observed during site audit inspection. See Appendix G, Photo Log.	Conforms
Complaints				
Table 4	Complaints Register	Recording community and stakeholder interactions (including notification, consultation, queries, comments and complaints), along with associated remedial actions as required.	Complaints register was current and listed on the Development's website. No complaints were recorded for the audit period. The auditee stated at interview that to their knowledge, no complaints had been received.	Conforms

Appendix C Audit Team Agreement

Philip Dean
St Ignatius' College Riverview Ltd
2-60 Riverview Street and Tambourine Bay Road
Riverview NSW 2066

23/05/2023

Dear Mr Dean

Saint Ignatius Riverview Redevelopment Stage 2 (SSD-10424) Independent Auditor Endorsement

I refer to your request (SSD-10424-PA-10) for the Planning Secretary to endorse the appointment of a suitably qualified and experienced team of experts to conduct an Independent Environmental Audit (**IEA**) for the Saint Ignatius Riverview Redevelopment SSD-10424, as modified (the **consent**).

The Department of Planning and Environment (the **department**) has reviewed the nominations and information you have provided and is satisfied that the nominated experts are suitably qualified and experienced.

Consequently, as nominee of the Secretary I endorse the appointment of the following audit team from Aspect Environmental Pty Ltd:

- Richard Johnson as Lead Auditor
- Mathew Williams as Assistant Auditor
- Daryle McKone as Assistant Auditor.

to undertake the Independent Audit for the development, in accordance with Schedule 2, Part D, Condition D37 of the consent and the department's *Independent Audit Post Approval Requirements (2020)* (**IAPARs**).

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

The Independent Audit must be prepared, undertaken and finalised in accordance with the IAPARs. 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.

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 Maria Divis on 02 8275 1156 or compliance@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Julia Pope".

Julia Pope
Team Leader Compliance Metro
As nominee of the Planning Secretary

Appendix D Consultation Records

Friday, October 24, 2025 at 17:01:02 Australian Eastern Daylight Time

Subject: RE: Consultation - SSD10424 Independent Audit
Date: Wednesday 15 October 2025 at 10:22:09 AM Australian Eastern Daylight Time
From: Maria Divis
To: Daryle McKone
Attachments: image001.png, image002.jpg, image003.png, image004.png

Hi Daryle

Thank you for consulting with the NSW Department of Planning and Environment (**NSW Planning**) in order to obtain input into the scope of the Independent Environmental Audit (**IEA**) for SSD 10424 as modified (the **consent**), in accordance with the Independent Audit Post Approval Requirements 2020 (**IAPARs**).

You would have received my out of office reply to your below email. Apologies for the late response as I returned from leave today.

Further to the below areas that will be addressed in the IEA, as requested in NSW Planning's letter dated 7 July 2025 in response to the previous IEA, please ensure that the report satisfies the following:

1. Clearly state each audit team member and their position, and
2. Provide a declaration for each audit team member.

Kind regards,

Maria Divis
Senior Compliance Officer

Development Assessment & Sustainability
Department of Planning, Housing and Infrastructure
T 02 8275 1156 | E Maria.Divis@planning.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au



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

From: Daryle McKone <Daryle@aspectenvironmental.com.au>
Sent: Tuesday, 7 October 2025 1:11 PM
To: Maria Divis <Maria.Divis@planning.nsw.gov.au>
Subject: Consultation - SSD10424 Independent Audit

To DPHI

I am contacting you in respect of the Saint Ignatius College, Riverview project.

<https://www.planning.nsw.gov.au/major-projects/projects/saint-ignatius-college-riverview-redevelopment-stage-2>

We are undertaking a Construction Independent Audit for SSD-10424. The site audit component will be conducted on 09/10/2025 (Audit period 10/04/2025 – 09/10/2025).

I apologise for the lateness of consultation, after the previous audit it was identified that Audit 5 should be the last audit. Whilst on leave last week, Belmadar advised that construction whilst nearing the end is still underway, and they requested that an independent audit be carried out (note Belmadar has a new Project Manager).

The Independent Audit will be undertaken in accordance with Conditions of Consent D37. In accordance with the Conditions of Consent and the Departments Independent Audit Post Approval Requirements 2020 (IAPAR), I am seeking response and feedback in terms of:

- Any directions issued to Saint Ignatius' College Riverview Limited or their contractor in respect of site environmental performance or compliance issues
- Any perceived issues with respect to environmental performance of the site
- Any complaints received in respect of the site activity
- Any subsequent adjustment to the scope of the forthcoming audit beyond that identified within Section 3.3 of the IAPAR

Please note that based on previous consultation (record attached), I will-

Provide an assessment of the environmental performance of the project, including commentary on whether the auditor considered the environmental management plans, sub-plans and post approval documents adequate.

The IEA includes a site map clearly identifying: the school grounds, construction areas within the site, any areas where works have not yet commenced, and any completed work areas, with a key to support details provided in the map.

Consultation will be as per Independent Audit #5

If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Regards

Daryle McKone | Associate Director




Aspect Environmental

M: 0416 791 799

E: daryle@aspectenvironmental.com.au

W: www.aspectenvironmental.com.au

From: Daryle McKone Daryle@aspectenvironmental.com.au 
Subject: SSD-10424 Independent Audit Consultation
Date: 7 October 2025 at 12:45 PM
To: Environment Line info@environment.nsw.gov.au

DM

To Whom It Concerns,

I am contacting you in respect of the Saint Ignatius College, Riverview project.

<https://www.planningportal.nsw.gov.au/major-projects/projects/saint-ignatius-college-riverview-redevelopment-stage-2>

We are undertaking a Construction Independent Audit for SSD-10424. The site audit component will be conducted on 09/10/2025.

The Independent Audit will be undertaken in accordance with Conditions of Consent D37 in accordance with the Conditions of Consent and the Departments Independent Audit Post Approval Requirements 2020 (IAPAR). Previously during consultation with Heritage NSW, Heritage NSW requested that I engage with DCCEEW Compliance Team to identify if there has been a non-compliance with the consent as it relates to Aboriginal cultural heritage regulation matters.

I am seeking response and feedback in terms of:

- Any directions issued to Saint Ignatius' College Riverview Limited or their contractor in respect of site environmental performance or compliance issues
- Any perceived issues with respect to environmental performance of the site
- Any complaints received in respect of the site activity
- Any subsequent adjustment to the scope of the forthcoming audit beyond that identified within Section 3.3 of the IAPAR

If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Regards

Daryle McKone | Associate Director




Aspect Environmental

M: 0416 791 799

E: daryle@aspectenvironmental.com.au

W: www.aspectenvironmental.com.au



From: Daryle McKone Daryle@aspectenvironmental.com.au 
Subject: Attn: NSW EPA - SSD-10424 Independent Audit Consultation
Date: 7 October 2025 at 12:49 PM
To: Environment Line info@environment.nsw.gov.au

DM

To Whom It Concerns,

I am contacting you in respect of the Saint Ignatius College, Riverview project.

<https://www.planningportal.nsw.gov.au/major-projects/projects/saint-ignatius-college-riverview-redevelopment-stage-2>

We are undertaking a Construction Independent Audit for SSD-10424. The site audit component will be conducted on 09/10/2025.

The Independent Audit will be undertaken in accordance with Conditions of Consent D37 in accordance with the Conditions of Consent and the Departments Independent Audit Post Approval Requirements 2020 (IAPAR).

I am seeking response and feedback in terms of:

- Any directions issued to Saint Ignatius' College Riverview Limited or their contractor in respect of site environmental performance or compliance issues
- Any perceived issues with respect to environmental performance of the site
- Any complaints received in respect of the site activity
- Any subsequent adjustment to the scope of the forthcoming audit beyond that identified within Section 3.3 of the IAPAR

If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Regards

Daryle McKone | Associate Director



Aspect Environmental

M: 0416 791 799

E: daryle@aspectenvironmental.com.au

W: www.aspectenvironmental.com.au



From: Steven James Steven.James@epa.nsw.gov.au 
Subject: RE: Attn: NSW EPA - SSD-10424 Independent Audit Consultation [ref:!00D7F06iTix.!500Mn016iQAz:ref]
Date: 7 October 2025 at 1:41 PM
To: daryle@aspectenvironmental.com.au

SJ

Hi Daryle,

Thanks for your email and invitation to comment on the upcoming audit.

The EPA has considered the matter and does not have any comments at this time.

Regards,

Steven James

Unit Head

NSW Environment Protection Authority
+61 2 4908 6823 +61 413 450 328

www.epa.nsw.gov.au  [@NSW_EPA](https://twitter.com/NSW_EPA)  [EPA YouTube](https://www.youtube.com/epa)

Report pollution and environmental incidents 131 555 (NSW only) or +61 2 9995 5555

----- Forwarded Message -----

From: Daryle McKone [daryle@aspectenvironmental.com.au]

Sent: 7/10/2025 12:49 PM

To: info@environment.nsw.gov.au

Subject: Attn: NSW EPA - SSD-10424 Independent Audit Consultation

To Whom It Concerns,

I am contacting you in respect of the Saint Ignatius College, Riverview project.

<https://www.planningportal.nsw.gov.au/major-projects/projects/saint-ignatius-college-riverview-redevelopment-stage-2>

We are undertaking a Construction Independent Audit for SSD-10424. The site audit component will be conducted on 09/10/2025.

The Independent Audit will be undertaken in accordance with Conditions of Consent D37 in accordance with the Conditions of Consent and the Departments Independent Audit Post Approval Requirements 2020 (IAPAR).

I am seeking response and feedback in terms of:

- Any directions issued to Saint Ignatius' College Riverview Limited or their contractor in respect of site environmental performance or compliance issues
- Any perceived issues with respect to environmental performance of the site
- Any complaints received in respect of the site activity
- Any subsequent adjustment to the scope of the forthcoming audit beyond that identified within Section 3.3 of the IAPAR

If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Regards

Daryle McKone | Associate Director



Aspect Environmental

M: 0416 791 799

E: daryle@aspectenvironmental.com.au

W: www.aspectenvironmental.com.au



This email is intended for the addressee(s) named and may contain confidential and/or privileged information.

If you are not the intended recipient, please notify the sender and then delete it immediately.

Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the NSW Department of Climate Change, Energy, the Environment and Water.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL



ref:!00D7F06iTix.!500Mn016iQAz:ref

This email is intended for the addressee(s) named and may contain confidential and/or privileged information.

If you are not the intended recipient, please notify the sender and then delete it immediately.

Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the Environment Protection Authority.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

From: Daryle McKone Daryle@aspectenvironmental.com.au 
Subject: Consultation SSD-10424 Independent Audit
Date: 7 October 2025 at 12:53 PM
To: government.architect@planning.nsw.gov.au

DM

To Whom It Concerns,

I am contacting you in respect of the Saint Ignatius College, Riverview project, SSD-10424 (<https://www.planningportal.nsw.gov.au/major-projects/projects/saintignatius-college-riverview-redevelopment-stage-2>).

We are undertaking the fifth Construction Independent Audit for the project with the site audit component to be conducted on 09/10/2025. The Independent Audit will be completed in accordance with Conditions of Consent D36-D40 and the Department of Planning, Housing and Infrastructures (DPHI) Independent Audit Post Approval Requirements 2020 (IAPAR). The IAPAR is available here:
<https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-202005.pdf>

DPHI requested on 28 March 2025 that as part of the audit scope, consultation is undertaken with local Council, any parties identified by the Community Communication Strategy and any other agencies that may be referenced in the consent.

Are you able to confirm if there are any key issues you would like to be reviewed relating to post-approval requirements and compliance that are not already covered by Section 3.3 of the IAPAR?

If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Regards

Daryle McKone | Associate Director



Aspect Environmental

M: 0416 791 799

E: daryle@aspectenvironmental.com.au

W: www.aspectenvironmental.com.au



From: Alison Lamond (Heritage NSW) support@zendesk.environment.nsw.gov.au
Subject: Request #61636 has been updated: Consultation SSD10424 Independent Audit
Date: 10 October 2025 at 10:42 AM
To: Daryle McKone daryle@aspectenvironmental.com.au



Your request has been updated. To add additional comments, reply to this email.

Hello Daryle

Thank you for your referral seeking comment from Heritage NSW on the scope for the Independent Environmental Audit for your project. Please consider as a part of your audit scope any conditions relating to heritage within the Conditions of Consent for the project and any approved Management Plans. It is recommended that the Department of Planning Housing and infrastructure Compliance Team be contacted via compliance@planning.nsw.gov.au to determine if there is any non-compliance with Conditions of Consent for the project.

If you have any questions regarding these comments, please contact heritagemailbox@environment.nsw.gov.au.

Kind regards,

Alison Lamond
Heritage NSW

Department of Climate Change, Energy, the Environment and Water (DCCEEW)

T: 02 9873 8500 E: heritagemailbox@environment.nsw.gov.au

<https://www.environment.nsw.gov.au/topics/heritage>

Locked Bag 5020 Parramatta, NSW 2124

Monday to Friday, 09:00am - 05:00pm

[Website](#) | [Facebook](#) | [Instagram](#) | [LinkedIn](#)

We acknowledge the traditional custodians of the lands and seas upon which we work, walk and live and pay respects to Elders past present and emerging.

Please consider the environment before printing this email.

This email is a service from Heritage NSW. Delivered by [Zendesk](#)

On 7 October 2025 at 1:58:30 am UTC, Daryle McKone daryle@aspectenvironmental.com.au wrote:

To Whom It Concerns,

I am contacting you in respect of the Saint Ignatius College, Riverview project, SSD-10424 (<https://www.planningportal.nsw.gov.au/major-projects/projects/saintignatius-college-riverview-redevelopment-stage-2>).

We are undertaking the sixth Construction Independent Audit for the project with the site audit component to be conducted on 09/10/2025. The Independent Audit will be completed in accordance with Conditions of Consent D36-D40 and the Department of Planning, Housing and Infrastructures (DPHI) Independent Audit Post Approval Requirements 2020 (IAPAR). The IAPAR is available here:

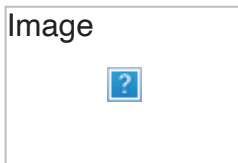
<https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-202005.pdf>

Are you able to confirm if there are any key issues you would like to be reviewed relating to post-approval requirements and compliance that are not already covered by Section 3.3 of the IAPAR?

I note that previously NSW Heritage also referred us the DCCEEW with regards to heritage compliance. We have on this occasion already consulted with DCEEW.

If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Daryle McKone | Associate Director



Aspect Environmental

M: 0416 791 799

E: daryle@aspectenvironmental.com.au

W: www.aspectenvironmental.com.au



This email is intended for the addressee(s) named and may contain confidential and/or privileged information.

If you are not the intended recipient, please notify the sender and then delete it immediately.

Any views expressed in this email are those of the individual sender except where the sender expressly and with authority states them to be the views of the NSW Department of Climate Change, Energy, the Environment and Water.

PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL

From: Daryle McKone Daryle@aspectenvironmental.com.au 
Subject: Consultation SSD10424 - Independent Audit
Date: 7 October 2025 at 12:59 PM
To: customerservice@sydenywater.com.au

DM

To Whom It Concerns,

I am contacting you in respect of the Saint Ignatius College, Riverview project, SSD-10424 (<https://www.planningportal.nsw.gov.au/major-projects/projects/saintignatius-college-riverview-redevelopment-stage-2>).

We are undertaking the sixth Construction Independent Audit for the project with the site audit component to be conducted on 09/10/2025. The Independent Audit will be completed in accordance with Conditions of Consent D36-D40 and the Department of Planning, Housing and Infrastructures (DPHI) Independent Audit Post Approval Requirements 2020 (IAPAR). The IAPAR is available here: <https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-202005.pdf>

Are you able to confirm if there are any key issues you would like to be reviewed relating to post-approval requirements and compliance that are not already covered by Section 3.3 of the IAPAR?

If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Daryle McKone | Associate Director




Aspect Environmental

M: 0416 791 799

E: daryle@aspectenvironmental.com.au

W: www.aspectenvironmental.com.au



From: Daryle McKone Daryle@aspectenvironmental.com.au 
Subject: Consultation SSD-10424 Independent Audit
Date: 7 October 2025 at 1:01 PM
To: Development CTMP CJP development.ctmp.cjp@transport.nsw.gov.au

DM

To the attention of CJP Officer,

I am contacting you in respect of the Saint Ignatius College, Riverview project, SSD-10424 (<https://www.planningportal.nsw.gov.au/major-projects/projects/saintignatius-college-riverview-redevelopment-stage-2>).

We are undertaking the sixth Construction Independent Audit for the project with the site audit component to be conducted on 09/10/2025. The Independent Audit will be completed in accordance with Conditions of Consent D36-D40 and the Department of Planning, Housing and Infrastructures (DPHI) Independent Audit Post Approval Requirements 2020 (IAPAR). The IAPAR is available here: <https://www.planning.nsw.gov.au/sites/default/files/2023-02/independent-audit-par-202005.pdf>

Are you able to confirm if there are any key issues you would like to be reviewed relating to post-approval requirements and compliance that are not already covered by Section 3.3 of the IAPAR?

If you could review the above and provide written confirmation of any required scope adjustment, or absence thereof, it would be much appreciated.

Daryle McKone | Associate Director



Aspect Environmental

M: 0416 791 799

E: daryle@aspectenvironmental.com.au

W: www.aspectenvironmental.com.au



Appendix E Independent Audit Declaration



To Whom It May Concern:

Re: St Ignatius College - Wingaru Project SSD 10424 Independence and Conflict Declaration

It is confirmed that the nominated auditor is not/has not/does not:

1. Related to any proponent, owner, operator, or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child
2. Have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child
3. Have provided services (not including independent reviews or auditing) to the project with the result that they audit work performed by themselves or their company, as otherwise declared to the Department prior to the audit
4. Been or currently an Environmental Representative for the project
5. Accepted any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

So declared by Daryle McKone, Associate Director Aspect Environmental Pty Limited on the 08 October 2025.

Daryle McKone

Full Name

Associate Director, Aspect Environmental Pty Limited

Position

A handwritten signature in black ink, appearing to read 'D. McKone'.

Signed

08 October 2025

Date



To Whom It May Concern:

Re: St Ignatius College - Wingaru Project SSD 10424 Independence and Conflict Declaration

It is confirmed that the nominated auditor is not/has not/does not:

1. Related to any proponent, owner, operator, or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child
2. Have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child
3. Have provided services (not including independent reviews or auditing) to the project with the result that they audit work performed by themselves or their company, as otherwise declared to the Department prior to the audit
4. Been or currently an Environmental Representative for the project
5. Accepted any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

So declared by Mathew Williams, Associate Director Aspect Environmental Pty Limited on the 09 October 2025.

Mathew Williams

Associate Director, Aspect Environmental Pty Limited

Full Name

Position

A handwritten signature in blue ink, appearing to read 'M. Williams'.

27 October 2025

Signed

Date



To Whom It May Concern:

Re: St Ignatius College - Wingaru Project SSD 10424 Independence and Conflict Declaration

It is confirmed that the nominated auditor is not/has not/does not:

1. Related to any proponent, owner, operator, or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child
2. Have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child
3. Have provided services (not including independent reviews or auditing) to the project with the result that they audit work performed by themselves or their company, as otherwise declared to the Department prior to the audit
4. Been or currently an Environmental Representative for the project
5. Accepted any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

So declared by Richard Johnson, Director Aspect Environmental Pty Limited on the 08 October 2025.

Richard Johnson

Director, Aspect Environmental Pty Limited

Full Name

Position

A handwritten signature in black ink, appearing to be 'RJ', written over a horizontal line.

08 October 2025

Signed

Date

Appendix F Technical Specialists Reports

No technical specialist reports were required for this Independent Audit.

Appendix G Photo Log

Figure 1-1 Site Signage



Figure 1-2 Geo-fabric and temporary concrete access on slope reducing the risk of sediment transportation through erosion.



Figure 1-3 Geo-fabric covering slope, sediment fence in place.



Figure 1-4 Geo-fabric covering stockpiles, sediment fence and coir logs in place



Figure 1-5 Stormwater pits geo-fabric in place and well maintained.



Figure 1-6 Adjacent to construction are, one tree protected in accordance with the flora fauna management plan.



Figure 1-7 Wingaru - basement building access



Figure 1-8 Sediment fence, in place, but removal of excess sedimentation required.



Figure 1-9 Construction site access separated from Pedestrians' walkway.



Figure 1-10 Stage 1b area, DGB sealed areas and preparation for concrete pours.

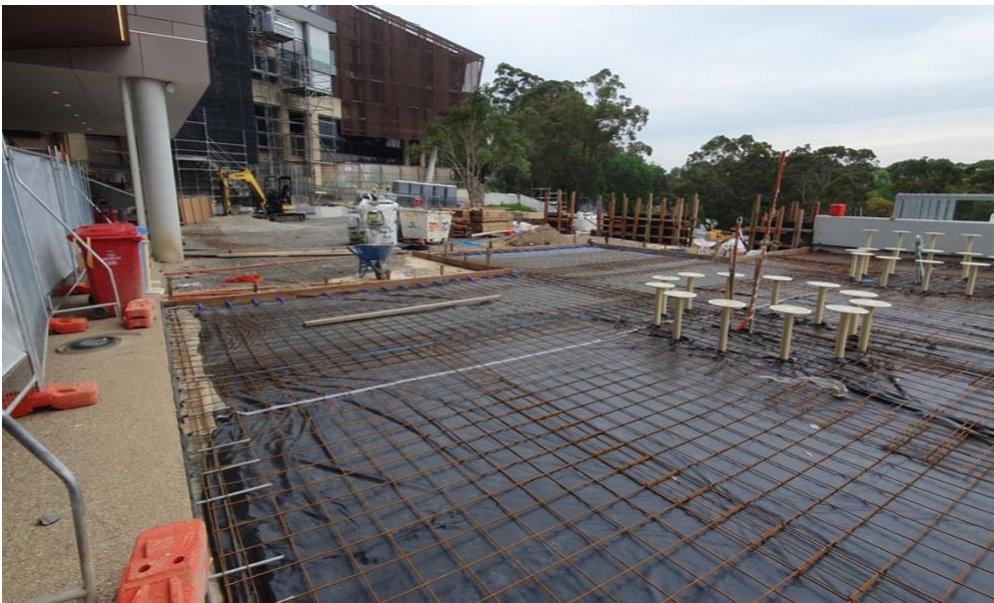


Figure 1-11 O'Neil building internal demolition.



Figure 1-12 Wingaru – new science laboratory.



Figure 1-13 Wingaru - lecture room.



Figure 1-14 Wingaru - artistic centre piece and lecture rooms.







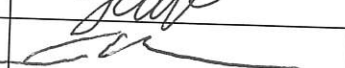
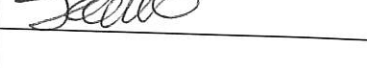
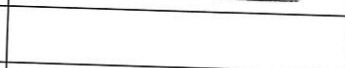



Figure 1-15 Demolition waste separation for daily removal.



Appendix H Meeting Sign-on Sheet

Independent Audit Attendee Record 09/10/2025

Name	Company	Role	Start-up meeting attendance	Close out meeting attendance
Daryle McKone	Aspect Environmental	Auditor		
Daniel Ianni	Belmadar	Project Engineer		
Arvin Rezadoust	epm projects	Project Manager		
Jovi Highman-Smith	Aspect Environmental	Observer		
James Blackburn	Belmadar	Site Manager		
Arvin Rezadoust	EPMP			

Audit Location:

Audit Date: