



TSA Management Pty Limited  
ABN 71 099 000 272  
Level 15, 207 Kent Street  
Sydney NSW 2000  
+61 2 9276 1400  
hello@tsamgt.com  
www.tsamgt.com

25 January 2022

Planning Secretary  
NSW Department of Planning, Industry and Environment  
320 Pitt Street, Sydney NSW 2000

Dear Planning Secretary,

**Subject: SSD 9872 Independent Environmental Audit Reference Number: AQ1301.02 – Response and Report Submission**

Pursuant to Consent Condition D39(a), D39(b) and D40 of the subject development consent (SSD9872, St Matthews Catholic School), the applicant has conducted a review of the independent environmental auditor's report generated in response to the site visit undertaken by the auditors on the 25 November 2021.

The report identifies two (2) non-compliances and one (1) opportunity for improvement which the enclosed responds to.

In compliance with Development Consent Condition D39(c), the applicant will make public the Catholic Education Diocese of Bathurst – St Matthews Catholic School - Independent Environmental Audit - AQ1301.02 and the associated response no earlier than 7 days after, and no later than 60 days after, the submission of the Audit report and response to the Department of Planning, Industry and Environment.

Kind Regards,

**Isaac Conway**  
Project Manager



Best for Project

Level 4, 25 Watt Street, Newcastle, NSW 2300  
M: [+61 401 526 236](tel:+61401526236)  
[Isaac.Conway@tsamgt.com](mailto:Isaac.Conway@tsamgt.com)

Attachment	Description	Comment
1	Response to IEA Report	Developed in accordance with the IEA PAR 2020.
2	Auditor Approval Letter	Received in accordance with consent condition D36.
3	Independent Environmental Audit Report	Submitted concurrently with the response to the report (Attachment 1) in accordance with IEA PAR 2020.

**ATTACHMENT 1 – Response to IEA Report**

Category	Condition	Compliance Requirement	IEA Observation/Opportunity for Improvement	Proposed Action	Status
Non-Compliance (01)	A2	<p>Terms of Consent</p> <p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent.</p> <p>(b) in accordance with all written directions of the Planning Secretary.</p> <p>(c) generally in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions.</p> <p>(d) in accordance with the approved plans in the table.</p>	A non-compliance against condition A2 (a) was raised based on the identified non-compliance raised against condition C2.	To bring the return the project to compliance with the SSD conditions of consent the project will notify of the non-compliances as below.	Completed. Refer Submission: SSD-9872-PA-26.
Non-Compliance (02)	C2	<p>Notification of Commencement</p> <p>If the construction 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>	Notification was not submitted to DPIE within the required timeframe for the commencement of Stages 3 to 5.	To bring the return the project to compliance with the SSD conditions of consent the project will notify of the non-compliance. The notification will form the required notice (albeit retrospective).	Completed. Refer Submission: SSD-9872-PA-26.
Opportunity for Improvement (01)	D21	<p>Erosion and Sediment Control</p> <p>All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP prepared under condition C9(e).</p>	It is recommended for the contractor to install check dams to slow down and dissipate the flow towards the pits and turkey nest during heavy rain. Also, it is suggested that the contractor documents pre-rainfall and post-rainfall inspections to ensure all necessary controls are installed and maintained prior to and after a rainfall event.	In an effort to continually improve their systems the contractor will adopt the recommended actions and will include pre and post-rainfall inspections within their site environmental management plans.	To be completed.

**ATTACHMENT 2 – Auditor Approval Letter**



Mr Patrick Cooper  
Diocesan Financial Administrator  
118 Keppel Street  
Bathurst, NSW 2795  
09/11/2021

Dear Mr Cooper

**St Matthews Catholic College (SSD 9872)  
Independent Auditors**

I refer to your letter dated 4 November 2021, seeking the agreement of the Secretary of the Department of Planning, Industry and Environment (“the Department”) of the suitability of the Auditors’ qualifications, experience and independence to undertake an independent audit of the St Matthews Catholic College (“the development”), in accordance with Schedule 2, Condition D36 of the SSD 9872 (“the consent”).

Having considered the qualifications and experience of Ms Annabelle Tungol, Ms Ana Maria Munoz and Mr Luis Garzon (“the audit team”), the Secretary endorses the appointment of the audit team to undertake the audit and prepare the audit report in accordance with Condition D36 of the consent. This approval is conditional on the audit team being independent of the development.

Please ensure this correspondence is appended to the Audit Report.

The audit is to be conducted in accordance with the conditions of consent and the Department’s Independent Audit Post Approval Requirements (May 2020). A copy of the requirements can be located <https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines/Independent-audit-post-approval-requirements>. Auditors may wish to have regard to AS/NZS ISO 19011 Australian/New Zealand Standard: Guidelines for quality and/or environmental management systems auditing.

In accordance with Schedule 2 Condition D40 of the consent, the Audit Report 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. Prior to submitting the Audit Report to the Planning Secretary, it is recommended that you review the report to ensure it complies with the relevant conditions of consent.

Should you have any enquiries in relation to this matter, please contact Georgia Dragicevic, Senior Compliance Officer, on 4247 1852 or by email to [Georgia.Dragicevic@planning.nsw.gov.au](mailto:Georgia.Dragicevic@planning.nsw.gov.au)

Yours sincerely

Katrina O'Reilly  
Team Leader - Compliance  
Compliance  
As nominee of the Planning Secretary

**ATTACHMENT 3 – Independent Environmental Audit Report**

## St Matthews Catholic School Independent Environmental Audit



### Assessment of North Construction Environmental Compliance Against the SSD 9872 Conditions of Consent

Audit Reference:	<b>AQ1301.02</b>
Audit Organisation:	<b>North Construction</b>
Auditors:	<b>Ana Maria Munoz, Auditor, AQUAS Luis Garzon, Auditor, AQUAS</b>
Date of Audit:	<b>25 November 2021</b>
Draft Report Submitted:	<b>16 December 2021</b>
Final Report Submitted:	<b>14 January 2022</b>

# Amendment, Distribution & Authorisation Record

## Version Control and Distribution

Revision No.	Date	Reasons for Revision	Issued to
Draft	16/12/2021	Draft issued to TSA	Isaac Conway - TSA Management
Final	14/01/2022	Final report issued to TSA	Isaac Conway - TSA Management

No reproduction of this document or any part thereof is permitted without prior written permission of AQUAS Pty Limited.

This report has been prepared and reviewed in accordance with our Quality control system.

This report has been prepared by:

**ANA MARIA MUNOZ**  
Environmental Auditor

Date: 14/01/2022

Reviewed by:

**LUIS GARZON**  
Lead Environmental Auditor

Date: 14/01/2022

© Copyright AQUAS Pty Ltd  
ABN: 40 050 539 010

All rights reserved. No material may be reproduced without prior permission.

While we have tried to ensure the accuracy of the information in this publication, the Publisher accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

**AQUAS Pty Ltd**  
www.aquas.com.au

<b>1. Executive Summary</b>	<b>4</b>
<b>2. Introduction</b>	<b>5</b>
2.1 Background	5
2.2 Project Details	5
2.3 Audit Team	6
2.4 Audit Objectives	6
2.5 Audit Scope	6
2.6 Audit Period	6
<b>3. Audit Methodology</b>	<b>7</b>
3.1 Approval of Auditors	7
3.2 Audit scope development	7
3.3 Audit Process	7
3.3.1 Opening Meeting	7
3.3.2 Conduct of Audit	7
3.3.3 Closing Meeting	7
3.4 Interviewed Persons	7
3.5 Details of Site Inspection	8
3.6 Consultation	8
3.7 Audit Compliance Status Descriptors	8
<b>4. Document Review</b>	<b>9</b>
<b>5. Audit Findings</b>	<b>11</b>
5.1 Assessment of Compliance	11
5.2 Notices, Incidents and Complaints	12
5.3 Previous Audit Recommendations	12
5.4 Audit Findings and Recommendations	15
5.5 Audit Site Inspection	13
5.6 Suitability of Plans and the EMS	13
5.7 Key Strengths	14
<b>Appendices</b>	
<b>Appendix A.</b> Auditors Approval	16
<b>Appendix B.</b> Audit Attendance Sheet	17
<b>Appendix C.</b> Independent Audit Declaration Form	18
<b>Appendix D.</b> Audit Checklist and Audit Findings	20
<b>Appendix E.</b> Audit Photos	56
<b>Appendix F.</b> Consultation Records	60

## 1. Executive Summary

This independent audit was completed to assess the compliance of St Matthews Catholic School Mudgee – Secondary Campus with the requirements of Development Consent SSD 9872 Condition D37. This was the second audit on the project and was conducted by AQUAS (Ana Maria Munoz and Luis Garzon) on 25<sup>th</sup> November 2021. The audit covered the conditions under Schedule 2 Part A, Part B, Part C and Part D of the Development Consent SSD 9872, dated 16 December 2020.

The Project has progressed in accordance with the Staging Report that was approved by the Department of Planning, Industry and Environment (DPIE) on 26 February 2021 – Revision B.

Overall, the Project is compliant to the conditions of Development Consent SSD 9872, with the following key strengths noted:

- The School construction activities were carried out as per the project programme;
- The Construction Environmental Management Plan (CEMP) and sub-plans have been updated and implemented during the construction works to comply with the SSD conditions; revisions on the CEMP have been notified to the DPIE and Certifying Authority;
- Environmental inspections were undertaken weekly;
- Communications and consultation with the Council and other stakeholders were undertaken;
- No incidents or complaints were reported during this audit period;
- All the opportunities for improvements raised in the previous independent environmental audit were recorded and corrective actions implemented;
- Environmental controls on site have been implemented, including:
  - Sediment fencing installed all throughout the site;
  - Silt fencing and installation of rumble grid at the site access/egress;
  - Fencing around the trees;
  - Waste segregation with adequate labelling; and
  - Construction site was secured.

### Summary of Audit Findings

There were two non-compliances raised during this audit and one opportunity for the continual improvement on the Project environmental performance and to maintain full compliance with SSD 9872 conditions which are detailed in Section 5.4.

#### Non-Compliances

- **NC-01** Condition A2: Based on the audit identifying one non-compliance against condition C2 for the project, condition A2 (a) is assessed as non-compliant.
- **NC-02** Condition C2: The Planning Secretary was not notified of the commencement of Stages 3 - 5 in writing at least 48 hours before the commencement of each stage.

In addition to the non-compliances, the auditors identified one opportunity for improvement to enhance the environmental performance of the project.

#### Opportunity for Improvement

- **OPI-01** Condition D21: It is recommended for the contractor to install check dams to slow down and dissipate the flow towards the pits and turkey nest during heavy rain. Also, it is suggested that the contractor documents pre-rainfall and post-rainfall inspections to ensure all necessary controls are installed and maintained prior to and after a rainfall event.

## 2. Introduction

### 2.1 Background

North Constructions (The Contractor) has been appointed by the Catholic Education Diocese of Bathurst (CEDB) (The Proponent) through TSA Management for the development of St Matthews Catholic School Mudgee – Secondary Campus (the Project) which comprises of the following:

- Construction of a cluster of five low-rise school buildings (1-2 storeys);
- Professional Hub, Spiritual Hub, Community Hub, STEM Research Hub and Knowledge and Learning Hubs;
- Yarning Circle, outdoor student assembly area and COLA;
- Student free play area;
- Staff and student amenities;
- Associated site landscaping and public domain improvements; and
- On-site parking and access arrangements off Bruce Road.

The Proponent engaged AQUAS to undertake the second independent environmental audit, which was conducted on 25<sup>th</sup> Nov 2021 during the construction phase of the St Matthews Catholic School Mudgee – Secondary Campus project, in compliance with the following Development Consent Conditions:

#### Condition D37

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

#### Condition D39

In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:

- (a) review and respond separately to each Independent Audit Report prepared under condition D40 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 60 days after submission to the Planning Secretary.

### 2.2 Project Details

Project Details	
Project Name	St Matthews Catholic School – Secondary Campus
Project Application Number	SSD 9872
Project Address	48 Broadhead Road, Spring Flat (Site Office)
Project Phase	Construction
Project Activity Summary	Construction site works included internal works for Block A, B and D and internal linings for the Block C (Multipurpose Hall). Service installations were undertaken across the whole site. Installation of roof and wall sheeting was completed. Borrow pit has been maintained.

## 2.3 Audit Team

Details of the following AQUAS environmental auditors for this audit were submitted to the Department of Planning by the Proponent:

Name	Company	Position	Certification
Ana Maria Munoz	AQUAS	Environmental Auditor	SAI Global Lead Auditor; Exemplar Global Environmental Auditor Certificate No. 115421
Luis Garzon	AQUAS	Lead Environmental Auditor	SAI Global Certification as Lead Environmental Auditor (Cert No. 115002)

The written approval from DPIE for AQUAS as Independent Auditors was received on 9 November 2021 and copy is attached as **Appendix A**. The Independent Audit declaration forms signed by the auditors are attached as **Appendix C**.

## 2.4 Audit Objectives

The objective of this audit was to undertake the second independent environmental audit focused on construction requirements and implementation of environmental management plans in compliance with the Development Consent SSD 9872.

## 2.5 Audit Scope

The scope of this audit comprised the following activities to review the Project compliance with SSD 9872 Conditions Parts A, B, C and D:

- Review of implementation of management plans:
  - North Construction Environmental Management Plan (Rev.3)
  - Construction Traffic and Pedestrian Management Plan (Rev.3)
  - Construction Noise and Vibration Management Plan (Rev.0)
  - Construction Waste Management Plan (Rev.2)
  - Construction Soil and Water Management Plan (Rev.1)
- Site inspection, as conducted on 25<sup>th</sup> Nov 2021;
- Review of environmental records;
- Interviews with site personnel; and
- Consultation with stakeholders.

## 2.6 Audit Period

This was the second independent environmental audit carried out by AQUAS on the project, which covers the review of environmental documentation and records for the construction works from June 2021 to 25 November 2021 only.

It is noted that this report is based on the result of random sampling and supplied documentation/records provided by the auditee, as well as site activities sighted on the day of audit inspection on 25 November 2021.

## 3. Audit Methodology

### 3.1 Approval of Auditors

Letter from the Planning Secretary agreeing to the auditors is attached as **Appendix A**.

### 3.2 Audit scope development

AQUAS developed the audit scope and a checklist based on the Project Development Consent Requirements Application No. SSD 9872. Refer to **Appendix D** of this report.

### 3.3 Audit Process

#### 3.3.1 Opening Meeting

An opening meeting was held on 25 November 2021 at 8:30am with North Construction, TSA Management project personnel and AQUAS auditors as per the Audit Attendance Sheet. Refer to **Appendix B** of this report.

Key items were discussed, including:

- Confirmation of the purpose and scope of the audit;
- Overview of the project and status of the works;
- Staging of works per the Staging Report;
- Occurrence of environmental incidents and complaints, if any;
- Overview of the audit process in accordance with the proposed audit agenda.

#### 3.3.2 Conduct of Audit

Audit activities included the following:

- Review the project documentation (CEMP and its sub-plans) to verify compliance with the condition of Development Consent SSD 9872;
- Conduct of a site walk to review implementation of environmental mitigation measures;
- Conduct of the audit following the checklist that was prepared based on the Development Consent Conditions, by interviewing project personnel and reviewing records provided as evidence of compliance;
- Discussion of identified findings and any actions noted during site inspection with the project team, during closing meeting; and
- Preparation of this audit report as per the requirements of IAPAR 2020.

#### 3.3.3 Closing Meeting

The closing meeting was held on 25 November 2021 at 4:15pm with representatives from North Construction, TSA Management and AQUAS. General feedback and the findings of the audit were discussed during the closing meeting.

AQUAS auditors acknowledged the cooperation, openness and hospitality of North Construction staff during the conduct of this audit.

### 3.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Isaac Conway	TSA Management	Project Manager
Kristie Jones	North Construction	Contract Administrator

### 3.5 Details of Site Inspection

The site inspection was conducted at 9:30am on 25<sup>th</sup> November 2021, with AQUAS auditors and representatives from North Construction and TSA Management with focus on the following controls:

- Erosion and sedimentation controls including sediment fences and controls around the pits;
- Site access/egress and roads surrounding the site;
- Traffic controls: vehicle and pedestrian management;
- Tree protection;
- Waste management;
- Noise, vibration and dust management;
- Heritage management if any;
- Soil and water management;
- Site signage; and
- General housekeeping.

One observation was identified during the site inspection. Refer to details of the inspection in section 5.5 of this report and site photos in **Appendix E**.

### 3.6 Consultation

A consultation email was sent to DPIE prior to the commencement of the audit to request feedback about the project and any focus areas to be reviewed by AQUAS during this audit. No comments were received from DPIE. Refer to **Appendix F** for consultation records.

In accordance with the IAPAR document (DPIE 2020) section 3.2, consultation is only required with DPIE and they shall decide if consultation with other stakeholders is required. No response from DPIE was received.

### 3.7 Audit Compliance Status Descriptors

The following audit criteria were used for the rating of audit findings.

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.

In addition to the above descriptors, there was one opportunity for improvement (OFI) raised during this audit.

## 4. Document Review

The following documents were reviewed and/or sighted as part of this audit:

- North Construction Environmental Management Plan (CEMP), Revision 3 – 19/10/2021
- Construction Traffic and Pedestrian Management Plan, Version 03 – 29/09/2021
- Construction Noise and Vibration Management Plan, Rev.0 – 19/2/2021
- Construction Waste Management Plan, Revision 2 – 26/2/2021
- Construction Soil and Water Management Plan, Revision 1 – 03/5/2021
- Construction Soil and Water Management Report, Revision 1 – 04/03/2021
- Flood Emergency Response Sub Plan, Revision 1 – 22/02/2021
- Staging Report Revision B - 26/02/2021
- Independent Auditors, Appointment of Experts Letter from DPIE - 9/11/2021
- SSD9872 Response to IEAR – 12/07/2021
- St Matthew's College Preliminary Construction Programme Revision 1 – 12/11/2021
- Approval Letter for the Construction Certificate SSD No. 9872 – 24/03/2021
- BCA Crown Certificate No. CC-21036 (Certificate #1)– 24/03/2021
- BCA Crown Certificate No. CC-21072 (Certificate #2 and #3)– 25/05/2021
- BCA Crown Certificate No. CC-21106 (Certificate #4 and #5) – 16/7/2021
- Site Plan – St Matthews Catholic College – Senior Campus #19 – 04/12/2020
- Erosion & Sediment Control Plan Issue 1 – 03/05/2021
- Architectural and Landscape Drawings – 16/12/2020
- Civil Plan for Broadhead Road Long Section – Drawing C5.1, Rev. G -22/09/2020
- Plan Strategy or Study\_09032021\_054625 document
- Drawings TX13843.01-02 Design Certificate - 17/02/2021
- Letter from DPIE regarding the positive covid case (SafeWork Ref. No. 2-172413) – 31/08/2021
- Independent Audit Report from AQUAS - 24/06/2021
- Noise Vibration Memorandum – 24/5/2021
- Impact Assessment Revision B – 15/4/2020
- Noise and Vibration Report No. 19120 Version B – April 2020
- Architect Design Statement – 06/07/2021
- Detailed Design Road Safety Audit 'NOR-PROJ-0001-01 DD RSA MUDGE' Rev.1 – 27/01/2021.
- Road Safety Audit (RSA) Response Matrix – 08/02/2021
- Certificate of Design – Civil – 07/6/2021
- Drawing DA015 – Signage Diagram Revision 2 – 28/04/2020
- Drawing No. DA009 – Part Site Plan Revision 29 – 02/10/2020
- Stormwater Management Plan Drawing (For Construction) No. TX13843.00 C7.1 Issue 0 – 17/2/2021
- Drawings LA07 - Design Function and Approach Revision D – 06/10/2020
- Drawing LA08 - Landscape Concept Plan Revision D – 06/10/2020
- Certificate of Compliance - Landscaping design – 22/6/2021
- Drawing No. C 2.1 – Proposed Site Works and Road Sections Revision J – 22/09/2020
- Letter from Triaxial Consulting to BMG Designed with BCA, EPA Reg, and AS – dated 19/05/2021
- Letter - Notification of commencement Stage 1, Version 2 – 18/03/2021
- Letter - Notification for Stage 2 – 21/05/2021
- Dilapidation survey reports – 24/03/2021
- Community Communication Strategy Version 2 – 24/02/2021
- Civil Design Statement – 11/3/2021
- Electrical Design Certificate from Calibre – 19/5/2021
- Alternative ESD Certification Revision C – 18/3/21
- Noise Monitoring reports - from June to November 2021

- Noise and Vibration Impact Assessment – 04/2020
- Tree Assessment Report – 04/04/2020
- Material Test Report Number No.19123-8 – 25/3/2021
- Emergency Evacuation Plan
- Waste tracking register
- Application for works within the road reserve to Mid-western Regional Council – 22/6/2021
- Long Service Levy Receipt No. 00466337 - Catholic Diocese of Bathurst
- Performance Solution Report Consolidated from Morris Gooding Access Consulting – 15/7/2021
- Performance Solution Report Consolidated Version 3, with issue and resolution – 09/09/2021

## 5. Audit Findings

This audit was completed to assess the implementation of CEMP and environmental controls established by the proponent against the requirements of Development Consent SSD 9872. The audit confirmed that the proponent has implemented its Construction Environmental Management Plan and mitigation measures to a satisfactory level.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	84
Non-Compliant	2
Not Triggered	43
<b>Total Requirements</b>	<b>129</b>

### 5.1 Assessment of Compliance

The audit determined that the proponent has generally implemented the controls for environmental management within the construction activities that are currently being undertaken. The comparison of audit requirements against the compliance ratings is as follows:

SSD Requirements	Requirements	Findings
Part A – Administrative Controls	38	Compliant – 20
		Non-Compliant – 1
		Not Triggered – 17
Part B – Prior to the issue of a Construction Certificate	11	Compliant – 10
		Non-Compliant – 0
		Not Triggered – 1
Part C – Prior to commencement of Construction	22	Compliant – 20
		Non-Compliant – 1
		Not Triggered – 1
Part D – During Construction Appendix 2 – Incident Notification	45	Compliant – 28
		Non-Compliant – 0
		Not Triggered – 17
Appendix 1 – Advisory Notes	13	Compliant – 6
		Non-Compliant – 0
		Not Triggered – 7

## 5.2 Notices, Incidents and Complaints

The Proponent noted that no agency notices, orders, penalty notices or prosecutions have been issued, and no reportable environmental incidents have occurred to date.

A Complaints Register is in place where details of complaints will be recorded, including resolution reached. No complaints have been recorded for the audited period. The Complaints Register is available to the public in the Project website.

## 5.3 Previous Audit Recommendations (May 2021)

Previous audit recommendations were reviewed as follows:

OFI No.	SSD Condition	Audit Recommendations	Follow-up comments	Status
Opportunity for Improvement - 01	<b>A1.</b> Obligation to Minimise Harm to the Environment	It is recommended to reduce the speed of the construction vehicles entering/exiting the site to minimise dust generation along the dirt road at Bruce Road.	Speed limit sign of 10km/h was installed at the entrance of the site. Please refer to photos in Appendix E.	<b>Closed</b> 25/11/21
Opportunity for Improvement - 02	<b>A25.</b> Monitoring and Environmental Audits	It is recommended to include the following aspects in the weekly inspection checklist to ensure compliance to the mitigation measures are being checked: <ul style="list-style-type: none"> <li>- Biodiversity</li> <li>- Air quality</li> <li>- Noise and Vibration</li> <li>- Heritage</li> <li>- Contamination</li> </ul>	Weekly inspection checklist was updated on the 1/6/2021 and includes the following items: <ul style="list-style-type: none"> <li>- Flora and fauna 8.7</li> <li>- Air quality 8.5</li> <li>- Noise and Vibration 8.9</li> <li>- Heritage -8.3 and 8.4</li> <li>- Contamination (Not included)</li> </ul>	<b>Closed</b> 25/11/21
Opportunity for Improvement - 03	<b>A27.</b> Compliance	It is recommended to include the compliance with the SSD 9872 in the Induction Handbook to ensure that all employees 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. Although, it was noted that the SSD was written on the notice board for all the employees to see.	Reference to the SSD 9872 conditions is now included to the Induction Handbook.	<b>Closed</b> 25/11/21
Opportunity for Improvement - 04	<b>C8.</b> Environmental Management Plan Requirements	It is recommended to include a date in the next revision of the CEMP and include in section 2.1.17 the requirements for incident notification and reporting as per the SSD Appendix 2 conditions.	CEMP was updated. Presented revision 3.0 - 19/10/2021 now includes under section 2.1.7 the requirements for incident notification and reporting as per the SSD Appendix 2 conditions.	<b>Closed</b> 25/11/21
Opportunity for Improvement - 05	<b>C12.</b> Construction Noise and Vibration Management Sub-Plan	It is recommended to review the CNVMP to ensure that the mitigation measures noted in the EIS and CNVIS are documented in the plan and will be implemented.	EIS mitigation measures are now included in the CEMP revision 3.0 – 19/10/2021 in Appendix 6.	<b>Closed</b> 25/11/21
Opportunity for Improvement - 06	<b>D12.</b> Construction Noise and Vibration Management	It is recommended to use proper noise sound level meter to monitor the actual noise during	Noise sound level meter was purchased to monitor the actual	<b>Closed</b> 25/11/21

		the high noise activities mentioned in the CNVIS.	noise during the high noise activities mentioned in the CNVIS.  Sighted Noise Monitoring report from June to November 2021 showing measurements during general construction works with average results between 55db to 65db.	
Opportunity for Improvement - 07	<b>D32.</b> Waste Storage and Processing	It is recommended to ensure that the waste tracker is completed on a monthly basis and is up to date.	Waste tracking register has been updated regularly, e.g. waste from 20/05/21 to 16/07/21 and to 18/08/21. It includes material, quantity, disposal location, EPA Licence, comments, evidence (dockets).	<b>Closed</b> 25/11/21

#### 5.4 Audit Site Inspection

The site inspection was conducted at 9:30am on 25<sup>th</sup> November 2021. Works were moderately affected by wet weather conditions, with medium to heavy rain throughout the day. The AQUAS auditors and project staff walked through the construction site, where implementation of environmental controls was observed, as follows:

- Site signage was at the gate visible to the public;
- Erosion and sediment controls were implemented with sediment fencing installed around the site perimeter;
- Rumble grid for access/egress of construction vehicles;
- Traffic signage and traffic controllers were in place and the 10km/hr speed limit sign was installed at the entrance to the site;
- Skip bins were available for waste segregation and recycling;
- Fencing around the trees was in good condition;
- No graffiti was observed on the site fencing;
- No heritage unexpected finds; and
- Borrow pit was maintained, collecting the flow of rainwater from high areas of the site.

Environmental mitigation measures were implemented and maintained in good condition. One observation was identified for the contractor to install check dams to slow down and dissipate the flow towards the pits and turkeys' nest during heavy rains. It was also recommended to document pre and post rainfall inspections to ensure all controls are installed and maintained prior to and after rainfall events.

Please refer to photos of the site inspection in **Appendix E**.

#### 5.5 Suitability of Plans and the EMS

The CEMP and sub-plans were reviewed, and updates notified to the DPIE and the Certifying Authority in compliance with the requirements of the Development Consent 9872.

Implementation of North Constructions Environmental Management System (EMS) was demonstrated during this audit with strength on workers induction, training, environmental controls, traffic management, communication processes, consultation and record keeping.

#### 5.6 Development Past Performance

The audit indicated that the project's performance has improved. This can be determined due to the following aspects:

- no incidents, complaints or disputes have been raised;
- all the Development Consent Conditions SSD 8766 have been tracked and monitored;
- all the opportunities for improvement raised in the previous audit were actioned.

### 5.7 Actual and predicted Impacts

It was noted that there was no significant changes or additional impacts on the actual construction works based on the monitoring results as compared to the predicted impacts of the development defined in the Environmental Impact Statement (EIS). The predicted impacts as stated in the (EIS) remain the same.

### 5.8 Key Strengths

Overall, the Project is compliant to the conditions of Development Consent SSD 9872 with the following key strengths noted:

- The School construction activities were carried out as per the project programme;
- The Construction Environmental Management Plan (CEMP) and sub-plans have been updated and implemented during the construction works to comply with the SSD conditions; revisions on the CEMP have been notified to the DPIE and Certifying Authority;
- Environmental inspections were undertaken weekly;
- Communications and consultation with the Council and other stakeholders were undertaken;
- No incidents or complaints were reported during this audit period;
- All the opportunities for improvements raised in the previous independent environmental audit were recorded and corrective actions implemented;
- Environmental controls on site have been implemented, including:
  - Sediment fencing installed all throughout the site;
  - Silt fencing and installation of rumble grid at the site access/egress;
  - Fencing around the trees;
  - Waste segregation with adequate labelling; and
  - Construction site was secured.

## 6. Audit Recommendations

The following table outlines the identified non-compliances raised during this audit that need to be addressed to maintain full compliance with SSD 9872 conditions.

Finding Number	Consent Condition Description	Audit Findings	Recommendations
Non-Compliance 01	<b>A2. Terms of Consent</b> The development may only be carried out: (a) in compliance with the conditions of this consent. (b) in accordance with all written directions of the Planning Secretary. (c) generally in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions. (d) in accordance with the approved plans in the table.	A non-compliance against condition A2 (a) was raised based on the identified non-compliance raised against condition C2.	Address the non-compliance identified in this report.
Non-Compliance 02	<b>C2. Notification of Commencement</b> If the construction 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.	Notification was not submitted to DPIE within the required timeframe for the commencement of Stages 3 to 5.	All notifications to DPIE are to be made within the required timeframe to ensure full compliance with this Development of Consent Condition.

In addition to the non-compliances raised, the auditor identified one opportunity for improvement to enhance the environmental performance of the project.

OFI Number	Consent Condition Description	Audit Recommendation
Opportunity for Improvement - 01	<b>D21. Erosion and Sediment Control</b> All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP prepared under condition C9(e).	It is recommended for the contractor to install check dams to slow down and dissipate the flow towards the pits and turkey nest during heavy rain. Also, it is suggested that the contractor documents pre-rainfall and post-rainfall inspections to ensure all necessary controls are installed and maintained prior to and after a rainfall event.

Refer to the attached **Appendix D** for full details of findings including evidence of compliance.

## Appendix A. Auditors Approval



Planning,  
Industry &  
Environment

Mr Patrick Cooper  
Diocesan Financial Administrator  
118 Keppel Street  
Bathurst, NSW 2795  
09/11/2021

Dear Mr Cooper

**St Matthews Catholic College (SSD 9872)  
Independent Auditors**

I refer to your letter dated 4 November 2021, seeking the agreement of the Secretary of the Department of Planning, Industry and Environment ("the Department") of the suitability of the Auditors' qualifications, experience and independence to undertake an independent audit of the St Matthews Catholic College ("the development"), in accordance with Schedule 2, Condition D36 of the SSD 9872 ("the consent").

Having considered the qualifications and experience of Ms Annabelle Tungol, Ms Ana Maria Munoz and Mr Luis Garzon ("the audit team"), the Secretary endorses the appointment of the audit team to undertake the audit and prepare the audit report in accordance with Condition D36 of the consent. This approval is conditional on the audit team being independent of the development.

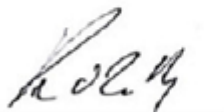
Please ensure this correspondence is appended to the Audit Report.

The audit is to be conducted in accordance with the conditions of consent and the Department's Independent Audit Post Approval Requirements (May 2020). A copy of the requirements can be located [at https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines/Independent-audit-post-approval-requirements](https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines/Independent-audit-post-approval-requirements). Auditors may wish to have regard to AS/NZS ISO 19011 Australian/New Zealand Standard: Guidelines for quality and/or environmental management systems auditing.

In accordance with Schedule 2 Condition D40 of the consent, the Audit Report 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. Prior to submitting the Audit Report to the Planning Secretary, it is recommended that you review the report to ensure it complies with the relevant conditions of consent.

Should you have any enquiries in relation to this matter, please contact Georgia Dragicevic, Senior Compliance Officer, on 4247 1852 or by email to [Georgia.Dragicevic@planning.nsw.gov.au](mailto:Georgia.Dragicevic@planning.nsw.gov.au)

Yours sincerely






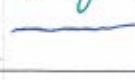








Katrina O'Reilly  
Team Leader - Compliance  
Compliance  
As nominee of the Planning Secretary

## Appendix B. Audit Attendance Sheet

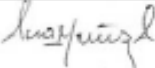
AUDIT ATTENDANCE SHEET			AQUAS	
PROJECT:	St. Matthews School	AUDIT No.:	1301.02	
AUDITEE:	TSA + North Constructions	LEAD AUDITOR:	Ana Maria Munoz	
MEETING LOCATION:	Site office - 48 Broadhead Rd, Spring Flat			
OPENING MEETING DATE AND TIME:	25/11/2021	8:45am		
CLOSING MEETING DATE AND TIME:	25/11/2021	4:15pm		

NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
Ana Maria Munoz	AQUAS	Lead Auditor Eng		
Luis Garzon	AQUAS	Auditor		
KEITH HOGAN	ARLINGTON CONSULTANCY	Consultant		
ISAAC CONWAY	TSA	CONSULTANT EN		
NICK WINDSOR	NCB	PROJECT MANAGER		
Kristie Jones	NCB	Contract Admin.		

Date: 04.06.14      F-02 Audit Attendance Sheet Rev.1.docx      Page: 1 of 1  
 Uncontrolled when printed

## Appendix C. Independent Audit Declaration Form

Declaration of Independence Form	
Independent Audit Report Declaration Form	
Project Name:	St Matthews Catholic School Mudgee – Secondary Campus
Consent Number:	SSD 9872
Description of Project:	The Project involves the construction of a cluster of five low-rise school buildings (1-2 storeys) including: Professional Hub, Spiritual Hub, Community Hub, STEM Research Hub, Knowledge and Learning Hubs, Yarning Circle, Outdoor Student Assembly Area and COLA, Student free play area, Staff and student amenities, Associated site landscaping and public domain improvements and On-site parking and access arrangements off Bruce Road.
Project Address:	48 Broadhead Road, Spring Flat (Lot 40 DP756894)
Proponent:	The Catholic Education Diocese of Bathurst (CEDB)
Title of the Audit:	Independent Environmental Audit (No.2)
Date:	15 December 2021
<p>I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:</p> <ol style="list-style-type: none"> <li>the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Compliance Requirements (<i>Department 2019</i>);</li> <li>the findings of the audit are reported truthfully, accurately and completely;</li> <li>I have exercised due diligence and professional judgement in conducting the audit;</li> <li>I have acted professionally, objectively and in an unbiased manner;</li> <li>I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;</li> <li>I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;</li> <li>neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and</li> <li>I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.</li> </ol> <p>Notes:</p> <ol style="list-style-type: none"> <li>Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and</li> <li>The <i>Crimes Act 1900</i> contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both).</li> </ol>	
Name of the Auditor:	Ana Maria Munoz
Signature:	
Qualification:	Environmental Auditor
Company:	AQUAS Pty Ltd
Company Address:	Level 7, 116 Miller Street, North Sydney NSW 2060

## Declaration of Independence Form

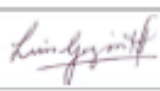
Independent Audit Report Declaration Form	
Project Name:	St Matthews Catholic School Mudgee – Secondary Campus
Consent Number:	SSD 9872
Description of Project:	The Project involves the construction of a cluster of five low-rise school buildings (1-2 storeys) including: Professional Hub, Spiritual Hub, Community Hub, STEM Research Hub, Knowledge and Learning Hubs, Yarning Circle, Outdoor Student Assembly Area and COLA, Student free play area, Staff and student amenities, Associated site landscaping and public domain improvements and On-site parking and access arrangements off Bruce Road.
Project Address:	48 Broadhead Road, Spring Flat (Lot 40 DP756894)
Proponent:	The Catholic Education Diocese of Bathurst (CEDB)
Title of the Audit:	Independent Environmental Audit (No.2)
Date:	15 December 2021

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Compliance Requirements (*Department 2019*);
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

**Notes:**

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

Name of the Auditor:	Luis Garzon
Signature:	
Qualification:	Lead Environmental Auditor
Company:	AQUAS Pty Ltd
Company Address:	Level 7, 116 Miller Street, North Sydney NSW 2060

## Appendix D. Audit Checklist and Audit Findings

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
1.0	<b>PART A - ADMINISTRATIVE CONDITIONS</b>					
1.1	A	A1	<p><b>Obligation to Minimise Harm to the Environment</b> In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.</p>	<p>Site inspection was conducted and evidence that the environmental mitigation measures were implemented was sighted i.e. sediment fencing installed all throughout the site, erosion and sedimentation controls in place, tree protection properly installed and rumble grid in place. A 10Km sign has been put in place at the entrance of Bruce Road for construction trucks. Waste segregation and wastes labelling well implemented.</p>		Compliant
1.2	A	A2	<p><b>Terms of Consent</b> The development may only be carried out:</p>	<p>a) One non-compliance was raised, therefore condition A2 (a) is assessed as non-compliant. b) SSD 9872 was granted on 16/12/2020. Architectural and landscape drawings were stamped by DPIE on the 16/12/2020 and are most up to date. It was noted that the Civil Plan prepared by Triaxial Consulting dated 22.09.2020 on the SSD for Broadhead Road Long Section – Sheet 2 Drawing C5.1, Rev. G does not match the Plan on the website dated 10.03.2020. It was mentioned this was an error in the SSD conditions itself and DPIE was notified, and no further actions were taken. c) The CEMP was updated to include the EIS mitigation measures. d) Approved Architectural and Landscape drawings submitted to DPIE and sighted on the website: <a href="https://www.stmattsmudgee.catholic.edu.au/project-updates">https://www.stmattsmudgee.catholic.edu.au/project-updates</a> Staging report in place and approved by DPIE: Rev. B 26/2/2021.</p>	<p><b>Non-Compliance -01:</b> Based on the audit identifying one non-compliance for the project, condition A2 (a) is assessed as non-compliant.</p>	<p>Non-Compliance - 01</p>
	A	A2 (a)	in compliance with the conditions of this consent;			
	A	A2 (b)	in accordance with all written directions of the Planning Secretary;			
	A	A2 (c)	generally in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions;			
	A	A2 (d)	in accordance with the approved plans in the table below:			
	A	A2	<ul style="list-style-type: none"> <li>Architectural Drawings prepared by Alleanza Architecture</li> <li>Landscape plans prepared by Taylor Brammer Landscape Architects</li> <li>Landscape concept plans prepared by Taylor Brammer Landscape Architects</li> <li>Civil plans prepared by Triaxial Consulting</li> </ul>			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
1.3	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	No new directions from DPIE have been received. No modifications on the SSD conditions have been requested.		Not Triggered
	A	A3 (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;			
	A	A3 (b)	any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and			
	A	A3 (c)	the implementation of any actions or measures contained in any such document referred to in (a) above.			
1.4	A	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.	No inconsistencies, ambiguity or conflict have been identified.		Not Triggered
1.5	A	A5	<b>Limits of Consent</b> This consent lapses five years after the date of consent unless work is physically commenced.	Project completion will be within 18 months; it is estimated the project to be finished by August 2022.		Compliant
1.6	A	A6	This consent does not permit works other than vegetation management works within the Exclusion Area.	Noted. No vegetation works conducted yet.		Not Triggered
1.7	A	A7	This consent does not permit the use of the Exclusion Area for school operations by students or teaching staff.	Noted. No school operation to date.		Not Triggered
1.8	A	A8	<b>Student Numbers</b> The student population must not exceed 680.	Student population has been detailed in CEMP Section 2, page 6 (680 Students).		Compliant
1.9	A	A9	Notwithstanding condition A8, the maximum student population may exceed 680 by up to a maximum 20 additional students from time to time, to allow for unanticipated fluctuations on a temporary basis.	Noted. School is not operational yet.		Not Triggered

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
1.10	A	A10	<b>Prescribed Conditions</b> The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Compliance with BCA and signage requirements. Sighted: BCA Crown Certificate No. CC-21036 (Certificate 1) – 24/03/2021 issued by Blackett Maguire + Goldsmith (BMG).		Compliant
1.11	A	A11	<b>Planning Secretary as Moderator</b> 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.	No disputes between the Applicant and a public authority had occurred to the date of the audit.		Not Triggered
1.12	A	A12	<b>Evidence of Consultation</b> Where conditions of this consent require consultation with an identified party, the Applicant must:	Evidence of consultation and communication was sighted in the following examples: - MWRC Council correspondence about stormwater management, erosion and sediment control and disposal of seepage and stormwater. - Sighted email sent to Aboriginal Land Council on the 16/4/2021 re. artefacts. - Ongoing consultation with for the design of the pathway (using symbols) and incorporation of some aboriginal language. - Email 2/9/2020 draft water plan from Triaxial to Council.		Compliant
	A	A12 (a)	consult with the relevant party prior to submitting the subject document for information or approval; and			
	A	A12 (b)	provide details of the consultation undertaken including:			
	A	A12 (b) (i)	the outcome of that consultation, matters resolved and unresolved; and			
	A	A12 (b) (ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.			
1.13	A	A13	<b>Staging</b> 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	Staging report (Rev. B) submitted on the 26/02/2021 and approved by DPIE on the 09/03/2021. Construction commenced on the 23/3/2021.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			commencement of operation of the first of the proposed stages of operation).			
1.14	A	A14	A Staging Report prepared in accordance with condition A13 must:	<p>Staging report prepared on the 26/02/2021</p> <p>(a) Detailed in Section 2. Proposed Construction Staging and Timeframes</p> <p>(b) Section 3 indicates that no staging is proposed for operations.</p> <p>(c) Detailed in section 4. Compliance with Conditions Across Construction Stages</p> <p>(d) Detailed in section 5 and sub sections</p>		Compliant
	A	A14 (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;			
	A	A14 (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);			
	A	A14 (c)	specify how compliance with conditions will be achieved across and between each of the stages of the project; and			
	A	A14 (d)	set out mechanisms for managing any cumulative impacts arising from the proposed staging.			
1.15	A	A15	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Staging report was approved by DPIE on the 09/03/2021 (Sighted approval of Plan Strategy or Study_09032021_054625 document)		Compliant
1.16	A	A16	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.	Construction stages have been carried out in accordance with: CC #1 No. CC-21036 – 24/03/2021 CC # 2 and #3 No. CC-21072 – 25/5/2021		Compliant
1.17	A	A17	<b>Staging, Combining and Updating Strategies, Plans or Programs</b> The Applicant may:	<p>Staging Report was prepared by TSA Management (Rev. B) dated 26/2/2021.</p> <p>Report was approved by DPIE 9/3/2021.</p> <p>Also, BCA Crown Certificates were presented: CC #1 No. CC-21036 – 24/03/2021 CC #2 and #3 No. CC-21072 – 25/5/2021</p>		Compliant
	A	A17 (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			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			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);			
	A	A17 (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			
	A	A17 (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).			
1.18	A	A18	Any strategy, plan or program prepared in accordance with condition A17, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Staging Report submitted to DPIE 26/2/21 and was approved by DPIE on the 09/03/2021		Compliant
1.19	A	A19	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.	Staging Report has been developed in consultation with HI and DPIE.		Compliant
1.20	A	A20	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.	Latest revision of the Staging Report (Rev. B – 26/02/2021) is implemented.		Compliant
1.21	A	A21	<b>Structural Adequacy</b> All new buildings and structures, and any alterations or additions to existing buildings and structures, that are	Included in the CC#2 and CC#3 No.21036: item 16 Structural Drawings from Triaxial consulting PL dated 9 and 15 March 2021 references to the BCA 2019 and relevant Australian Standards.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			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.			
1.22	A	A22	<b>External Walls and Cladding</b> The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	External Wall disclosure statement from Alleanza Architecture PL dated 24/5/2021, this is part of CC#2 – 21072 dated 25/5/2021 (item 66)		Compliant
1.23	A	A23	<b>Applicability of Guidelines</b> 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.	Design Certificate states that the design of the project has been completed in accordance with normal engineering practices and meets requirements of National Construction Code and Australian Standards. All applicable codes and standards are listed in the (TX13843.01-02-DesignCert 17/02/2021 issued by Triaxial consulting.		Compliant
1.24	A	A24	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.	No other directions have been received from DPIE.		Not Triggered
1.25	A	A25	<b>Monitoring and Environmental Audits</b> 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	Weekly site inspections are carried out by the project manager. Sighted inspections completed on the 28/10/2021 #29 and actions closed-out 25/11/2021 and the 18/11/21 #33, actions still pending. Sighted weekly inspection checklist was updated on the 1/6/2021 to include the following items: <ul style="list-style-type: none"> <li>- Flora and fauna 8.7</li> <li>- Air quality 8.5</li> <li>- Noise and Vibration 8.9</li> <li>- Heritage -8.3 and 8.4</li> <li>- Contamination (N/R)</li> </ul> TSA continue conducting inspections with North and the client was invited – e.g., sighted weekly inspection dated 28/10/2021.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	Sighted Quarterly Inspection #4 dated 20/10/2021 rectifications were closed out 3/11/2021. Additionally, North Contractor has their EMS certified. Last audit was done on 28/4/2021 by QMS Certification Services. Has ISO Certification, Exp. 27/04/2024.		
1.26	A	A26	<b>Access to Information</b> 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:	<ul style="list-style-type: none"> <li>i) Documents referred to in condition A2 have been uploaded to and made available publicly on website.</li> <li>ii) SSD and other approvals have been uploaded to public website.</li> <li>iii) Strategies, plans and programmes Uploaded to website. (<a href="https://www.stmattsmudgee.catholic.edu.au/reports">https://www.stmattsmudgee.catholic.edu.au/reports</a>)</li> <li>iv) Waste reporting has been done and uploaded for Aug, Sep and Oct 2021.</li> <li>v) Noise and vibration monitoring not required; waste reporting has been done.</li> <li>vi) Project Update sighted for April 2021.</li> <li>vii) Contact details found in public website: <a href="https://www.stmattsmudgee.catholic.edu.au/community-engagement">https://www.stmattsmudgee.catholic.edu.au/community-engagement</a></li> <li>viii) Issues and Complaints Register on the website – None so far.</li> <li>ix) Independent Environmental Audit Report for May 2021 and the Proponent response to the audit were posted on the website.</li> <li>x) None</li> </ul>		Compliant
	A	A26 (a)	make the following information and documents (as they are obtained or approved) publicly available on its website:			
	A	A26 (a) (i)	the documents referred to in condition A2 of this consent;			
	A	A26 (a) (ii)	all current statutory approvals for the development;			
	A	A26 (a) (iii)	all approved strategies, plans and programs required under the conditions of this consent;			
	A	A26 (a) (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;			
	A	A26 (a) (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;			
	A	A26 (a) (vi)	a summary of the current stage and progress of the development;			
	A	A26 (a) (vii)	contact details to enquire about the development or to make a complaint;			
	A	A26 (a) (viii)	a complaints register, updated monthly;			
	A	A26 (a) (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;			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
	A	A26 (a) (x)	any other matter required by the Planning Secretary; and			
	A	A26 (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.	Website is maintained by the TSA. Website is updated on a monthly basis.		
1.27	A	A27	<b>Compliance</b> 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.	During the tender interview meeting with the contractors a copy of the SSD is provided. A subcontractor letting meeting with Kleeman Contractor was carried out on the 23/3/2021 and copy of SSD provided. Reference to the SSD 9872 conditions is now included to the Induction Handbook.		Compliant
1.28	A	A28	<b>Incident Notification, Reporting and Response</b> 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.	No environmental incidents.  <b>Note:</b> There was a positive Covid case on the 23/8/2021 and it was reported to DPIE. Notification included: SSD 9872 for St Matthews School Project indicating there a Covid-19 positive case. SafeWork was also notified Ref. No. 2-172413. Letter received from DPIE on the 31/8/2021		Not Triggered
1.29	A	A29	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	No incidents reported.		Not Triggered
1.30	A	A30	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.	No non-compliance identified.		Not Triggered
1.31	A	A31	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.	No non-compliance identified.		Not Triggered

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
1.32	A	A32	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Noted.		Not Triggered
1.33	A	A33	<b>Revision of Strategies, Plans and Programs</b> Within three months of:	Independent Audit Report was finalised on the 24/6/2021 and submitted to DPIE on the 12/7/2021 and lodged 19/7/2021. Notification to DPIE and the Certifying Authority for the review of Plan on the 14/10/2021. CEMP was then updated on the 19/10/2021 as well as the CTPMP (29/9/2021).		Compliant
	A	A33 (a)	the submission of a compliance report under condition A35;			
	A	A33 (b)	the submission of an incident report under condition A29;			
	A	A33 (c)	the submission of an Independent Audit under condition D36;			
	A	A33 (d)	the approval of any modification of the conditions of this consent; or			
	A	A33 (e)	the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.			
1.34	A	A34	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <b>Note:</b> 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.	No improvements to the environmental performance have been required.		Not Triggered
1.35	A	A35	<b>Compliance Reporting</b> Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (2020).	Not required yet. This will be required prior to operation of the development.		Not Triggered

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
1.36	A	A36	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.	Not required yet. This will be required prior to operation of the development.		Not Triggered
1.37	A	A37	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Not required yet. This will be required prior to operation of the development.		Not Triggered
1.38	A	A38	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.	Not required yet. This will be required prior to operation of the development.		Not Triggered
<b>2.0</b>	<b>PART B - PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE</b>					
2.1	B	B1	<b>External Walls and Cladding</b> Prior to the issue of any 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.	TX13843.01-02-DesignCert dated 17/02/2021 issued by Triaxial consulting - Design of the project has been completed in accordance with normal engineering practices and meets requirements of National Construction Code and Australian Standards.  CC#2 No. 21072 dated 25/5/2021 includes the External Wall Disclosure Statement from Alleanza Architecture PL dated 24/5/2021.		Compliant
2.2	B	B2	<b>Operational Noise – Design of Mechanical Plant and Equipment</b> Prior to the issue of any construction certificate for the design of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the St Matthews Catholic College Mudgee Noise and Vibration Impact Assessment, dated April 2020 and prepared by Wilkinson Murray, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the	Noise Vibration Memorandum from RWDI Australia PL dated 24/5/2021, indicated that an impact assessment was conducted 15/4/2020 Rev. B which did not include operational noise. The memorandum predicted noise levels assessment for mechanical services was conducted.  Memorandum is included in the CC#2 No. 21036 item 60; also, item 61 is the Noise and Vibration Report No. 19120 Version B by Wilkinson Murray April 2020.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			recommended operational noise levels identified in the St Matthews Catholic College Mudgee Noise and Vibration Impact Assessment, dated April 2020 and prepared by Wilkinson Murray.			
2.3	B	B3	<b>Operational Waste Storage and Processing</b> Prior to the issue of any construction certificate for waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:	<p>CC#4 and #5 No. CC-21106 dated 16/7/2021 for Balance of building work associated with construction of a new high school to cater for up to 608 students. Certificate excludes any external ancillary services, structures or civil works required by relevant authorities.</p> <p>Design Certificate for the Alleanza Architect was received on 3/5/2021 – Item 3a, 3c, 3d and 3e have been addressed.</p> <p>Evidence for item 3b - Architect Design Statement from Alleanza dated 6/7/2021 included certification of B3 (a-e). This is included in the CC#4 and CC#5 item #70 and #71.</p> <p>Mid-Western Council email received on the 7/6/2021 approving the B3 and indicating that the proposal is suitable for its designed purpose.</p>		Compliant
	B	B3 (a)	is constructed using solid non-combustible materials;			
	B	B3 (b)	is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;			
		B3 (c)	includes a hot and cold water supply with a hose through a centralised mixing valve;			
		B3 (d)	is naturally ventilated or an air handling exhaust system must be in place; and			
		B3 (e)	includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.			
2.4	B	B4	<b>Car Parking, drop-off/pick-up and Service Vehicle Layout</b> Prior to the issue of a construction certificate, a Road Safety Audit (desktop audit) of the access arrangements for the school, including drop-off/pick-up and car parking arrangements and any internal or external pedestrian crossings and refuge islands, must be undertaken in accordance with Austroads Guide to Road Safety Part 6: Managing Road Safety Audits, Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits and Austroads Guide to Road Safety Part 4A: Unsignalised and Signalised Intersections: Implementing Road Safety Audits by an independent TfNSW accredited road safety auditor.	Sighted Detailed Design Road Safety Audit prepared by DC Traffic Engineering (NOR-PROJ-0001-01 DD RSA MUDGEE REV 1) Authored by Damien Chee 27/01/2021.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
2.5	B	B5	The Applicant must review the access arrangements having regard to recommendations of the Road Safety Audit (desktop audit) undertaken under condition B4 and implement safety measures, if required, in consultation with Council and TfNSW. Note: All pedestrian crossings should comply with Roads and Maritime Supplement to AS1742.10-2009: Manual of Uniform Traffic Control Devices – Part 10: Pedestrian control and protection.	TSA prepared: Road Safety Audit (RSA) Response Matrix dated 8.2.2021 The access arrangements were reviewed having regard to the recommendations of the RSA undertaken under Condition B4. Matrix for consultation with MWRC and TfNSW. Consultation with TfNSW had started on the 5/5/2021, another email was sighted on the 24/5/2021 following up the Road Safety Audit.		Compliant
2.6	B	B6	Prior to the issue of a construction certificate for car parking and service vehicle parking / loading / unloading areas, evidence must be submitted to the Certifier that the operational access and parking arrangements comply with the following requirements:	Sighted Certificate of Design – Civil from Triaxial consulting dated 7/6/2021 certifying the design of carparking B6. Item #81. Sighted certificate in CC#4 and CC#5 referencing the certificate 7/6/2021.  (a) Detailed in figure 4.1 & section 4.8 Site access and Haulage Routes pg. 10, 11 of the CTPMSP (b) Captured in approved Drawing DA015 – (Signage diagram issued by Alleanza architecture Rev 2 28/04/2020) (c) Detailed in section 5.2 – Swept Path Analysis pg. 16 of the CTPMSP		Compliant
	B	B6 (a)	all vehicles can enter and leave the site in a forward direction;			
	B	B6 (b)	a minimum of 82 on-site car parking spaces are included for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and			
	B	B6 (c)	the swept path of the longest vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, are in accordance with the latest version of AS 2890.2			
2.7	B	B7	<b>Bicycle Parking and End-of-Trip Facilities</b> Prior to the issue of a construction certificate, the following design details in relation to the secure bicycle parking and end-of-trip facilities must be submitted to the Certifier for approval:	Evidence for item 3b - Architect Design Statement from Alleanza dated 6/7/2021 included certification of B7. This is included in the CC#4 and CC#5 item #70 and #71. Captured in Drawing no DA009 – Part Site Plan issued by Alleanza architecture Rev.29 dated 02/10/2020.		Not Triggered
	B	B7 (a)	the provision of a minimum 36 bicycle parking spaces outlined in plans listed in condition A2;			
	B	B7 (b)	compliance of the layout, design and security of bicycle facilities with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and;			
	B	B7 (c)	the provision of end-of-trip facilities for staff.			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
2.8	B	B8	<b>Stormwater Management System</b> Prior to the issue of a construction certificate, the Applicant must design an operational stormwater management system for the development to the satisfaction of Council unless otherwise agreed to by the Planning Secretary in writing. The system must:	Presented Stormwater Management Plan Drawing (For Construction) No.TX13843.00 C7.1 dated 17/2/2021 Issue 0 by Tri Axial consultants. This is part of CC#1 item 42. Sighted Consultation Record: Meeting was undertaken with the Mid-Western Regional Council (MWRC) on the 10/2/21 to review the Stormwater Management System for the St Matthews Catholic School; and consultation with council for stormwater on the 15/3/2021. It was indicated that the Stormwater Management System addressed the items from condition B8 of SSD. Consultation with Council for Stormwater- Mid-Western Regional Council dated 15/3/2021 part of CC#1, item 15. Council Approval Stormwater Sewer – Mid-Western Regional Council dated 12/3/2021 part of CC#1 item 20.		Compliant
	B	B8 (a)	be designed by a suitably qualified and experienced person(s);			
	B	B8 (b)	be generally in accordance with the conceptual design in the EIS as revised in the Response to Submissions;			
	B	B8 (c)	incorporate on-site detention and water quality measures as appropriate;			
	B	B8 (d)	be in accordance with applicable Australian Standards and Council requirements; and			
	B	B8 (e)	ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.			
2.9	B	B9	<b>Landscaping and Fencing</b> Prior to the issue of a construction certificate, the Applicant must prepare a revised Landscape Plan detailing proposed landscaping, paving and fencing works to the satisfaction of the Certifier. The plan must:	Sighted Landscape Drawings from Taylor Brammer dated 14/4/2021 for construction. a) (i) Captured in approved drawing LA07 – Design Function and Approach – (Rev D 06/10/2020 a) (ii) Captured in approved drawing LA08 Landscape Concept Plan – (Rev D 06/10/2020) b) Fence and sliding gate captured on approved drawing LA08 – Landscape Concept Plan – ( Rev D 06/10/2020) c) Captured in approved drawing LA08 Landscape Concept Plan – Rev D 06/10/2020)  Sighted Certificate of Compliance - Landscaping design from Taylor Brammer Landscape Architects dated 11/6/2021 updated 22/6/2021 certifying B9. This is of CC#4 item #85. d) Captured in approved drawing LA08 Landscape Concept Plan – Rev D 06/10/2020)		Compliant
	B	B9 (a)	include the provision of a footpath adjoining all drop-off/pick-up and parking spaces in the drop-off / pick-up area by:			
	B	B9 (a) (i)	extending the existing footpath adjacent to the north-western corner of the drop-off/pick-up area along the western and southern length of the drop-off / pick-up area up to the car space closest to the Bruce Road vehicular entry;			
	B	B9 (a) (ii)	making consequential changes to the planting and fencing layout;			
	B	B9 (b)	include fencing either side of the vehicular entrance from Bruce Road into the drop-off/pick-up area / carpark to prevent access across the entrance by pedestrians using the drop-off/pick-up area;			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
	B	B9 (c)	include the provision of a fence within the landscape strip between the car park and drop-off/pick-up area to limit pedestrian access from the carpark to the pedestrian crossing over the drop-off/pick-up road;	e) 134 trees as per drawing L402 Rev. B f) Native planting with 3-meter-wide as per drawing L404 Rev. B. g) Captured in approved drawing LA08 Landscape Concept Plan – Rev D 06/10/2020) h) Captured in approved drawing LA13 - Planting Character – Rev D 06/10/2020 i) Captured in approved drawing LA13 - Planting Character – Rev D 06/10/2020) j) Not found.		
	B	B9 (d)	include details of low level native grass and groundcover planting in the landscape strip around the carpark;			
	B	B9 (e)	provide for the planting of at least 127 trees;			
	B	B9 (f)	provide for the planting of 3 metre wide native tree and shrub buffers along the eastern boundary of the site for the length of the proposed school site and southern boundary of the site from the eastern boundary to the bus turn around area;			
	B	B9 (g)	provide for additional native shrub and groundcover planting in the south-western corner of the site.			
	B	B9 (h)	detail the location, species, maturity and height at maturity of plants to be planted on-site;			
	B	B9 (i)	include species (trees, shrubs and groundcovers) indigenous to the local area; and			
	B	B9 (j)	include the provision of street tree planting if required by Council with species and spacing of trees to be determined in consultation with Council.			
2.10	B	B10	<b>Road and Pedestrian Infrastructure Works</b> Prior to the issue of a construction certificate, the Applicant must submit plans and technical specifications to the satisfaction of the relevant road authority for proposed road and pedestrian infrastructure upgrade works. The works must include proposed works set out in the EIS as amended in the Response to Submissions and Supplementary Response to Submissions, including:			
	B	B10 (a)	construction of Broadhead Road and Bruce Road as sealed roads for the extent depicted as ‘Proposed road works’ in the plan titled ‘Proposed Site Works and Road Sections’ prepared by Triaxial Consulting issue J dated 22 September 2020;			
	B	B10 (b)	construction of a 2.5 metre wide footpath along the western side of Broadhead Road from a point adjacent to the existing footpath on the eastern side of			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			Broadhead Road to the pedestrian entrance to the school;			
	B	B10 (c)	construction of a pedestrian refuge on Broadhead Road in the location where the proposed footpath meets the existing footpath;			
	B	B10 (d)	upgrades to the intersection of Broadhead Road and Bruce Road;			
	B	B10 (e)	upgrades to the intersection of Lions Road and Broadhead Road;			
	B	B10 (f)	upgrades to the intersection of Lions Road and Robertson Street; and			
	B	B10 (g)	upgrades to the intersection of Bruce Road, Robertson Street and Robertson Road.			
	B	B10	Notes: <ul style="list-style-type: none"> <li>Separate construction certificate applications under the Roads Act 1993 are required to be submitted and approved by the relevant roads authority for roadworks or works within the public domain.</li> <li>Road and footpath design on Broadhead Road must consider flood planning requirements.</li> <li>Works to Broadhead Road and Bruce Road must accommodate the longest vehicle associated with the use of the site and include appropriate line marking and signage.</li> <li>The design of the pedestrian refuge should not preclude future provision of a pedestrian crossing in that location.</li> </ul>			
2.11	B	B11	<b>Vehicular Access</b> Prior to the issue of construction certificate, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of the longest vehicle entering and exiting the site.	CTPMSP section 5.2 includes swept path analysis for the longest heavy vehicle, part of CC#1 item 35. Sighted letter from Triaxial Consulting dated 19/5/2021 to the CA (BMG) indicating B11 is designed in accordance with BCA and EPA regulation and AS. Consultation with TfNSW regarding CTPMP 17/3/2021, part if CC#1 item 36.		Compliant

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
				Sighted Certificate of Design – Civil from Triaxial consulting dated 7/6/2021 certifying the design of vehicular access B11. Sighted certificate in CC#4 and CC#5 referencing the certificate 7/6/2021, item #81.		
<b>3.0</b>	<b>PART C – PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>					
3.1	C	C1	<b>Notification of Commencement</b> The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction at least 48 hours before those dates.	Sighted notification of commencement for Stage 1, initial letter was sent to DPIE on 3/3/21 to start on the 15/3/21. Then a revised letter (version 2) was issued by TSA on the 18/03/2021 to start on 23/3/2021 (to align with the CC1 – Stage 1).		Compliant
3.2	C	C2	If the construction 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.	Notification of commencement Stage 1, Version 2 was issued by TSA 18/03/2021 to DPIE to start on 23/3/2021. Notification for Stage 2 was sent by TSA on the 21/5/2021 to DPIE, planning to start on 24/5/2021. Notification for Stage 3, Stage 4 and Stage 5 were not made to DPIE.	<b>Non-compliance: 02</b> Notification was not submitted to DPIE within the required timeframe for the commencement of Stages 3 to 5.	No-Compliance 02
3.3	C	C3	<b>Certified Drawings</b> Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Drawings provided by Triaxial consulting Project Ref. No. TX13843.01-02 dated 17/02/2021. Certification Letter sighted from Triaxial consulting dated 21/5/2021 sent to the CA (BMG). This is listed in the CC2 item 52.		Compliant
3.4	C	C4	<b>Protection of Public Infrastructure</b> Prior to the commencement of construction, the Applicant must:	a) Consultation emails were sighted with Council on the 9/12/19 re. flood study and on the 15/2/21 re. stormwater. Also, consultation on dilapidation report with Council 26/2/2021. Also, consultation with essential energy on the existing LV OH cables from the 13/1/21 to 19/1/21. b) Sighted Dilapidation survey reports completed by James Townsend Dilapidation Surveys Pty. Ltd on the 12/2/21 to 13/2/21 for: 2-66 Broadhead Road Mudgee Facades; 59 & 227 Bruce Road Mudgee; 59,61-65, 54-58 Lion's		Compliant
	C	C4 (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;			
	C	C4 (b)	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
	C	C4 (c)	submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	<p>Drive, 1 Kellett St Facades; Broadhead Road Mudgee; Bruce Road Mudgee; Lion's Drive Mudgee.</p> <p>c) Submission to DPIE and Council (MWRC) was made on 26/2/21 acknowledged by DPIE on the 5/3/2021. Dilapidation reports listed in CC1 items 23-28.</p>		
3.5	C	C5	<p><b>Pre-Construction Dilapidation Report</b></p> <p>Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.</p>	<p>Dilapidation surveys conducted by James Townsend Dilapidation Surveys Pty. Ltd. Reports were submitted to Council (MWRC) on the 26/2/2021.</p> <p>Dilapidation reports were submitted to CA on the 11/3/2021. They are part of CC1 dated 24/3/2021.</p>		Compliant
3.6	C	C6	<p><b>Community Communication Strategy</b></p> <p>No later than two weeks before the commencement of construction, a Community Communication Strategy must be submitted to the Planning Secretary for information 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 design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p>	<p>Community Communication Strategy Version 2 issued by TSA management 24/02/2021.</p> <p>a) Detailed in section 2. Stakeholder to be engaged pg. 9</p> <p>b) Detailed in section 3. And sub sections</p> <p>c) Detailed in section 3.2 pg11</p> <p>d) (i) Detailed in section 3.3 pg. 11</p> <p>d) (ii) Detailed in section 3.4</p> <p>d) (iii) Detailed in section 3.5</p> <p>e) Detailed in section 4.0</p> <p>Strategy was approval from DPIE 23/3/21 for the Community Strategy version 2 dated 24/2/2021.</p>		Compliant
	C	C6 (a)	identify people to be consulted during the design and construction phases;			
	C	C6 (b)	set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;			
	C	C6 (c)	provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
	C	C6 (d)	set out procedures and mechanisms:			
	C	C6 (d) (i)	through which the community can discuss or provide feedback to the Applicant;			
	C	C6 (d) (ii)	through which the Applicant will respond to enquiries or feedback from the community; and			
	C	C6 (d) (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.			
	C	C6 (e)	include any specific requirements around traffic, noise and vibration, visual impacts, amenity, flora and fauna, soil and water, contamination, heritage.			
3.7	C	C7	<b>Demolition</b> Prior to the commencement of construction, 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	No demolition works for this project.		Not Triggered
3.8	C	C8	<b>Environmental Management Plan Requirements</b> Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Note: <ul style="list-style-type: none"> <li>The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval">https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval</a></li> <li>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</li> </ul>	Construction Environmental Management Plan in place Rev.3 prepared by North Constructions. Plan has a date 19/10/2021.  CEMP now includes under section 2.1.7 the requirements for incident notification and reporting as per the SSD Appendix 2 conditions.		Compliant
3.9	C	C9	<b>Construction Environmental Management Plan</b>	(a) CEMP:		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:	(i) Detailed in section 2.1.3 (ii) Detailed in section 2.1.6 (iii) Detailed in section 2.1.8, 2.1.13 (iv) Detailed in Construction Soil and Water Management Plan & Stormwater Management plan TX13843.00.		
	C	C9 (a)	Details of:			
	C	C9 (a) (i)	hours of work;	(v) Detailed in 2.1.7- site layout. Fencing along broadhead road which will close off the Exclusion.		
	C	C9 (a) (ii)	24-hour contact details of site manager;			
	C	C9 (a) (iii)	management of dust and odour to protect the amenity of the neighbourhood;	(vi) Section 2.1.7- cattle grid at exit will mitigate sediment onto roadways. (Cattle grid detailed in C5.1 Rev G 10/03/2020).		
	C	C9 (a) (iv)	stormwater control and discharge;			
	C	C9 (a) (v)	measures, including fencing, to prohibit access into the Exclusion Area to prevent construction work impacts;	(vii) Detailed in Light Spill pg. 16		
	C	C9 (a) (vi)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	(viii) Detailed in External & Community Communication pg. 11		
	C	C9 (a) (vii)	external lighting in compliance with AS4282-2019 Control of the obtrusive effects of outdoor lighting;	(b) Construction Traffic and Pedestrian Management Sub-plan prepared by TTPP dated 29/9/2021 version 03. TCP dated 18/2/2021 Ref. No. 18472CAD007.		
	C	C9 (a) (viii)	community consultation and complaints handling as set out in the Community Communication Strategy required by condition C6;	(c) Construction Noise and Vibration Management prepared by RAPT Consulting Rev.0 dated 19/02/2021.		
	C	C9 (b)	Construction Traffic and Pedestrian Management Sub-Plan (see condition C11);	(d) Construction Waste Management Sub-plan prepared by Barker Ryan Stewart Rev.2 26/02/2021		
	C	C9 (c)	Construction Noise and Vibration Management Sub-Plan (see condition C12);	(e) Appendix 4 soil and water management plan Rev. 1 dated 4/3/2021 – also a copy of the site water management plan, drawing No. C3.0 Issue 1 dated 3.5.21.		
	C	C9 (d)	Construction Waste Management Sub-Plan (see condition C13);	(f) Flood Emergency Response Sub Plan Rev.1 issued by Triaxial consulting 22/02/2021.		
	C	C9 (e)	Construction Soil and Water Management Sub-Plan (see condition C14);	(g) Detailed in the Contamination section 2.1.18 and 2.1.19of CEMP		
	C	C9 (f)	Flood Emergency Response Sub-Plan (see condition C15);			
	C	C9 (g)	an unexpected finds protocol for contamination and associated communications procedure; and			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
	C	C9 (h)	an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure.	(h) Detailed in the Aboriginal & European Heritage section 2.1.16 and 1.1.17 of CEMP		
3.10	C	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.	CEMP was sent to DPIE on the 12/2/2021; acknowledgment was received from DPIE on the 26/3/2021. CEMP was sent to the Certifier on 22/3/21 and approved as part of CC1 dated 24/3/21 (item 33).		Compliant
3.11	C	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:	CTPMSP was updated 29/9/2021 version 3. (a) Prepared by TTPP V.01 25/02/2021 (b) CTPMSP was sent to Council (MWRC) on the 26/2/2021; consultation email was sighted 22/2/2021		Compliant
	C	C11 (a)	be prepared by a suitably qualified and experienced person(s);	(c) Detailed in sections 5, 6 and sub sections (d) Detailed in section 4.7 (e) Detailed in section 4.8		
	C	C11 (b)	be prepared in consultation with Council and TfNSW;			
	C	C11 (c)	detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;	Traffic Management Plan was posted in the notice board on the site. Roadworks traffic management plan was posted for workers, site sheds and outside site shed board.		
	C	C11 (d)	detail on-site construction worker parking arrangements; and	Also, the roadworks/traffic light system was communicated to works at the prestart on the 30/11/2021.		
	C	C11 (e)	detail heavy vehicle routes, access and parking arrangements.			
	C	C11	Note: Construction vehicular access into the site may only be from Broadhead Road unless with the agreement of the relevant roads authority.			
3.12	C	C12	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:	(a) CNVMSP prepared by RAPT Consulting Rev.0 dated 19/02/2021 (b) Detailed in section 4.2 Construction Noise pg. 11 (c) Detailed in section 6 Mitigation Measures pg. 19 (d) Detailed in section 6 Mitigation Measures pg. 20 (e) Detailed in section 6 Mitigation Measures & section 8 Successful Management of Noise and Vibration pg. 25		Compliant
	C	C12 (a)	be prepared by a suitably qualified and experienced noise expert;			
	C	C12 (b)	describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);			
	C	C12 (c)	describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
	C	C12 (d)	include strategies that have been developed with the community for managing high noise generating works;	(f) Detailed in community consultation pg. 23 and in section 7.4 management pg24		
	C	C12 (e)	describe the community consultation undertaken to develop the strategies in condition C12(d);	(g) Detailed in section 6 Mitigation Measures pg. 20 (noise and vibration monitoring).		
	C	C12 (f)	include a complaints management system that would be implemented for the duration of the construction; and	EIS are now included in the CEMP has Appendix 6.		
	C	C12 (g)	include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition C8.			
3.13	C	C13	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:	CWMSP prepared by Baker Steward Ryan Rev.2 dated 26/02/2021.		Compliant
	C	C13 (a)	detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and	(a) Detailed in section 6.1 waste generation and table 3.		
	C	C13 (b)	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 in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.	(b) Detailed In section 6.1 – no hazardous material will be used in the construction.		
3.14	C	C14	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:	Construction Soil and Water Management Plan was prepared by Triaxial Consulting included items b-f. Plan was developed on the 21/2/2021 Rev.0, 4/3/2021 Rev.1 and 16/3/2021 Rev.2.		Compliant
	C	C14 (a)	be prepared by a suitably qualified expert, in consultation with Council;	a) prepared by Triaxial Consulting		
	C	C14 (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'	b) erosion and sediment control plan included as an appendix of the plan, includes E&S controls.		
	C	C14 (c)	include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas.	c) included in section 2.2 d) included in section 3.1 to 3.4 e) part of the erosion and sediment control plan Rev.1 3/5/21. Note: next revision of the plan to include the latest version of the E&S Control Plan. f) Included in 3.3 storm measures		

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
	C	C14 (d)	provide a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the site);	Sighted consultation between MWRC, Triaxial consulting and North Construction & Building.		
	C	C14 (e)	detail all off-site flows from the site; and			
	C	C14 (f)	describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to, 1 in 5-year ARI and 1 in 100-year ARI).			
3.15	C	C15	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:	(a) FERSP prepared by Triaxial consulting. (b) Detailed in Section 2.2 – Stormwater Catchment pg. 7 of FERSP. (c) As below: (i) Detailed in Section 3.3, 3.4, 3.5 and Appendix B/C – North Company Policy PR0017 Emergency response pg. 21 (ii) Detailed in section 3.2 – Predicted Flood Levels pg. 12 (iii) Detailed in Section 3.3 – Flood Warning Time and Notification pg. 14 (iv) Detailed in Section 3.4 – Assemble Point and Evacuation Routes pg. 15 (v) Detailed in Appendix A – Flood Evacuation Plan, red arrows indicate to walk to the assembly area in broadhead rd. (vi) Detailed in section 3.5 construction phase and 3.6 for operational.		Compliant
	C	C15 (a)	be prepared by a suitably qualified and experienced person(s);			
	C	C15 (b)	address the provisions of the Floodplain Risk Management Guidelines (EESG)			
	C	C15 (c)	include details of:			
	C	C15 (i)	the flood emergency responses for both construction and operation phases of the development;			
	C	C15 (ii)	predicted flood levels;			
	C	C15 (iii)	flood warning time and flood notification;			
	C	C15 (iv)	assembly points and evacuation routes;			
	C	C15 (v)	evacuation and refuge protocols; and			
	C	C15 (vi)	awareness training for employees and contractors, and students.			
3.16	C	C16	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:	Driver Code of Conduct Document prepared by North Building a) included in section 1.0, 3.0 and 6.0 b) included in section 9.0 c) included in section 7.0 – noise control d) included in section 4.0 – heavy trucks routes		Compliant
	C	C16 (a)	minimise the impacts of earthworks and construction on the local and regional road network;			
	C	C16 (b)	minimise conflicts with other road users;			
	C	C16 (c)	minimise road traffic noise; and			
	C	C16 (d)	ensure truck drivers use specified routes.			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
3.17	C	C17	Prior to the commencement of construction, the Applicant must install erosion and sediment controls and other soil and water management measures in accordance with the CSWMSP prepared under condition C9(e).	Erosion and Sediment control plan Rev.1 3/5/21 in place and implemented on site. Construction Soil and Water Management Plan 16/3/2021 Rev.2 implemented on site.		Compliant
3.18	C	C18	<b>Construction Parking</b> 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 streets.	Included in the CTPMSP section 4.7 – Construction Staff Parking pg. 14 and site induction.		Compliant
3.19	C	C19	<b>Flood Management</b> Prior to the commencement of construction, the Certifier must be satisfied that all floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 150mm of freeboard and that the flood mitigation requirements of the Detailed Site Stormwater Management Plan are incorporated into the design.	Sighted Civil Design Statement dated 11/3/2021 from Triaxial Consulting sent to the Certifying Authority (BGM). Part of CC#2 and CC#3 – item 11.		Compliant
3.20	C	C20	Prior to the commencement of construction, the Certifier must be satisfied that any structures below the 1% Annual Exceedance Probability plus 150mm of freeboard are constructed from flood compatible building components.	Sighted Civil Design Statement dated 11/3/2021 from Triaxial Consulting sent to the Certifying Authority (BGM). Satisfied in the Flood Level Design Statement.		Compliant
3.21	C	C21	<b>Outdoor Lighting</b> 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 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.	Sighted Electrical Design Certificate from Calibre dated 19/5/2021. Note that outdoor lighting was detailed in CEMP.		Compliant
3.22	C	C22	<b>Ecologically Sustainable Development</b> Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:	Submission for Alternative ESD Certification prepared by Cundall was initially sent on the 21/4/2020 Rev. A and then updated on 18/3/21 Rev. C. a) N/A		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
	C	C22 (a)	registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submitting evidence of registration to the Certifier; or	b) Submission on the Alternative ESD Certification to DPIE was on the 18/3/2021 approval received on the 8/4/2021.		
	C	C22 (b)	seeking approval from the Planning Secretary for an alternative certification process.			
<b>4.0</b>	<b>PART D – DURING CONSTRUCTION</b>					
4.1	D	D1	<b>Site Notice</b> A site notice(s):	Site Notice was in place at the entrance of the site. Includes name of the builder, site contact name, certifier, structural engineer, approved hours of work and contact number. Sign dimensions ok and material durable. Refer to photo.		Compliant
	D	D1 (a)	must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;			
	D	D1 (b)	minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;			
	D	D1 (c)	the notice is to be durable and weatherproof and is to be displayed throughout the works period;			
	D	D1 (d)	the approved hours of work, the name of the 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	D1 (e)	the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.			
4.2	D	D2	<b>Operation of Plant and Equipment</b> 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.	Inspected EWP, logbook completed on the day 25/11/2021. Sighted Plant Registration #0001 including scissor lift, Franna, Crane, etc. North Construction is using QR code and online recording of all the plants and equipment brought onsite ensuring all are inspected and in good operating condition.		Compliant
4.3		D3	<b>Demolition</b> Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and	No demolition works.		Not Triggered

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			endorsed by a suitably qualified person as required by condition C7.			
4.4	D	D4	<b>Construction Hours</b> Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	CEMP included construction working hours.		Compliant
	D	D4 (a)	between 7am and 6pm, Mondays to Fridays inclusive; and			
	D	D4 (b)	between 8am and 1pm, Saturdays.			
	D	D4	No work may be carried out on Sundays or public holidays.			
4.5	D	D5	Construction activities may be undertaken outside of the hours in condition D4 if required:	No works outside working hours.		Not Triggered
	D	D5 (a)	by the Police or a public authority for the delivery of vehicles, plant or materials; or			
	D	D5 (b)	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or			
	D	D5 (c)	where the works are inaudible at the nearest sensitive receivers; or			
	D	D5 (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.			
4.6	D	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.	No OOHW been conducted.		Not Triggered
4.7	D	D7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	Controls defined Section 4.2 of the Noise and Vibration Management Plan, and included in the induction booklet. No noise complaints received to date and nearest residents over 50 metres.		Compliant
	D	D7 (a)	9am to 12pm, Monday to Friday;			
	D	D7 (b)	2pm to 5pm Monday to Friday; and			
	D	D7 (c)	9am to 12pm, Saturday.			
4.8	D	D8	<b>Implementation of Management Plans</b>	Recent CEMP and sub-plans were available and implemented onsite.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).			
4.9	D	D9	<b>Construction Traffic</b> All construction vehicles (excluding site personnel vehicles) must 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.	All construction vehicles were contained within the site. No trucks or construction vehicles parked outside the site fencing.		Compliant
4.10	D	D10	The following hoarding requirements must be complied with:	No graffiti noted. Fencing was erected around the construction site.		Compliant
	D	D10 (a)	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and			
	D	D10 (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.			
4.11	D	D11	<b>No Obstruction of Public Way</b> 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.	No obstruction of public way. All construction materials are within the site fenced boundary.		Compliant
4.12	D	D12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Noise sound level meter was purchased to monitor the actual noise during the high noise activities mentioned in the CNVIS. Sighted Noise Monitoring report from June to November 2021 showing measurements during general construction works with results in average results were between 55db to 65db.		Compliant
4.13	D	D13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition D4.	The site is far from the residents and construction vehicles are contained within the site. No complaints received to date.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
4.14	D	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.	Quackers were observed onsite.		Compliant
4.15	D	D15	<b>Vibration Criteria</b> Vibration caused by construction at any residence or structure outside the site must be limited to:	As per the Noise and Vibration Impact Assessment dated April 2020 by Wilkinson Murray given the proximity to the resident the vibration is not an issue.		Not Triggered
	D	D15 (a)	for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration -Effects of vibration on structures (German Institute for Standardisation, 1999); and			
	D	D15 (b)	for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).			
4.16	D	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.	No nearby residents. Residents are more than 30 meters away from the site.		Not Triggered
4.17	D	D17	The limits in conditions D15 and D16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C12 of this consent.	No nearby residents. Residents are more than 30 meters away from the site.		Not Triggered
4.18	D	D18	<b>Tree Protection</b> For the duration of the construction works:	Tree protection were installed around the trees. Only trees approved for removal as per the Tree Assessment Report, dated 4 April 2020 and prepared by McArdle & Sons.		Compliant
	D	D18 (a)	street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;			
	D	D18 (b)	all street trees immediately adjacent to the approved disturbance area / property boundary/ies 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			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			due to an emergency, must be replaced, to the satisfaction of Council;			
	D	D18 (c)	all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Tree Assessment Report, dated 4 April 2020 and prepared by McArdle & Sons; and			
	D	D18 (d)	if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.			
4.19	D	D19	<b>Air Quality</b> The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Rumble grid installed at the entrance/exit of the construction site. The 10Km speed sign was in place at the entrance of the site.		Compliant
4.20	D	D20	During construction, the Applicant must ensure that:	The following dust controls were observed: - Rumble grid installed at the entrance/exit of the site and 10Km speed sign put in place. - Trucks entering and leaving site were covered. - The site access/exit into a dirt road which was used by other heavy vehicles. - Haul road within the site were stabilised and all trucks exits at the rumble grid.		Compliant
	D	D20 (a)	activities are carried out in a manner that minimises dust including emission of wind-blown or traffic generated dust;			
	D	D20 (b)	all trucks entering or leaving the site with loads have their loads covered;			
	D	D20 (c)	trucks associated with the development do not track dirt onto the public road network;			
	D	D20 (d)	public roads used by these trucks are kept clean; and			
	D	D20 (e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces.			
4.21	D	D21	<b>Erosion and Sediment Control</b> All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP prepared under condition C9(e).	Erosion and sedimentation controls were implemented as per the plan and the following was sighted during the inspection: - Sediment fencing installed and maintained all throughout the site;	<b>Opportunity for Improvement 01:</b> It is recommended for the contractor to install check dams to slow down and dissipate the flow towards the pits and	Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
				<ul style="list-style-type: none"> <li>- Silt fencing and installation of rumble grid at the site access/egress;</li> <li>- Fencing around the trees;</li> <li>- Waste segregation with proper labelling;</li> <li>- Construction site was secured.</li> </ul> <p>It was recommended to install check dams to slow down and dissipate the flow towards the pits and turkeys nest during heavy rain events, such as the one observed during the site inspection. Ensure also to document the pre-rainfall and post rainfall inspection to ensure all controls are installed and maintained prior and after rainfall.</p>	turkey nest during heavy rain. Also, it is suggested that the contractor documents pre-rainfall and post-rainfall inspections to ensure all necessary controls are installed and maintained prior to and after a rainfall event.	
4.22	D	D22	<b>Imported Soil</b> The Applicant must:	<p>Presented Material Test Report Number No.19123-8 by Barnson Pty Ltd 25/3/2021 Nata accredited. Materials from sample C - bottom pit were tested from 10/3/21 to 24/3/21 Pistol Club Quarry.</p> <p>Sighted test results from Envirowest Consulting dated 27/8/2021 for ENM, showing the sampling locations, about 19.</p>		Compliant
	D	D22 (a)	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;			
	D	D22 (b)	keep accurate records of the volume and type of fill to be used; and			
	D	D22 (c)	make these records available to the Certifier upon request.			
4.23	D	D23	<b>Disposal of Seepage and Stormwater</b> 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.	No discharge to date. Stormwater was contained within the site borrow pit.		Compliant
4.24	D	D24	<b>Emergency Management</b> The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Emergency Evacuation Plan was available and posted onsite. Site induction included the emergency evacuation plan. Emergency drill was conducted on the 6/10/2021 ref. No. NCB014 #3		Compliant
4.25	D	D25	<b>Aboriginal Cultural Heritage</b> Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Artefact Heritage dated 9 April 2020.	Sighted emails with the Aboriginal Land Group from the MWRC Council on the 25/2/2021, 2/3/2021 and 22/3/2021 regarding the earth works.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
4.26	D	D26	A representative of the Local Aboriginal Land Council must be invited to observe earthworks undertaken on the site. Any invitation must be provided at least 14 days prior to earthworks occurring and reasonable arrangements agreed for the observation of earthworks where an invitation is accepted. In the event that any unexpected finds are discovered, any direction from the Local Aboriginal Land Council representative and the procedures outlined in condition D27 must be followed.	During the excavation works, North Construction have invited the local Aboriginal Land Council to oversee the excavation. Sighted emails to Mudgee Local Aboriginal Land Council dated 25/2/2021, 2/3/2021 and 16/04/2021. Last email noted that excavation works were conducted and was overseen by the MLALC and are satisfied that no artefacts were discovered.		Compliant
4.27	D	D27	<b>Unexpected Finds Protocol – Aboriginal Heritage</b> 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 Heritage NSW 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 Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.	No unexpected finds to date.		Not Triggered
4.28	D	D28	<b>Unexpected Finds Protocol – Historic Heritage</b> If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and 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 Heritage NSW.	No unexpected finds to date.		Not Triggered
4.29	D	D29	<b>Waste Storage and Processing</b> All waste generated during construction must be secured and maintained within designated waste	Waste bins were available for each category and labelled well – see photos.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			storage areas at all times and must not leave the site onto neighbouring public or private properties.			
4.30	D	D30	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Disposal has been conducted and dockets provided. Noted waste from 20/05/21 to 16/07/21 and to 18/08/21. Waste Register includes Material, Quantity, Disposal Location, EPA Licence, Comments, Evidence (dockets). Collected mainly building material, commercial waste, septic, steel.		Compliant
4.31	D	D31	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.	Concrete waste bins were available (middle section). Concrete wash bay in place.		Compliant
4.32	D	D32	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.	Waste Tracker is available and updated monthly. Wastes dockets were sighted: Mid-western Regional Council, 27/7/2021 for mixed building waste, docket no. 19561W/1 going to 31 Blain Road, Caerleon Mudgee waste facility. EPA license No. 6348.		Compliant
4.33	D	D33	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.	No hazardous waste has been removed to date.		Not Triggered
4.34	D	D34	<b>Outdoor Lighting</b> 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.	No works at night and no outdoor lighting installed.		Not Triggered
4.35	D	D35	<b>Site Contamination</b> 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.	No site contamination. Greenfield open paddocks.		Not Triggered

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
4.36	D	D36	<b>Independent Environmental Audit</b> 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.	Letter of Independent Auditors from DPIE was received on the 9/11/2021.		Compliant
4.37	D	D37	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	The audit was undertaken in accordance with IAPAR 2020.		Compliant
4.38	D	D38	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 week's notice to the applicant of the date or timing upon which the audit must be commenced.	No directions have been received from DPIE to undertake the audits at different times to date.		Not Triggered
4.39	D	D39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:	Audit was conducted following the IAPAR 2020.		Compliant
	D	D39 (a)	review and respond to each Independent Audit Report prepared under condition D40 of this consent;			
	D	D39 (b)	submit the response to the Planning Secretary and the Certifier; and			
	D	D39 (c)	make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.			
4.40		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.	Audit report (24/6/2021) and response to audit report was sent to DPIE on the 12/7/2021.		Compliant
4.41		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.	Noted.		Not Triggered
<b>7.0</b>	<b>APPENDIX 1 – ADVISORY NOTES</b>					

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
7.1	Appx	AN1	<b>General</b> 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.	Section 138 Application for works within the road reserve to Mid-western Regional Council dated 22/6/2021.		Compliant
7.2	Appx	AN2	<b>Long Service Levy</b> 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.	Receipt of payment Long Service Levy Receipt No. 00466337- Catholic Diocese of Bathurst		Compliant
7.3	Appx	AN3	<b>Legal Notices</b> Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notices.		Not Triggered
7.4	Appx	AN4	<b>Access for People with Disabilities</b> 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.	Sighted: - Performance Solution Report Consolidated 15/7/2021 from Morris Gooding Access Consulting. - Performance Solution Report Consolidated V.3. dated 9/9/2021, this included the issue and resolution. Note: There is an Amended CC-21106/A dated 16/7/2021 in CC#4 and CC#5, item #95.		Complaint
7.5	Appx	AN5	<b>Utilities and Services</b> Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Consultation with Essential Energy has been carried out; sighted email 7/6/2021 re. section 88B instrument. Still ongoing. Telco is managed directly by the client and a TPG connection will be done around 18/1/2022.		Not Triggered
7.6	Appx	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.	There is an LPG Gas Tank that will be used to the hospitality building.		Not Triggered
7.7	Appx	AN7	<b>Road Design and Traffic Facilities</b> All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from	Correspondence with TfNSW and the Council was sent regarding traffic facilities.		Compliant

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Section 138 Application for works within the road reserve to Mid-western Regional Council dated 22/6/2021.		
7.8	Appx	AN8	<b>Road Occupancy Licence</b> A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Section 138 Application for works within the road reserve to Mid-western Regional Council dated 22/6/2021.		Compliant
7.9	Appx	AN9	<b>SafeWork Requirements</b> 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.	Site fencing in place. During the site inspection it was noted that work was done safety.		Compliant
7.10	Appx	AN10	<b>Hoarding Requirements</b> The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Site fencing in place – no hoarding required.		Not Triggered
7.11	Appx	AN11	<b>Handling of Asbestos</b> 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.	No asbestos on site.		Not Triggered
7.12	Appx	AN12	<b>Speed limit authorisation</b> At least eight weeks prior to the commencement of operation, the Applicant must submit the following details to TfNSW and obtain authorisation to install School Zone signs and associated pavement markings:	Not applicable at this stage. This will be during the school operation.		Not Triggered
	Appx	AN12 (a)	a copy of the conditions of consent;			
	Appx	AN12 (b)	the proposed school commencement/opening date;			
	Appx	AN12 (c)	two sets of detailed design plans showing the following:			
	Appx	AN12 (c) (i)	accurate Site boundaries;			

Audit Compliance Codes: C: Compliant NC: No-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
	Appx	AN12 (c) (ii)	details of all road reserves, adjacent to the site boundaries;			
	Appx	AN12 (c) (iii)	all proposed access points from the site to the public road network and any additional conditions imposed/proposed on their use;			
	Appx	AN12 (C) (iv)	all existing and proposed pedestrian crossing facilities on the adjacent road network;			
	Appx	AN12 (C) (v)	all existing and proposed traffic control devices and pavement markings on the adjacent road network (including School Zone signs and pavement markings); and			
	Appx	AN12 (c) (vi)	all existing and proposed street furniture and street trees.			
7.13	Appx	AN13	<b>Fire Safety Certificate</b> 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.	Not applicable. Currently at construction stage.		Not Triggered
<b>8.0</b>	<b>APPENDIX 2 – WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS</b>					
8.1	Appx	1	<b>Written Incident Notification Requirements</b> A written incident notification addressing the requirements set out below must be notified 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 A28 or, having given such notification, subsequently forms the view that an incident has not occurred.	No notifiable incidents to date.		Not Triggered
8.2	Appx	2	Written notification of an incident must:	No notifiable incidents to date.		Not Triggered
	Appx	2 (a)	identify the development and application number;			
	Appx	2 (b)	provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);			
	Appx	2 (c)	identify how the incident was detected;			
	Appx	2 (d)	identify when the applicant became aware of the incident;			

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
	Appx	2 (e)	identify any actual or potential non-compliance with conditions of consent;			
	Appx	2 (f)	describe what immediate steps were taken in relation to the incident;			
	Appx	2 (g)	identify further action(s) that will be taken in relation to the incident; and			
	Appx	2 (h)	identify a project contact for further communication regarding the incident.			
8.3	Appx	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.	No notifiable incidents to date.		Not Triggered
8.4	Appx	4	The Incident Report must include:	No notifiable incidents to date.		Not Triggered
	Appx	4 (a)	a summary of the incident;			
	Appx	4 (b)	outcomes of an incident investigation, including identification of the cause of the incident;			
	Appx	4 (c)	details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and			
	Appx	4 (d)	details of any communication with other stakeholders regarding the incident.			

## Appendix E. Audit Photos

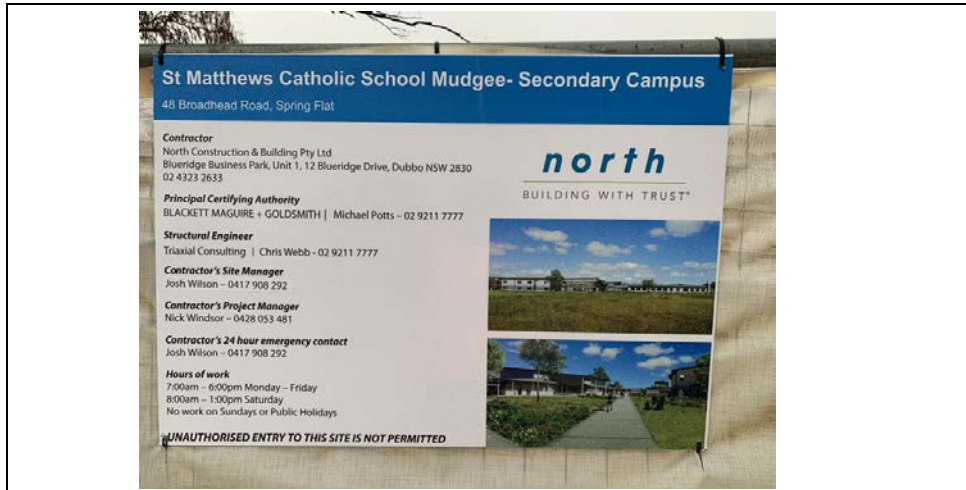


Photo 1 – Site notice at project entrance



Photo 2 – Rumble grid in place at the site entrance/exit



Photo 3 – Construction site sign with PPE requirements at project entrance

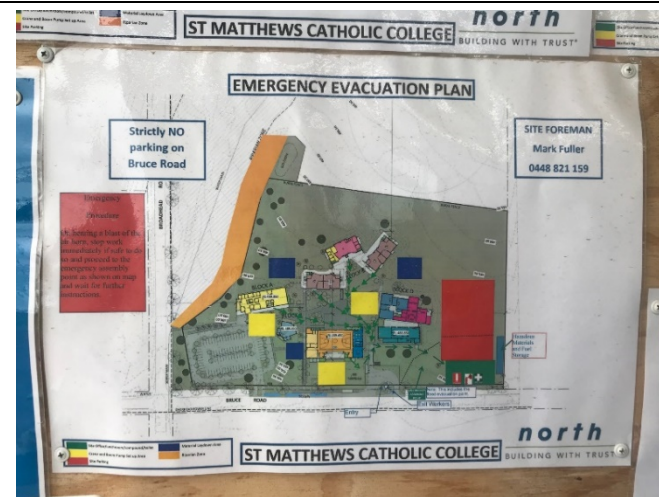


Photo 4 – Emergency Evacuation Plan



Photo 5 – Traffic controls – ‘Road Work ahead’ sign



Photo 6 – Traffic controls - Speed limit sign 40km/h on Broadhead Rd



Photo 7 – Speed limit of 10km/h at the entrance of the site



Photo 8 – Silt fence in place around the perimeter of the site



**Photo 9 – Carpark pits protected**



**Photo 10 – Carpark pits protected**



**Photo 11 – Borrow Pit maintained**



**Photo 12 – Concrete Washout area maintained**



Photo 13 – Concrete, bricks, and tiles bin in place



Photo 14 – Waste bin with traffic cones around



Photo 15 – Panoramic view of Block C, waste bins in place



Photo 16 – Building structure and roof and walls sheeting completed

## Appendix F. Consultation Records

**From:** [Munoz, Ana-Maria](#)  
**To:** [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)  
**Cc:** [Isaac Conway](#); [Garzon, Luis](#)  
**Subject:** St Matthews Catholic School (SSD 9872) Independent Environmental Audit - Consultation  
**Date:** Monday, 8 November 2021 9:25:34 AM

---

Hi there,

The Catholic Education Diocese of Bathurst (CEDB) have engaged AQUAS to undertake the second Independent Environmental Audit of the St Matthews Catholic School – Secondary Campus project.

The audit is a requirement of the Development Consent SSD 9872 and will be conducted on Thursday 25 November 2021.

I kindly ask, if you have any feedback for us in relation to the project construction activities and how they have impacted the work environment, if there are any positive comments or concerns, or specific areas where you would like us to focus during the environmental review e.g. noise and vibration, air and dust controls, waste management, community consultation/communication, traffic management, etc.

Any feedback or commentary would be appreciated.

Thank you and regards,

**Ana Maria Munoz** | Senior Management Consultant / HSEQ Auditor  
Exemplar Global Principal Auditor Safety and Quality | [Connect with me in LinkedIn](#)  
A Level 7, 116 Miller Street, North Sydney NSW 2060  
T +61 2 9956 1251 | M +61 430 314 557 | E [anamaria.munoz@aquas.com.au](mailto:anamaria.munoz@aquas.com.au)  
[www.aquas.com.au](http://www.aquas.com.au)



Please consider the environment before printing this e-mail