

# **Deicorp Projects Showground Pty Ltd**

# **Response to Independent Audit 3**

2 Mandala Parade, Castle Hill

Morasey Ref: MEDEI: 2023200-03

Date: 08/04/2024



Rev No	Date Issued	Comments
1	08/04/2024	Issued to DPIE



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# 1. Introduction

In accordance with the DPHI independent Audit Post Approval Requirements May (2020), Independent Audits are conducted on site every 6 months by MS Josephine Heltborg of Morasey Environment Pty Ltd.

This document forms the Proponent's response to the third independent audit in accordance with section 4.3 of the DPHI independent Audit Post Approval Requirements May (2020).

# 2. Project Overview

Approval Number: SSD 15882721(+Mod1, and Mod2)

**Applicant:** Deicorp Construction Pty Ltd

Consent Authority: NSW Independent Planning Commission

Site: 2 Mandala Parade, Castle Hill NSW Lot 55 DP 1253217

**Date of Consent:** 18 August 2022

**Development:** Construction of the Doran Drive Plaza Precinct within the Hills

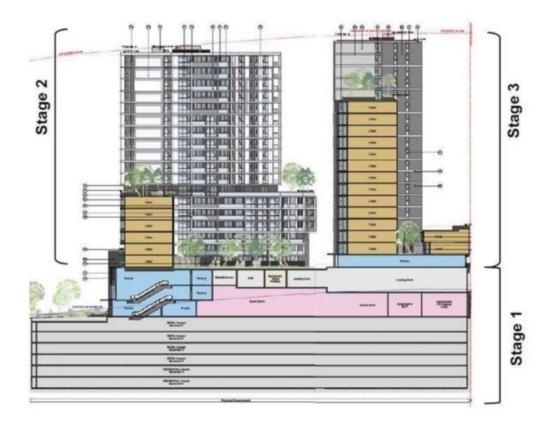
Showground Station Precinct, comprising:

- four residential towers above a retail/commercial podium
- basement car parking
- infrastructure upgrades, civil and stormwater works
- outdoor public plaza (Doran Drive Plaza)
- signage strategy
- stratum subdivision





STAGE	ESTIMATED DURATION
Earthworks	10 months
Stage 1 construction  Basement car park, Retail and commercial	14 months
Stage 2  Residential Tower A and B	6 months
Stage 3  Residential Tower C and D  Childcare	6 months





# 3. Project Status

Project site work commencement date: 19 December 2022

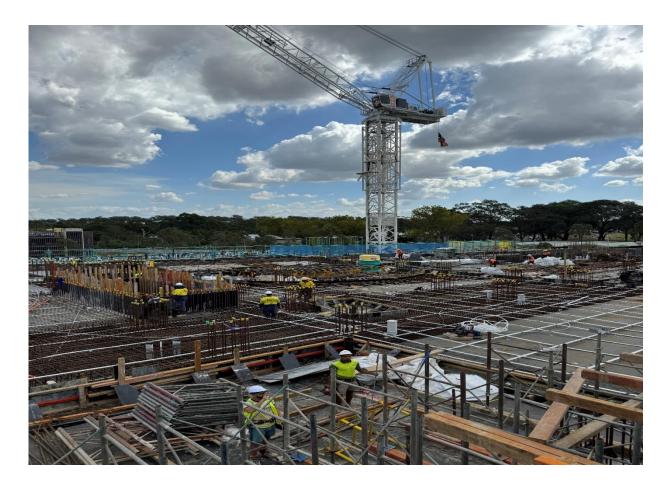
1st Independent Audit date: 22 February 2023

2nd Independent Audit date: 22 August 2023

3rd Independent Audit date: 20 February 2024

Site Clearing commenced under a CDC on 19 December 2022, and was carried out by a specialist civil contractor Earthworx, following the issue of CC1 on 20 January 2023. CC2 for Inground Services & Substructure from Basement 6 to Ground Floor was issued on the 27 April 2023. CC3 for Superstructure to Level 2 was issued on the 18 October 2023 and was followed by CC4, which was issued on the 09 January 2024 for Superstructure to Roof.

At the time of the inspection, the bulk excavation was completed, and Deicorp's site management team were working on the Ground Floor transfer slabs. The works consist of the erection of formwork decks, steel fixing, post tension and cast in services.





# 4. Audit Response

Appendix B is Deicorp's response to the audit carried out on 20<sup>th</sup> February 2024, which is in accordance with the requirements of Section 4.3 of the DPHI Independent Audit Post Approval Requirements.



# 5. Appendix A

Independent Audit Report 3 (IA3) rev A

Dated: 15.03.2024

By: Morasey Environment Pty Ltd



# Independent Environmental Audit Report 3 (IA3) Deicorp Construction Pty Ltd

Doran Drive Plaza (SSD 15882721) 2 Mandala Parade, Castle Hill NSW



**Audit Date: 20 February 2024** 

Morasey Ref: MEDEI: 2023200-03

Morasey Environment Pty Ltd Ph: 0414 554 277 jo@morasey.com.au ABN: 17 637 707 647



# **Independent Environmental Audit Report 3 (IA3)**

# **Deicorp Construction Pty Ltd**

## Doran Drive Plaza (SSD 15882721) Castle Hill NSW

Document Quality Management Details.		
Report Name: Independent Environmental Audit Report 3 (IA3)		
Site Details:  Doran Drive Plaza (SSD 15882721) Castle Hill NSW		
Project Number:	2023200-03	
Client Name: Deicorp Construction Pty Ltd		
Client Number:	MEDEI	

Revision	Date Prepared	Prepared By	Summary of Revision
DRAFT	8.3.2024	J. Heltborg	Draft submission to client for review
RevA	15.3.2024	J. Heltborg	Final submission to client for review

Auditor Deta	Auditor Details	
Name:	Josephine Heltborg	
Company:	Morasey Environment Pty Ltd	
Position:	Principal Environmental Auditor (Exemplar Global Certificate No. 111000)	
Email:	jo@morasey.com.au	
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## **Executive Summary**

This report presents the findings of the third Independent Environmental Audit (IA3) conducted by Morasey Environment Pty Ltd on Tuesday 20<sup>th</sup> February 2024 for the Deicorp Doran Drive Plaza Precinct Project located in Castle Hill NSW. The temporal period covered by the audit is from the date of the last independent audit on 22<sup>nd</sup> August 2023 to the date of the site inspection for IA3 on 20<sup>th</sup> February 2024. The environmental performance of the project was assessed at the time of the site inspection on 20<sup>th</sup> February 2024.

The details of the Development are as follows:

**Application Number**: SSD 15882721

Applicant: Deicorp Construction Pty Ltd

Consent Authority: NSW Independent Planning Commission

Site: 2 Mandala Parade, Castle Hill NSW

Lot 55 DP 1253217

**Date of Consent:** 18 August 2022

Development: Construction of the Doran Drive Plaza Precinct within the Hills

Showground Station Precinct, comprising:

• four residential towers above a retail/commercial podium

basement car parking

• infrastructure upgrades, civil and stormwater works

• outdoor public plaza (Doran Drive Plaza)

signage strategy

stratum subdivision

The purpose of this audit was to undertake the necessary assessment and review of compliance with SSD 15882721 Conditions of Approval, and the implementation and effectiveness of environmental management and mitigation measures in the Construction Environmental Management Plan (CEMP). Specifically, this audit was required to satisfy Condition A23 of SSD 15882721 which requires Independent Audits of the development to be carried out in accordance with the Independent Audit Post Approval Requirements (IAPARs) prepared by the NSW Department of Planning and Environment (DPE).

This Audit has been conducted in accordance with the IAPARs, and AS/NZS ISO 19011:2014 – Guidelines for Auditing Management Systems. The IAPARs require Independent Audits to be conducted every 26 weeks during Construction, until which time the project becomes operational.

The audit includes an assessment of compliance with Conditions of Approval (CoA) in Part A Administrative Conditions, Part B Prior to Issue of Construction Certificate, Part C Prior to Commencement of Works, and Part D During Construction, of SSD 15882721. The audit also includes an assessment of compliance with selected mitigation measures in the Project CEMP and Sub-Plans.

A summary of non-compliances has been presented in the table below.



#### Summary of Non-Compliances with CoA in SSD 15882721 (Parts A-D), CEMP & Sub-Plans - IA3

CoA#	Summary of Non-Compliance	
A26(b)	There was no evidence of the Proponent's response submission to DPE.	
A27	There was no evidence of submission of the IA2 Independent Audit Report SSD 15882721 dated 22/8/2023 to DPE within two months of the IA site inspection.	
C27	Evidence of a documented investigation in accordance with the Reactive Management Strateg was not available during the audit, and a Non-Compliance was not raised by the project team at the time the air quality exceedances were identified, or when an infringement notice was issued by Council. A Non-Compliance has therefore been raised in this IA3 Audit Report to address the corresponding NC with the planning approval.	
D3	The Hills Shire Council issued a Penalty Notice on 17/11/2023 for work on site outside of permitted hours. The corresponding letter from Council refers to several complaints received by Council in relation to breach of consent, including operating outside of the permitted hours.	
D16	The Hills Shire Council issued a Penalty Notice on 17/11/2023 for work on site outside of permitted hours. The corresponding letter from Council refers to several complaints received by Council in relation to breach of consent, including operating outside of the permitted hours.	

A summary of observations has been presented in the table below.

#### Summary of Observations SSD 15882721 (Parts A-D), CEMP & Sub-Plans – IA3

CoA#	Summary of Observation
Nil	

The audit also included a high-level assessment of adequacy of the project CEMP and Sub-Plans. The implementation of the CEMP was considered to be adequate and no opportunities for improvement were noted.

A comparison of predictions of environmental impact in environmental assessment documentation with actual project environmental impacts during construction was conducted. Overall, predicted impacts were found to align with the actual impacts relevant to the site during development.

The outcome of the audit indicated an improved effort by the Deicorp project team on achieving compliance with conditions from Parts A-D of SSD 15882721, and mitigation measures in the CEMP and Sub-Plans. Overall, **Five Non-Compliances with SSD 15882721** were identified (from a total of 176 conditions assessed), and **no Non-Compliances with the CEMP and Sub-Plans** (from a total of 27 mitigation measures assessed).

The most significant risk remaining environmental risks were considered to be working within approved construction hours, particularly for concrete pours (avoidance of overruns), and dewatering of surface and groundwater from the basement. A water treatment system and monitoring program were in place.

The auditor would like to thank the auditees for their time during the audit.





# **Independent Environmental Audit Report 3**

# **Deicorp Construction Pty Ltd**

## Doran Drive Plaza (SSD 15882721) Castle Hill NSW

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#### 1. Introduction

This report presents the findings of the third Independent Environmental Audit (IA3) conducted by Morasey Environment Pty Ltd on Tuesday 20<sup>th</sup> February 2024 for the Deicorp Doran Drive Plaza Precinct Project located in Castle Hill NSW. The project was approved as a State Significant Development (SSD 15882721) on 18<sup>th</sup> August 2022. Modification 1 (MOD 1) was approved on 14<sup>th</sup> October 2022 and Modification 2 (MOD 2) was approved on 9<sup>th</sup> January 2023.

#### 1.1 Project Description and Location

The project site that is the subject of this audit is for a mixed-use development located at 2 Mandala Parade, Castle Hill NSW. The site is the parcel of land known as Lot 55 DP 1253217 between De Clambe Drive to the north, Andalusian Way to the east, Doran Drive to the west and Mandala Parade to the south.

The Doran Drive Plaza Precinct (the site) is one of three development precincts located within the Hills Showground Station Precinct, approximately 25 km northwest of the Sydney CBD, within the Hills local government area (LGA).

The site is rectangular in shape and has a total area of 7,969 m<sup>2</sup>. The site is bound by De Clambe Drive, Doran Drive, Mandala Parade and Andalusian Way. The site has been cleared of all vegetation as part of the construction phase for the Hills Showground Metro station. Directly to the north of the site is the Castle Hill Showground, while to the south of the site is the Hills Showground Metro station. The site was cleared of all vegetation as part of the construction phase for the Hills Showground Metro Station.

The surrounding area is currently characterised by low-scale residential development, with commercial and light industrial development to the west of Cattai Creek.

Figures 1 and 2 depict the site location.



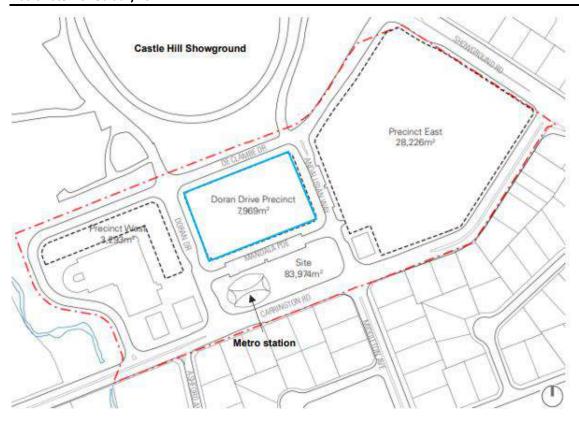


Figure 1: Doran Drive SSD 15882721 Site Location, Source: DPE Modification Assessment, 2022

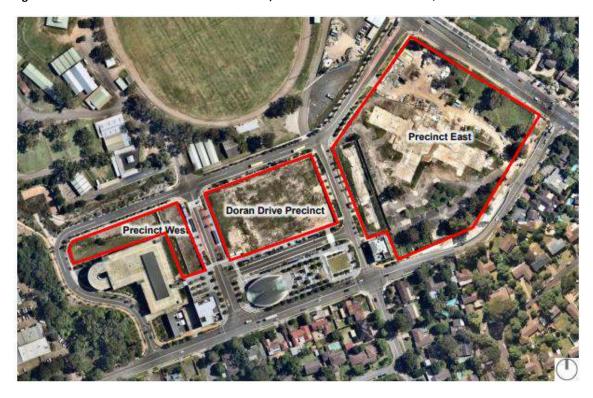


Figure 2: Doran Drive Precinct Site Location (centre) prior to development, Source: Nearmap 2022 / DPE Modification Assessment, 2022



The project involves the construction of a mixed-use development (Doran Drive Plaza Precinct) within the Hills Showground Station Precinct comprising:

- Four residential towers above a retail/commercial podium
- Basement car parking
- Infrastructure upgrades, civil and stormwater works
- Outdoor public plaza (Doran Drive Plaza)
- Signage strategy
- Stratum subdivision.

#### 1.1.1 SSD Approval

Details of the Development are as follows:

**Application Number**: SSD 15882721

**Applicant:** Deicorp Construction Pty Ltd

Consent Authority: NSW Independent Planning Commission

Site: 2 Mandala Parade, Castle Hill NSW

Lot 55 DP 1253217

**Date of Consent:** 18 August 2022

The proposal is State Significant Development (SSD) under Section 4.36 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as the development has a Capital Investment Value (CIV) in excess of \$30 million (\$171.8 million) and would generate approximately 400 construction jobs and 145 operational jobs.

#### 1.2 Audit Objectives

The purpose of this audit was to undertake the necessary assessment and review of compliance with SSD 15882721 Conditions of Approval, and the implementation and effectiveness of environmental management and mitigation measures in the Construction Environmental Management Plan (CEMP) and Sub-Plans.

#### 1.3 Scope

The scope of the audit included:

- Assessment of compliance with the Project Conditions of Approval, Parts A- D of SSD 15882721
- An assessment of the environmental performance of the development, including:
  - Actual impacts compared to predicted impacts in the Environmental Assessment and Environmental Impact Statement (EA & EIS)
  - Incidents, non-compliances and complaints that occurred or were made during the audit period, and
  - The performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit.
- A high-level assessment of the adequacy of the project's CEMP and Sub-Plans, and



 Any other matters considered relevant by the auditor or the Department taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.

NB: The Department did not request any additional matters be taken into account during this audit.

#### 1.3.1 Audit Period

The audit period is between the date of the second independent audit on 22<sup>nd</sup> August 2023 to the date of the site inspection for this Independent Audit 3 (IA3) on 20<sup>th</sup> February 2024. The status of site documentation was confined in time to between these dates. The environmental performance of the project was assessed at the time of the site inspection on 20<sup>th</sup> February 2024.

#### 1.3.2 Auditor Approval and Declaration of Independence

The audit was conducted by Josephine Heltborg (Exemplar Global Certified Principal Environmental Auditor, Certificate No. 111000) of Morasey Environment Pty Ltd, approved by the Department of Planning, Industry and Environment (the Department | DPIE) in correspondence dated 5<sup>th</sup> December 2023. The Department's Letter of Agreement to the Independent Auditor is included as **Attachment 2**.

The Auditor has no other involvement or role on the Project and is independent of the Proponent and Principal Contractor (Deicorp). The Auditor's Declaration of independence is included as **Attachment 3**.

#### 1.4 Regulatory / Approval Requirements

The main regulatory instrument that applies to the site is the Development Consent, issued to Deicorp Construction Pty Ltd by the NSW Independent Planning Commission (SSD 15882721), pursuant to Section 4.5(a) of the *Environmental Planning and Assessment Act 1979*, dated 18 August 2022, subject to a number of approval conditions. As required by Condition A23 of SSD 15882721, Independent Audits of the development must be carried out:

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

The Department's Independent Audit Post Approval Requirements (2020) require the Initial Independent Audit to be conducted within 12 weeks of the commencement of construction, and ongoing Independent Audits to be conducted every 26 weeks until which time the project becomes operational. After this time, operational Independent Environmental Audits would be conducted every three years.

#### 1.5 Methodology

The Audit was conducted in accordance with the Independent Audit Post Approval Requirements (IAPARs) prepared by the NSW DPE, dated May 2020, and AS/NZS ISO 19011:2014 – Guidelines for Auditing Management Systems.

The audit included an inspection of the active works being conducted verification of evidence with selected Deicorp Auditees on Tuesday 20<sup>th</sup> February 2024, including interviews with key Deicorp site and management personnel. The audit included the review of project documentation and records



maintained both on site, and subsequent requests for information maintained off site. The audit attendee list for the site inspection, opening and closing meetings is included as **Attachment 4** and photographs from the site inspection are included in **Section 5**.

The Audit Table is included in **Attachment 1** and was used to assess compliance with Parts A-D of SSD 15882721 as follows:

- Part A: Administrative Conditions (Conditions A1-A33)
- Part B: Prior to Issue of Construction Certificate (Conditions B1-B59)
- Part C: Prior to Commencement of Works (Conditions C1-C37)
- Part D: During Construction (Conditions D1-D47)

The compliance status of each requirement in the Audit Table was determined using the descriptors below:

- **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 compliance status descriptors, observations and notes are made, including identifying any opportunities for improvement in relation to any compliance requirement or any other aspect of the development.

The audit also included an assessment of compliance with management plans, and a comparison of predictions of environmental impact in environmental assessment documentation with actual project environmental impacts.

The following Auditees were present during the Audit:

- Henry Fisher, Project Engineer, Deicorp
- Haddi Hammond, Cadet, Deicorp
- Luke Fitzgerald, Site Manager, Deicorp

#### 1.5.1 Agency Consultation

Section 3.2 of the IAPARs requires the auditor to "consult with the Department, who may request that other parties or agencies are consulted, including the Community Consultative Committee chairperson (if one is required for the project), to obtain their input into the scope of the audit".

The NSW Department of Planning and Environment (DPE) and the Hills Shire Council were consulted via email on 22 January 2024. No requests in addition to the IAPARs were made. Evidence of consultation is included in **Attachment 5**.

#### 1.5.2 Audit Preparation and Document Review

MEDEI 2023200-03\_IA3\_Doran Drive Plaza\_SSD 15882721\_Feb24\_RevA

The primary documents reviewed as part of the audit scope are listed below:



- Accredia Complying Development Certificate No. A220008/CDC-01, dated 9/12/2022
- Accredia Construction Certificate No. A220008/CC-01, dated 20/1/2023
- Accredia Construction Certificate No. A220008/CC-02, dated 27/4/2023
- Acoustic Logic Construction Noise and Vibration Management Plan, Doran Drive Precinct Castle Hill, Rev1 29/3/2023
- At&l Construction Soil and Water Management Plan (SWMP), Drawing No. 22-999-C1601, Rev B, 9/1/2023
- Barker Ryan Stewart Construction Environmental Management Plan (CEMP) (SSD 15882721 Construction Certificate 1), Project No. SY200027, Rev 5, 9/9/2022
- Barker Ryan Stewart Construction Pedestrian & Traffic Management Plan (CPTMP) (SSD 15882721 Construction Certificate 1), Project No. SY200027, Rev 4, 9/9/2022
- Barker Ryan Stewart Construction Waste Management Plan (CWMP), Approved Mixed Use Development – Early Works Stage (SSD 15882721), Project No. SY200027, Rev 4, 8/9/2022
- City Plan Environmental Impact Statement Doran Drive Precinct, Rev03, 15/7/2021
- Construction & Environmental Management Plan, Deicorp Projects Showground, Rev7 23/5/2023
- Deicorp Community Communication Strategy, Hills Showground Village, July 2022
- Development Consent, State Significant Development (SSD) 15882721, Consolidated Instrument of Approval, dated 18 August 2022
- Deicorp Showground Construction & Environmental Management Plan (CEMP), Rev7 23/5/2023
- El Australia Air Quality Management Plan (AQMP), E24724.E21\_Rev3, 11/4/2023
- El Australia Dewatering Management Plan, E24724.E16\_Rev0, 18/11/2021
- El Australia Groundwater Take Assessment, E24724.G12 Rev1, 11/5/2022
- Koikas Acoustics Construction Noise and Vibration Plan of Management with Regards to the Sydney Metro Infrastructure, Ref 4214R20200804, V5, 21/12/2022
- NSW Department of Planning and Environment (DPE) Doran Drive Plaza Precinct, State Significant Development Assessment SSD-15882721, July 2022
- Rain Tree Consulting Aboricultural Assessment & Tree Protection Plan, Ref No-12422, 19/9/2022
- SBMG Planning Construction and Traffic Management Plan Sub-Plan, 2 Mandala Parade Castle Hill, Rev0 17/4/2023
- SLR Construction Soil and Water Management Plan, 2 Mandala Parade Castle Hill, v1.0 5/7/2023.

Other documents and records sighted during the audit are referenced in the Audit Table against each Condition in **Attachment 1**.

Additional audit preparation activities included:

- Preparation of an Audit Plan
- Development of Audit Checklists: SSD 15882721 Conditions of Approval Parts A-D & Selected mitigation measures documented in the Project CEMP and Sub-Plans





#### 2. Limitations

The audit has been prepared in accordance with the associated proposal and Morasey's Terms and Conditions. This report is for the sole purposes of the Client. Except as required by law, no third party may use or rely on this Report unless otherwise agreed by Morasey in writing.

The site inspection component of the audit was limited to observable aspects that could be noted during a 'walk through' inspection of the construction site. Sampling or monitoring was not included in the scope of this audit. Because of the inherent limitations of any internal control structure, it is possible that errors or irregularities may occur and not be detected. The matters raised in this report are only those which came to our attention during the course of performing our assessment and are not necessarily a comprehensive statement of all the weaknesses that may exist or improvements that might be made. Our work is performed on a sample basis; we cannot, in practice, examine every activity and procedure, nor can we be a substitute for management's responsibility to maintain adequate controls over all levels of construction/operation and their responsibility to prevent and detect irregularities.

Recommendations and suggestions for improvement should be assessed by management for their full commercial impact before they are implemented. We have generally used and relied upon information supplied as being regarded as authoritative and reliable, but no warranty of completeness, accuracy, or reliability is given. The document review conducted during this assessment was limited to those documents and information supplied as part of the audit. The audit scope did not include the independent verification of these sources unless otherwise noted within the report. The scope of this audit does not extend to the verification of items assessed by the Certifier prior to issuing of a certificate for any stage. Morasey will not accept any liability for inaccurate conclusions if the information provided was incomplete, inaccurate, withheld, misrepresented or otherwise not fully disclosed.

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

This Report does not purport to give legal advice; legal advice can only be given by qualified legal practitioners. To the extent permitted by law, Morasey expressly disclaims and excludes liability for any loss, damage, cost or expenses suffered by any third party relating to or resulting from the use of, or reliance on, any information contained in this report (including without limitation matters arising from any negligent act or omission of Morasey). Morasey does not admit that any action, liability or claim may exist or be available to any third party.



## 3. Audit Findings

The following sections provide a summary of the findings of the audit. The Audit Table is provided in **Attachment 1** and includes details of the evidence collected, observed and provided in support of compliance with the audit criteria. Evidence collected during the site inspection and interviews with personnel has also been included.

#### 3.1 Compliance Status - SSD 15882721, Parts A- D

The outcome of the audit indicated an improved effort by the Deicorp project team on achieving compliance with conditions from Parts A-D of SSD 15882721, and mitigation measures in the CEMP and Sub-Plans. Overall, **Five Non-Compliances with SSD 15882721** were identified (from a total of 176 conditions assessed), and **no Non-Compliances with the CEMP and Sub-Plans** (from a total of 27 mitigation measures assessed).

Non-Compliances are summarised in **Table 1** below, including recommendations to address each Non-Compliance.

Table 1: Summary of Non-Compliances against CoA in SSD 15882721, Parts A-D, CEMP & Sub-Plans - IA3

CoA#	Summary of Non-Compliance	Recommended Action Due Date Status
A26(b)	Non-Compliance: There was no evidence of the Proponent's response submission to DPE.	Recommended Action: Submit a copy of the IA2 Audit Proponent's Response to DPE and keep a copy of the correspondence as evidence.  Due Date: IA4  Status: OPEN
A27	Non-Compliance: There was no evidence of submission of the IA2 Independent Audit Report SSD 15882721, dated 22/8/2023 to DPE within two months of the IA site inspection.	Recommended Action: Submit a copy of the IA2 Audit Report to DPE and keep a copy of the correspondence as evidence.  Due Date: IA4  Status: OPEN
C27	Non-Compliance: Evidence of a documented investigation in accordance with the Reactive Management Strategy was not available during the audit, and a Non-Compliance was not raised by the project team at the time the air quality exceedances were identified, or when an infringement notice was issued by Council. A Non-Compliance has therefore been raised in this IA3 Audit Report to address the corresponding NC with the planning approval.	Recommended Action: N/A.  Due Date: N/A  Status: N/A
D3	Non-Compliance: The Hills Shire Council issued a Penalty Notice on 17/11/2023 for work on site outside of permitted hours. The corresponding	<b>Recommended Action:</b> Continue to monitor compliance with approved working hours as per Condition D3.



CoA#	Summary of Non-Compliance	Recommended Action Due Date Status
	letter from Council refers to several complaints received by Council in relation to breach of consent, including operating outside of the permitted hours.	Due Date: IA4 Status: OPEN
D16	Non-Compliance: The Hills Shire Council issued a Penalty Notice on 17/11/2023 for work on site outside of permitted hours. The corresponding letter from Council refers to several complaints received by Council in relation to breach of consent, including operating outside of the permitted hours.  Recommendation: Continue to monitor compliance with approved working hours as per Condition D16.	Recommended Action: Continue to monitor compliance with approved working hours as per Condition D16.  Due Date: IA4  Status: OPEN

Observations raised during the audit are documented in the Independent Audit Table, **Attachment 1**, and are summarised in **Table 2** below.

Table 2: Summary of Observations SSD 15882721, Parts A-D, CEMP & Sub-Plans – IA3

CoA# / CEMP/ Sub-plan	Summary of Observation	Recommended Action Due Date Status
Nil		



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### 3.2 Review of Environmental Performance

#### 3.2.1 Actual vs Predicted Impacts

An assessment of actual impacts compared with predicted impacts documented in the Environmental Impact Statement (EIS), prepared by City Plan, dated July 2021 was conducted. Section 7 of the EIS sets out an assessment of impacts conducted for the proposed development.

Overall, predicted impacts were found to align with the actual impacts relevant to the site during construction. A summary of the findings of the assessment is provided in **Table 3**.

Table 3: Actual vs Predicted Impacts in the EIS (During Construction)

EIS Predicted Impact	Assessment of Actual vs Predicted Impacts		
	<b>EIS Prediction</b> (EIS, Section 7.12.2): The primary contaminate of concern for air quality has been identified as dust, with mobile plant emissions considered to be short term and minimal compared to those of local road transport.		
Air quality	Mitigation Measures: As per EIS, Section 7.12.3.		
	<b>Actual Impacts (IA3 Assessment):</b> Dust was identified as the main air quality impact of concern during the audit and dust mitigation was assessed.		
Soil and contamination	<b>EIS Prediction</b> (EIS, Section 7.8.2): The site is suitable for the proposed development, provided the recommendations of the Detailed Site Investigation detailed in the section below are implemented, and therefore the proposed development satisfies the provisions of Clause 7 within SEPP 55.		
	Mitigation Measures: As per EIS, Section 7.8.3.		
	Actual Impacts (IA3 Assessment): No contamination had been identified at the site at the time of IA3.		
Noise and vibration	<b>EIS Prediction</b> (EIS, Section 7.13.2): Noise from construction is predicted to exceed the Noise Affected Level of the ICNG at nearby receivers.		
	The highest anticipated vibration levels as detailed in the Construction Noise and Vibration Management Plan, will result from rock breaking or other impulsive-type excavation works depending on the local geology. Based on the minimum working distances identified for particular types of plant equipment, it is concluded that vibration from an excavator removing soil during the earthworks for the basement car park is not expected to result in any structural damage or human annoyance at the nearby sensitive receivers.		
	Mitigation Measures: As per EIS, Section 7.13.3.		
	Actual Impacts (IA3 Assessment): Noise levels at nearby receivers had not been verified at the time of the audit. Vibration monitoring had been established prior to rock breaking commencement and included monitors at the site boundary and on Sydney Metro infrastructure. No structural damage or human annoyance at nearby sensitive receivers is		



EIS Predicted Impact	Assessment of Actual vs Predicted Impacts		
	known to have occurred.		
	<b>EIS Prediction</b> (EIS, Section 7.14.2): Noise from construction is predicted to exceed the Noise Affected Level of the ICNG at nearby receivers.		
Erosion and sediment control	The highest anticipated vibration levels as detailed in the Construction Noise and Vibration Management Plan, will result from rock breaking or other impulsive-type excavation works depending on the local geology. Based on the minimum working distances identified for particular types of plant equipment, it is concluded that vibration from an excavator removing soil during the earthworks for the basement car park is not expected to result in any structural damage or human annoyance at the nearby sensitive receivers.		
	Mitigation Measures: As per EIS, Section 7.13.3.		
	Actual Impacts (IA3 Assessment): Noise levels at nearby receivers had not been verified at the time of the audit. Vibration monitoring had been established prior to rock breaking commencement and included monitors at the site boundary and on Sydney Metro infrastructure. No structural damage or human annoyance at nearby sensitive receivers is known to have occurred.		
Aboriginal Heritage	<b>EIS Prediction</b> (EIS, Section 7.9.1): the site had nil to low potential for Aboriginal archaeological sites and places, and therefore any proposed works are unlikely to impact upon Aboriginal archaeological remains or heritage.		
- Noongman Heritage	Mitigation Measures: As per EIS, Section 7.9.1.		
	Actual Impacts (IA3 Assessment): No Aboriginal objects had been uncovered at the time of the audit.		
Non Aboriginal Heritage	<b>EIS Prediction</b> (EIS, Section 7.9.2): Nil to minor impact on Locally listed heritage sites within the vicinity, i.e. 107 & 128-132 Showground Road, Castle Hill. Nil to low potential for the proposed development to impact on significant archaeological resources.		
Non-Aboriginal Heritage	Mitigation Measures: As per EIS, Section 7.9.2.		
	Actual Impacts (IA3 Assessment): No known impacts to heritage listed items within the vicinity, and no potential archaeological resources had been uncovered at the time of the audit.		

#### 3.2.2 Physical extent of the development

The physical extent of the development in comparison with the approved boundary is assessed by a registered surveyor. Deicorp provided copies of survey plans as evidence during the audit to confirm that all works surveyed are correct to the design documentation and boundary. There were no unapproved works outside the site boundary identified during the site inspection.



#### 3.2.3 Incidents, Non-Compliances and Complaints

#### a. Incidents

There were no environmental incidents reported during the audit period.

#### b. Non-Compliances

Non-compliances identified during IA3 are summarised in Section 3.1, Table 1. There were no self-reported non-compliances reported during the audit period.

Refer to the Audit Table, Attachment 1 for details.

#### c. Complaints

There are eight complaints related to the project recorded on the Complaints Register for the audit period. Complaints were in relation to the tracking of sediment onto roads and footpaths, dust generation, site hours, erosion control, water pollution, and the project occupation of public parking spaces. All issues raised in complaints have been addressed in this audit report. The Hills Shire Council has investigated complaints and issued fines on two occasions during the audit period. Details of the investigation and close-out were in included on the Complaints Register.

A summary of complaints has been included in the Complaints Register, available on the project website (hillsshowgroundvillagecommunityportal.com.au).

#### 3.2.4 Findings and recommendations from previous audit

Evidence of implementation of the recommendations from the 2<sup>nd</sup> Independent Audit (IA2) has been included in **Table 4**. All actions from the previous audit were closed out.

Table 4: Status of Actions from the last audit (IA2) – Non-Compliances

CoA#	IA2 Summary of Non-Compliance	IA2 Recommendations / Proposed Action	Evidence of Implementation / Status
C37	There was no evidence provided to confirm DPE Water and/or the Natural Resource Access Regulator (NRAR's) satisfaction with the documentation provided to verify compliance with C37.  This action remained open from IA1.	Recommended Action: Deicorp to submit all relevant information to DPE Water / NRAR in accordance with C37 and maintain their record of response as evidence of their satisfaction. Due Date: IA3	Package submitted to DPE Water. Evidence of submission and DPE Water satisfaction sighted.  Status: CLOSED
D3	The Hills Shire Council issued a Penalty Notice on 26/5/2023 for heavy machinery in operation on the site outside of permitted hours, and trucks arriving to site and being loaded before the permitted operating hours. In response Deicorp raised an incident report on 2/6/2023 with action to "comply with DA conditions and site hours".	Recommended Action: Continue to monitor compliance with approved working hours as per Condition D3. Due Date: IA3	Toolbox talks and a contractual caution (confidential) have been issued to relevant contractors and workers, reminding them of the approved working hours, as sighted during the audit.





CoA#	IA2 Summary of Non-Compliance	IA2 Recommendations / Proposed Action	Evidence of Implementation / Status
	The corresponding letter from Council refers to several complaints received by Council in relation to breach of consent, including operating outside of the permitted hours.		Status: CLOSED

Table 5: Status of Actions from the last audit (IA2) - Observations / Opportunities for Improvement

CoA# / Management Plan	IA2 Summary of Observation	IA1 Recommendations / Proposed Action	Evidence of Implementation / Status	
C22	Flora and fauna management in the CEMP does not extend to the management of street trees, protection and removal processes.	Recommended Action: Review and update Section 8.2 of the CEMP to include information on street tree management, including processes for removal (approval) and protection, refer to the Aboricultural Report and Tree Protection Plan (TPP) etc.  Due Date: IA3	CEMP Rev10 updated to include tree protection and removal approval process in Section 8.1.  Status: CLOSED	
D21	The potential impact of vibration on heritage structures is not addressed in the CNVMP so the potential for vibratory impacts to nearby heritage structures is unknown.	Recommended Action: Review and update the CNVMP to include an assessment of the potential of vibration to impact nearby heritage listed structures. Due Date: IA3	CNVMP updated to include reference to nearby heritage structures and nominate vibration criteria.  Status: CLOSED	
D22	A street sweeper or water cart was not observed to be in use at the time of inspection. Deicorp advised that a street sweeper was engaged but had operational issues at the time of the audit. Minor tracking was evident from the site compound down De Clambe Drive, and from the Work Zone down De Clambe Drive.  Dust was observed to be generated when truck and dogs entered the	Recommended Action: Consider further stabilisation of the site surface of the site compound to reduce the risk of dust generation and tracking. Other surrounding roads and footpaths were clean. Truck and dogs observed on site during the audit	A street sweeper had been utilised prior to the IA3 audit. Surrounding roads and footpaths were clean. Dust was not an issue during the IA3 site inspection (due to rain and pouring of the ground floor slab, with limited exposed surfaces remaining.	



CoA# / Management Plan	IA2 Summary of Observation	IA1 Recommendations / Proposed Action	Evidence of Implementation / Status
	site compound.	had covers in place. The requirement for trucks to have their loads covered is documented in the CEMP and AQMP.  Cattle grids had been removed since IA1 as truck and dogs load in the work zone on De Clambe Drive, with no need to enter the site.  Due Date: IA3	Status: CLOSED
CEMP Section 8.3 Contamination Management	The bunded fuel (jerry can) cabinet in the site compound did not have compliant signage.	Recommended Action: Provide compliant hazardous liquid signage for the fuel container in the site compound.  Due Date: IA3	Compliant signage had been placed on the flammable liquids container.  Status: CLOSED
CEMP Section 10 Waste & Material Reuse Management	Litter was observed lining the inside of the fence line of the site compound.	Recommended Action: Remove litter from inside the site compound. Due Date: IA3	Litter had been cleaned up from around the site compound.  Status: CLOSED

#### 3.2.5 Overview of Environmental Performance

The audit found that the environmental performance of the development was overall operating in compliance with identified audit requirements, including the CEMP, Sub-Plans, and SSD conditions of approval. Erosion and sediment controls were in place as required, including at stormwater inlets, and street sweepers on call.

The most significant risk remaining environmental risks were considered to be working within approved construction hours, particularly for concrete pours (avoidance of overruns), and dewatering of surface and groundwater from the basement. A water treatment system and monitoring program were in place.

During the previous environmental audit (IA2), two non-compliances and five Observations were identified. Evidence supporting the close-out of actions from these non-compliances was reviewed during IA3. All non-compliances were considered to be closed.

Observations raised during the audit are documented in the Independent Audit Table, Attachment 1.



#### 3.3 Adequacy of the CEMP and Sub-Plans

Deicorp manages the environmental performance of the site under the Construction Environmental Management Plan (CEMP) to fulfil the requirements of the development Conditions of Approval (CoA). The following Sub-Plans have also been prepared for the project:

- Air Quality Management Plan (AQMP)
- Construction Noise and Vibration Management Plan (CNVMP)
- Construction Pedestrian and Traffic Management Plan (CPTMP), and
- Construction Waste Management Plan (CWMP).
- Soil and Water Management Plan (SWMP)

A high-level assessment of the adequacy of the CEMP and Sub-Plans was conducted, as well as an assessment of the implementation of these plans. Opportunities for improvement were raised during IA2 in relation to the content of CEMP and Sub-Plans to ensure compliance with all relevant project requirements as identified in SSD 15882721 Condition of Approval. All actions raised during the previous audit (IA2) were closed out in IA3.

The implementation of the CEMP was considered to be adequate and no additional opportunities for improvement were noted in addition to those identified in Non-Compliances as described in Section 3.1 and 3.3 of this audit report. Observations raised during the audit are documented in the Independent Audit Table, **Attachment 1**.



#### 4. Audit Conclusions

The outcome of the audit indicated a good effort by the Deicorp project team on achieving compliance with conditions from Parts A-D of SSD 15882721, and mitigation measures in the CEMP and Sub-Plans. Overall, **Five Non-Compliances with SSD 15882721** were identified (from a total of 176 conditions assessed), and **no Non-Compliances with the CEMP and Sub-Plans** (from a total of 27 mitigation measures assessed).

The most significant risk remaining environmental risks were considered to be working within approved construction hours, particularly for concrete pours (avoidance of overruns), and dewatering of surface and groundwater from the basement. A water treatment system and monitoring program were in place.

During the previous environmental audit (IA2), two non-compliances and five Observations were identified. Evidence supporting the close-out of actions from these non-compliances was reviewed during IA3. All non-compliances were considered to be closed.

The auditor would like to thank the auditees for their time during the audit.



#### **Photographs** 5.





Photos 1 & 2: A stockpile was awaiting classification in the site compound. Waste storage areas were neat and no windblown litter was observed













Photos 3-7: Surrounding streets were clean and ERSED controls were in place around stormwater inlets. There were no signs of tracking from the site or compound.



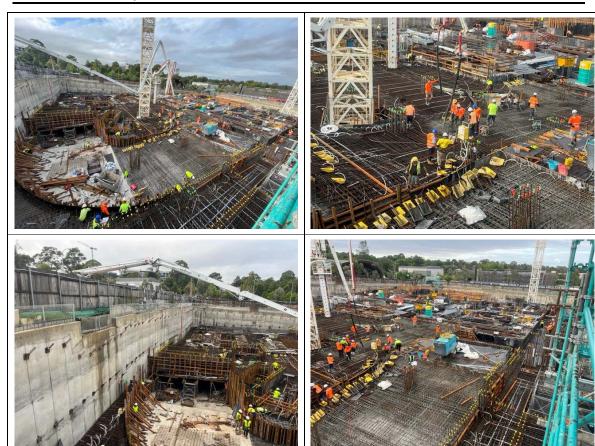






Photos 8-12: Pedestrian diversions were in place and safety barriers had been placed around footpaths. Traffic controllers were in place to guide pedestrians around the site. Approved work zones on Conferta Ave and Andalusian Drive were in use pedestrian diversions in place.





**Photos 13-16:** Concrete pours were underway for parts of the Ground Floor slab.















**Photos 17-22:** Controls were in place to reduce the risk of an environmental incident during concrete pours.











**Photo 23-26:** Pedestrian diversions, signage and concrete washout facilities around the site.





**Photos 27 & 28:** Diesel and jerry cans of fuel were stored in secondary containment and secure.



# **Independent Environmental Audit Report**

**Deicorp Construction Pty Ltd** 

Doran Drive Plaza (SSD 15882721) Castle Hill NSW

**Attachment 1: Independent Audit Table** 



	Audit Table – Doran Drive Plaza Precinct SSD 15882721 Independent Audit 3 (IA3), 20 <sup>th</sup> February 2024					
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status		
PART A ADMI	NISTRATIVE CONDITIONS					
Obligation to	Minimise Harm to the Environment					
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	The findings from this audit	None	Compliant		
Terms of Con	sent			"		
A2	The development may only be carried out:  a) in compliance with the conditions of this consent b) in accordance with all written directions of the Planning Secretary c) in accordance with the EIS, RtS and any RRFI d) in accordance with the approved plans in the table below (except where modified by the conditions of this consent): (See Consolidated Instrument, Pages 6-9).	The findings from this audit	None	Compliant		
А3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:  a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and b) the implementation of any actions or measures contained in any such document referred to in Condition A3(a).	• None	None	Not Triggered		
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition A2. In the event of an inconsistency, ambiguity or conflict between any of the documents	• None	None	Not Triggered		



	Audit Table – Doran Drive Plaza Precinct SSD 15882721 Independent Audit 3 (IA3), 20 <sup>th</sup> February 2024					
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status		
	listed in Condition A2, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.					
LIMITS ON CO	NSENT	1		1		
A5	This consent will lapse five years from the date the consent is published on the NSW planning portal unless the works associated with the development have physically commenced.	<ul> <li>Planning Consent SSD 159992721</li> <li>Accredia CDC No A220008/CDC-01, 9/12/2022</li> <li>Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>Accredia Notice of Commencement of Construction, 20/1/2023</li> </ul>	Planning Consent SSD 15882721 was approved on 18/8/2022.  Works physically commenced within the five-year limit as described in Condition A5.  Complying Development Certificate #1 (CDC1) was issued for the following scope: "Earthworks, Site Establishment, Minor Excavation (Maximum 3m only), Removal of Existing Site Fill, Installation of bored piles only, and removal of excavated spoil material". Site establishment works under CDC1 commenced on 10/12/2022.  Construction Certificate #1 (CC1) covers scope for bulk excavation, shoring, piling and anchoring.  Construction under CC1 commenced on 14/2/2023.  Notification of commencement of construction was provided as evidence and was dated 6/2/2023.	Compliant		
A6	This consent does not approve the following:  (a) the detailed fit out and operation of the retail and commercial premises, other than the supermarket	• None	None	Not Triggered		



	Audit Table – Doran Drive P Independent Audit 3 (I		1	
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	(b) the installation of signage other than signage zones identified in the Doran Drive Facade and External Signage Strategy, dated 21 April 2022. Where required, separate approvals must be obtained from the relevant consent authority (except where exempt and/or complying			
PRESCRIBED (	development applies).			
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	• None	As per the findings of this audit	Compliant
PLANNING SE	CRETARY AS MODERATOR			
A8	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	• Interview with Auditees	No disputes are known to have arisen between the Applicant and a public authority during the project.	Not triggered
LEGAL NOTICE	ES .			
A9	Any advice or notice to the consent authority must be served on the Planning Secretary at the Planning Secretary Address for Service.	Interview with     Auditees	No legal advice or notices are known to have been served during the project.	Not triggered
<b>EVIDENCE OF</b>	CONSULTATION			
A10	Where conditions of this consent require consultation with an identified party, the Applicant must:  (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for information or approval; and (b) provide details of the consultation undertaken including:	The findings from this audit relevant to consultation	Consultation has occurred as required.	Compliant
	(i) the outcome of that consultation, matters resolved and unresolved; and			



	Audit Table – Doran Drive Plaza Precinct SSD 15882721				
Condition	Independent Audit 3 (Independent 3 (Independent 3 (Independent 3 (Indepe	A3), 20 <sup>th</sup> February 2024  Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status	
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.				
A11	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the National Construction Code (NCC).  Notes:  • Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works  • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	<ul> <li>Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>Turner Architects Architectural Design Verification Statement 19068-AVS-CC1-002, 17/11/2022</li> <li>Turner Architects Design Compliance Declaration, 17/11/2022</li> <li>ABC Consultants Pty Ltd Design Compliance Declaration, DEP000027 (Concrete &amp; steel), 18/10/2022</li> <li>ABC Consultants Pty Ltd Design Compliance Declaration, DEP000027 (Structural), 8/11/2022</li> <li>El Australia – Geotechnical Design Compliance Declaration, DEP0002863, 8/12/2022</li> </ul>	Design Compliance Declarations (DCD) were provided as evidence from Architects (Turner), Geotechnical Engineers (El Australia) and Structural Engineers (ABC Consultants), and state design complies with relevant listed specifications, drawings, Australian Standards and Codes of Practice.  Certificates refer to:  Turner Architectural Drawings  Geotechnical Investigation Report by El Australia E24724.G03_Rev4, 8/11/2022  Design Compliance Declaration states building products comply with the BCA. Certificate refers to:  All concrete and steel in the drawings in accordance with listed Australian Standards (& BCA 2019 Amdt 1 Part B1)  Drawings are listed in Appendix A of the DCD.	Compliant	
OPERATION C	F PLANT AND EQUIPMENT			<del></del>	
A12	All plant and equipment used on site, or to monitor the performance of the development must be:	• Site inspection, dated 20/2/2024	Plant on site limited to forklift / manatau. Plant Register available on	Compliant	



	Audit Table – Doran Drive Plaza Precinct SSD 15882721			
Condition	Independent Audit 3 (I/ Requirement	A3), 20 <sup>th</sup> February 2024  Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	<ul> <li>Deicorp Form 10- Plant Register, 4/1/2024</li> <li>Deicorp Form 09-Plant Induction Checklist, 25.1.2024 – Tower Boom</li> </ul>	site. Includes check of fire extinguisher tag & flashing warning beacon. If issues are identified a safety issue is raised & service conducted. Commnia is the system used to log issues.  Log books for cranes are issued to Deicorp weekly and reviewed. Includes concrete pumps.  Plant induction checklist for the tower boom includes verification of log book records, servicing, plant hazard risk assessment, & operator training.  Plant induction checklist records verified.  No monitoring equipment requiring calibration the responsibility of Deicorp.  Records were available for review on site and Auditees were able to explain the required process for plant and equipment maintenance.	
APPLICABILITY	OF GUIDELINES		,	
A13	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.	• None	None	Not Triggered
A14	However, 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	• None	None	Not Triggered



	Audit Table – Doran Drive Plaza Precinct SSD 15882721 Independent Audit 3 (IA3), 20 <sup>th</sup> February 2024					
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status		
	updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.					
MONITORING	AND ENVIRONMENTAL AUDITS			,		
A15	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification and independent auditing.  Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	• None	See conditions related to monitoring in Part D.	Compliant		
COMPLIANCE						
A16	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.	<ul> <li>Deicorp Summary of Site Operating Requirements</li> <li>Deicorp General Scope of Works</li> </ul>	A Summary of Site Operating Requirements was posted at the induction area and at the worker access to site from the site compound (Gate 9). Included a summary of relevant Conditions of Approval of SSD 15882721. Deicorp General Scope of Works has been updated and includes the SSD approved working hours. Section 9 Authorities includes a table of relevant DA conditions for contractors.	Compliant		



	Audit Table – Doran Drive Plaza Precinct SSD 15882721 Independent Audit 3 (IA3), 20 <sup>th</sup> February 2024					
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status		
			DA conditions are attached to each Letter of Award.			
<b>REVISION OF</b>	STRATEGIES, PLANS AND PROGRAMS					
A17	Within three months of: a) the submission of a compliance report under this consent; b) the submission of an incident report under this consent; c) the submission of an Independent Audit under this consent; d) the approval of any modification of the conditions of this consent (excluding modifications made under section 4.55(1) of the EP&A Act); or e) the issue of a direction of the Planning Secretary under this consent which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	Interview with Auditees	Refer to CEMP and Sub-plan updates as evidenced for specific Conditions of Approval.	Compliant		
A18	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.  Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	Interview with Auditees	As per A17	Compliant		
COMPLIANCE	REPORTING					
A19	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements outlined in the Compliance Reporting Post Approval Requirements.	DPE Compliance     Reporting Post Approval	It is understood there is currently no requirement for compliance reporting for the project during Construction (or	Not triggered		
A20	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting	Requirements-2020	Pre-Construction) in accordance with			



	Audit Table – Doran Drive Plaza Precinct SSD 15882721 Independent Audit 3 (IA3), 20 <sup>th</sup> February 2024				
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status	
	Post Approval Requirements, unless otherwise agreed to by the Planning Secretary.		DPE's Compliance Reporting Post Approval Requirements (2020).		
A21	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary, unless otherwise agreed by the Planning Secretary.				
A22	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.				
INDEPENDENT	T ENVIRONMENTAL AUDIT				
A23	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	<ul> <li>DPE Independent         Audit Post Approval         Requirements, 2020</li> <li>This audit (IA3 SSD         15882721, dated         20/2/2024)</li> </ul>	This audit (IA3 SSD 15882721, dated 20/2/2024) is being conducted in accordance with the Independent Audit Post Approval Requirements (2020).	Compliant	
A24	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	DPE Appointment of Experts, SSD 15882721, dated 5/12/2023	DPE Letter approves the appointment of (Ms Josephine Heltborg, Principal Environmental Consultant) to conduct an Independent Environmental Audit pursuant to SSD 15882721, as modified (consent).	Compliant	
A25	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 weeks' notice (or timing) to the Applicant of the date upon which the audit must be commenced.	• None	None	Not triggered	



	Audit Table – Doran Drive Plaza Precinct SSD 15882721 Independent Audit 3 (IA3), 20 <sup>th</sup> February 2024					
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status		
A26	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:  (a) review and respond to each Independent Audit Report prepared under this consent;  (b) submit the response to the Planning Secretary; and  (c) make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.	<ul> <li>IA2 SSD 15882721, dated 22/8/2023)</li> <li>IA2 Proponent's (Deicorp) Response to Audit findings, 20/10/2023</li> <li>IA2 Response submission to DPE (evidence not provided)</li> <li>Doran Drive Showground Project website</li> </ul>	a) The Proponent's (Deicorp) Response to Audit findings from IA2 was prepared, dated 20/10/2023 b) Non-Compliance: There was no evidence of the Proponent's response submission to DPE Recommendation: Submit a copy of the IA2 Audit Proponent's Response to DPE and keep a copy of the correspondence as evidence. c) The IA2 Audit Report, and Deicorp's response was available on the Project website	Non-Compliant		
A27	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 Approvals Requirements unless otherwise agreed by the Planning Secretary.	• IA2 SSD 15882721, dated 22/8/2023 submission to DPE, dated (evidence not provided)	Non-Compliance: There was no evidence of submission of the IA2 Independent Audit Report SSD 15882721, dated 22/8/2023 to DPE within two months of the IA site inspection.  Recommendation: Submit a copy of the IA2 Audit Report to DPE and keep a copy of the correspondence as evidence.	Non-Compliant		
A28	Notwithstanding the requirements of the Independent Audit Post Approvals Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance.	• None	None	Not triggered		



DNEY ME	TRO CORRIDOR PROTECTION			
A29	At any time during the construction of the development, Sydney Metro and persons authorised by that entity may give reasonable notice to the Applicant or the Applicant's principal contractor that Sydney Metro or persons authorised by that entity seek to:  (a) inspect the development site and all works and structures that may impact on the rail corridor, including at specified "hold points" in the construction of the development; and  (b) attend on-site meetings with the Applicant and its contractors, to enable Sydney Metro to determine whether the development has been or is being constructed and maintained in accordance with all approved plans and this development consent.	• NA	Noted.	Not triggered
A30	Any conditions or other requirements imposed by Sydney Metro as part of its approval/endorsement of any documents provided by the Applicant to Sydney Metro in accordance with these conditions of consent must also be complied with by the Applicant when implementing any approved/endorsed documents, plans, reports during the construction and operation of the development (as applicable).	• NA	Noted.	Not triggered
A31	Where a condition of consent requires Sydney Metro endorsement or approval, the Certifier must not issue a Construction Certificate or Occupancy Certificate, as the case may be, until written confirmation has been received from that entity that the particular condition has been complied with. The issuing of staged Construction Certificates by the Certifier dealing with specific works and compliance conditions can only occur subject to written confirmation from Sydney Metro.	• NA	Noted. Refer Conditions B40-B59 & D40-D47.	Not triggered
A32	All reasonable Sydney Metro costs associated with review of plans, designs and legal must be borne by the Applicant.	• NA	Noted.	Not triggered
ARTMEN	T MIX			
A33	A minimum of 10% of the apartments must have 3 bedrooms.	<ul> <li>Interview with</li> <li>Auditees</li> <li>Deicorp summary of compliance with project details</li> </ul>	Deicorp's summary of compliance with project details was reviewed during the audit. The summary included the following information:	Compliant



	• EIS, Table 6, Project	431 apartments in total across all four
	Summary	towers.
		1 BR: 77
		2 BR: 311
		3 BR: 43 apartments
		The above information equates to
		minimum 10% 3 bedroom
		requirements as per A33.



	PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFCATE				
B1	The architectural design team comprising Turner (Nominated Architect Nicholas Turner 6695) is to have direct involvement in the design documentation, contract documentation and construction stages of the project.	Turner Confirmation of Architectural Engagement, SDD 15882721, 30/08/2022     Interview with Auditees	Letter from Turner Architects provided in accordance with Conditions B1, B2 & B3.  Letter states: "The architectural design team comprising Turner Architects is to have direct involvement in the design documentation, contract documentation and construction stages of the project."	Compliant	
В2	The architectural design team is to have full access to the site, following safety induction, and is to be authorised by the Applicant to respond directly to the consent authority where information or clarification is required in the resolution of any design issues throughout the project.	Turner Confirmation of Architectural Engagement, SDD 15882721, 30/08/2022     Interview with Auditees	Letter from Turner Architects provided in accordance with Conditions B1, B2 & B3.  Letter states: "The architectural design team is to have full access to the site, following safety induction, and is to be authorised by the Applicant to respond directly to the consent authority where information or clarification is required in the resolution of any design issues throughout the project"	Compliant	
В3	Evidence of the architectural design team's commission is to be provided to the Certifier prior to the release of the first Construction Certificate.	<ul> <li>Turner Confirmation of Architectural Engagement, SDD 15882721, 30/08/2022</li> <li>DPIE Post Approval Evidence of Submission, 27/7/2021</li> <li>Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>Interview with Auditees</li> </ul>	Letter from Turner Architects provided in accordance with Conditions B1, B2 & B3.  Letter states: "Evidence of the architectural design team's commission is to be provided to the Planning Secretary prior to the release of the relevant Construction Certificate."  The Design Architect Engagement was part of the package as submitted to the Certifier for CC1.	Compliant	

B4	The architectural design team is not to be changed without prior written notice and approval of the Planning Secretary.	Certifier - Satisfaction     of Conditions of Consent –     Part 1     Interview with     Auditees	There have been no known changes to the architectural design team.	Not triggered
B5	To ensure the scheme retains, or is an improvement upon, the approved design excellence qualities, the Applicant shall notify the Planning Secretary of any proposed modifications to the approved architectural drawings.	<ul> <li>Interview with</li> <li>Auditees</li> <li>Approval of MOD 1 &amp;</li> <li>MOD2 – Planning website</li> <li>Modification</li> <li>Assessment Reports</li> </ul>	SSD 15882721 MOD1 – Approval for stratum subdivision. SSD 15882721 MOD2 – Minor change to design, e.g. addition of awnings. Minor change on elevations and divide contributions into 2 payments (Stage 1 & Stage 2). Notification of modifications are approved by DPE and available on DPE's Major Project website, as well as corresponding DPE Modification Assessment Reports.	Compliant
B6	The Planning Secretary is to determine whether any proposed modifications to the approved architectural drawings require review by the State Design Review Panel (SDRP) or GANSW.	Interview with Auditees	No modifications to approved drawings in the audit period.	Not triggered
MATERIALS A	ND FINISHES			
В7	Prior to the issue of the Construction Certificate for above ground works, the Applicant must prepare in consultation with GANSW, and submit to the satisfaction of the Planning Secretary details of final materials and finishes. The details must include:  (a) specifications and sample boards for all external finishes, colours and glazing including annotated drawings and computer-generated imagery of their application;  (b) confirmation of the process and methods in arriving at the final choice for all materials and finishes; and  (c) detailed architectural drawings of the façade details, including glazing specification and sun shading devices. This must include:  (i) Andalusian Way ground level façade to demonstrate:  • that the loading dock and service openings are minimised; and	<ul> <li>Interview with Auditees</li> <li>Letter from DPE RE: Doran Drive Plaza Precinct</li> <li>SSD-15882721 - Condition B7 – Materials and Finishes, 26/6/2023</li> </ul>	DPE has provided a letter confirming they are satisfied with the details of final materials and finishes in accordance with Condition B7.  "Accordingly, as the nominee of the Planning Secretary, I am satisfied the requirements of Condition B7 of SSD 15882721 have been met and the submitted documents on materials and finishes prepared by Turner, dated 2 June 2023 are endorsed".	Compliant

	<ul> <li>the use of high-quality materials and finishes to provide an activated street frontage.</li> <li>(ii) the blank wall facades between Buildings A and B and Buildings C and D, including modulation devices to articulate these facades; and</li> <li>(iii) snapshots at different points in the façade.</li> <li>(d) evidence of consultation with GANSW and the Applicant's</li> </ul>			
	response to its advice.  The plans lodged to satisfy this consent must be in plan, elevation and section to a scale of 1:20 or 1:50, as necessary, and include final specifications of colour, material and, where relevant, manufacturer.			
MAXIMUM B	UILDING HEIGHT			
B8	Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to the satisfaction of the Certifier details confirming the maximum height of the building does not exceed RL 165.05 m AHD, including plant and lift overruns, but excluding communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues and the like.	<ul> <li>Interview with</li> <li>Auditees</li> <li>Turner Letter RE:</li> <li>Architectural Verification</li> <li>Statement (19068-AVS-CC3-004), 15/6/2023</li> </ul>	Turner Architects provided a letter confirming compliance with the maximum building height / Condition B8.	Compliant
GROSS FLOOI	R AREA CERTIFICATION			
B9	Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to the satisfaction of the Certifier details confirming the gross floor area of the development does not exceed 51,065 m <sup>2</sup> .	<ul> <li>Interview with Auditees</li> <li>Turner Letter RE: Architectural Verification Statement (19068-AVS- CC3-005), 15/6/2023</li> </ul>	Turner Architects provided a letter confirming compliance of the gross floor area with Condition B9.	Compliant
COMMUNITY	FACILITIES GFA			
B10	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier evidence, in the form of a draft GFA Certificate, that the community facility GFA will be at least 500m <sup>2</sup> and be endorsed with the Construction Certificate Plans by the Certifier.	Interview with Auditees	To be verified during IA3.	Not triggered
LONG SERVIC	E LEVY			
B11	Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details confirming payment of a Long Service Levy. For further information on the current levy rate and methods of payment, please contact the Long	NSW Long Service Corporation Levy, Instalment 3, Receipt No. L0000088692, Deicorp	Receipt for NSW Long Service Corporation Levy instalment \$150,398 of Total \$451,196 sighted, dated 2/11/2023.	Compliant



	Service Payments Corporation Helpline	on 131 441 or visit	Projects (SHOWGROUND)		
	https://www.longservice.nsw.gov.au/bc	i/levy/about-the-levy.	Pty Ltd, dated 2/11/2023		
DEVELOPER C	ONTRIBUTIONS				
B12	Prior to the issue of the relevant Construction for the development of the Hills Contribution Plan 19 has been paid. The Applicant must sure the certifier and the Planning Secretary. The following:    Stage 1: Comprising the basement, podicing and B	### Prior to the issues of a povelopment:  #### Prior to the issues of a povelopment:  #### Prior to the issues of a povelopment:  #### Prior to the issues of a povelopment:  ##### Prior to the issues of a povelopment:  ###################################	• Interview with Auditees • Receipt No. 7068341 to The Hills Shire Council, 17/01/2023, Development Contribution • Accredia, CC1 No. A220008/CC-01, 20/1/2023	Stage 1 receipt for \$4,830,220.39 provided for review. Deicorp payment to The Hills Shire Council on 17/1/2023 – prior to issue of CC1 (20/1/2023). CC2 has also been issued but is part of Stage 1 and covered by the January 2023 contribution.	Compliant

Campaliant
Compliant
Not triggered
55
Not triggered
33
Not triggered
Not triggered



B18	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details that any mechanical ventilation and/or air conditioning system for the development complies with the NCC and applicable Australian Standards, prepared by a suitably qualified person certified in accordance with Clause A2.2(a)(iii) of the NCC, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.	NCC and applicable Australian Standards      Interview with Auditees     Clause A2.2(a)(iii) of the NCC	This condition will be the subject of a later CC (CC5 for façade & finishes).	Not triggered
REFLECTIVITY				
B19	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier report/documentation demonstrating that external treatments, materials and finishes of the development do not cause adverse or excessive glare.	Interview with Auditees	This condition will be the subject of a later CC (CC5 for façade & finishes).	Not triggered
SITE STABILITY	AND CONSTRUCTION WORK			
B20	Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier a report obtained from a suitably qualified and experienced professional engineer/s, which includes the following details:  (a) geotechnical details which confirm the suitability and stability of the site for the development and relevant design and construction requirements to be implemented to ensure the stability and adequacy of the development and adjacent land;  (b) details of the proposed methods of excavation and support for the adjoining land (including any public place) and buildings;  (c) details to demonstrate that the proposed methods of support and construction are suitable for the site and should not result in any damage to the adjoining premises, buildings or any public place, as a result of the works and any associated vibration;  (d) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work; and  (e) details of written approvals that have been obtained from the owners of the adjoining land to install any ground or rock anchors	El Australia     Geotechnical     Investigation, E24724.G03     Rev4, 8/11/2022	El Australia prepared a Geotechnical Investigation Report, dated 8/11/2022.  (a) The Geotechnical Investigation Report addresses part (a) suitability and stability of the site.  (b) ACE Civil Early Works Management Plan, Section 5 outlines proposed construction methodology and 5.1 typical piling methodology and 5.2 anchoring methodology. Report included in the Certifiers Documents, Part 1.  (c) ABC Consulting Structural Assessment Report, External Development Adjacent TfNSW Railway Corridor, Report No. 20025-SAR, Nov 2022	Compliant



	underneath the adjoining premises (including any public roadway or public place).	Design / Roads Act Approval, 11/5/2023	CC1 references a number of documents reviewed by the Certifier as evidence of compliance with B20,	
			indicating 'satisfaction of the Certifier'.  (d) Condition B20 (b) & (d) are assumed to be satisfied with relevant structural details found on the ABC Consultants Structural Drawings, though a compliance statement from the structural engineer was not provided.  (e) Letter from The Hills Shire Council	
			sighted providing approval for temporary underground anchors below the footpath verge.	
CRIME PREVEN	NTION THROUGH ENVIRONMENTAL DESIGN			
B21	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating that the design of the development has incorporated the CPTED management and mitigation measures included within the CPTED report prepared by Barker Ryan Stewart Pty Ltd, dated July 2021.	Interview with     Auditees     CPTED report prepared     by Barker Ryan Stewart     Pty Ltd, dated July 2021	This condition will be the subject of a later CC (CC5 for façade & finishes).	Not triggered
ECOLOGICALLY	Y SUSTAINABLE DEVELOPMENT			
B22	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating the development incorporates all design, construction and operation measures as identified in the Environmental Performance and ESD Report, prepared by ARUP, dated 1 June 2021.	<ul> <li>Interview with</li> <li>Auditees</li> <li>Environmental</li> <li>Performance and ESD</li> <li>Report, prepared by ARUP, dated 1 June 2021.</li> </ul>	This condition will be the subject of a later CC (CC5 for façade & finishes).	Not triggered
B23	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating that the development will achieve a minimum 5 Star Green Star rating in accordance with the Green Star Design and AsBuilt V.1.3 (Green Building Council Australia).	<ul> <li>Interview with</li> <li>Auditees</li> <li>Green Star Design and</li> <li>As-Built V.1.3 (Green</li> <li>Building Council Australia)</li> </ul>	This condition will be the subject of a later CC (CC5 for façade & finishes).	Not triggered
INSTALLATION	I OF WATER EFFICIENT FIXTURES AND FITTINGS			

B24	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating:  (a) all toilets installed within the development will be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS);  (b) all taps and shower heads installed within the development will be water efficient with at least a 3-star rating under the WELS, where available;  (c) new urinal suites, urinals and urinal flushing control mechanisms installed within the development will utilise products with at least a 4-star rating under the WELS; and  (d) systems will reduce unnecessary flushing and will not involve the use of continuous flushing systems.	<ul> <li>Interview with</li> <li>Auditees</li> <li>Water Efficiency and</li> <li>Labelling Scheme (WELS)</li> </ul>	This condition will be the subject of a later CC (CC5 for façade & finishes).	Not triggered
MECHANICAL	PLANT NOISE MITIGATION  Prior to the issue of the relevant Construction Certificate, the			
B25	Applicant shall submit to the satisfaction of the Certifier details of noise mitigation measures for all mechanical plant (as detailed on relevant Construction Certificate drawings) and certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the Noise Policy for Industry (EPA, 2017) and other guidelines applicable to the development.	<ul> <li>Interview with</li> <li>Auditees</li> <li>Noise Policy for</li> <li>Industry (EPA, 2017)</li> </ul>	It is understood that B25 refers to the use of mechanical plant during the operational phase. This condition will be the subject of a later CC (CC5 for façade & finishes).	Not triggered
COMPLIANCE	WITH ACOUSTIC ASSESSMENT	T		ı
B26	Prior to the issue of the relevant Construction Certificate, the Applicant must submit evidence to the Certifier demonstrating that the design of the development has incorporated all performance parameters, requirements, engineering assumptions and recommendations contained in the Acoustic Report, prepared by Koikas Acoustics, dated 10 June 2022.	<ul> <li>Interview with</li> <li>Auditees</li> <li>Acoustic Report,</li> <li>prepared by Koikas</li> <li>Acoustics, dated</li> <li>10/6/2022</li> </ul>	This condition will be the subject of a later CC (CC5 for façade & finishes).	Not triggered



WIND MITIGA	ATION MEASURES			
B27	Prior to the issue of the first above ground Construction Certificate, the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has incorporated the wind mitigation measures contained within the document titled Pedestrian Wind Study, prepared by RWDI Australia Pty Ltd, dated 24 March 2022.	• Interview with Auditees • Email to the Certifier RE: B27, dated 18/4/2023 • Email from Certifier RE: B27, dated 26/4/2023 • Turner Architectural Verification Statement (19068-AVS-CC2-006), dated 18/4/2023 • Construction Certificate No. A220008/CC-02 (CC2), dated 27/4/2023 • Pedestrian Wind Study, prepared by RWDI Australia Pty Ltd, dated 24/3/2022	Turner Architectural Verification Statement (19068-AVS-CC2-006), dated 18/4/2023 sighted confirming compliance with B27. Evidence of submission to the Certifier sighted.	Compliant
SYDNEY WAT	ER ASSETS			
B28	Prior to the issue of the first Construction Certificate, the approved plans must be submitted to the Sydney Water Tap in™ online service, to determine whether the development will affect Sydney Water's wastewater and water mains, stormwater drains and/or easements, and if any further requirements need to be met. All building, plumbing and drainage work must be carried out in accordance with the requirements of the Sydney Water Corporation.  Note: Sydney Water's Tap in™ in online service is available at: https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm	• Sydney Water Building Plan Approved – Subject to Requirements, Asset Not Affected, Tap in Ref no.: 1513503, Building Plan No. 4/10/2022, dated 6/10/2022	Sydney Water Approval sighted for 2 Doran Drive Castle Hill NSW. Based on plans supplied (Australian Locating Services Drawing 207218-US, November 2022) & ABC Consultants Job No. 20025, Drwg No. S01.122, Rev1, 4/10/2022. Proposed building/structure is approved to construction over/adjacent to a Sydney Water Asset, subject to requirements.	Compliant



CAR PARKIN	G			
B29	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating compliance with the following traffic and parking requirements:  (a) on site car parking spaces provided as follows:  (i) maximum 421 residential spaces, (including not less than 13 spaces for 22 affordable housing units), increasing up to 430 residential spaces when affordable housing agreement expires;  (ii) maximum 341 retail / commercial spaces; and  (iii) minimum 7 carshare spaces.  (b) all vehicles must enter and leave the subject site in a forward direction without interfering with any on-street parking space;  (c) all vehicles are to be wholly contained on site before being required to stop;  (d) parking associated with the development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) must be in accordance with the applicable Australian Standards;  (e) appropriate pedestrian advisory signs must be provided at the egress from parking areas;  (f) all works/regulatory signposting associated with the development must be at no cost to the relevant roads authority; and  (g) the swept path of the longest vehicle (including garbage trucks) entering and exiting the Site, as well as manoeuvrability through the subject Site, must be in accordance with AUSTROADS.	• Interview with Auditees	This condition will be the subject of a later CC (CC5 for façade & finishes).	Not triggered
<b>BICYCLE PAR</b>	KING			
В30	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating compliance with the following:  ((a) a minimum of 148 residential bicycle parking spaces; (b) a minimum of 36 residential visitor bicycle parking spaces; (c) a minimum of 24 non-residential bicycle parking spaces.	<ul> <li>Interview with Auditees</li> </ul>	This condition will be the subject of a later CC (CC5 for façade & finishes).	Not triggered
B31	The layout, design and security of bicycle facilities must comply with the applicable Australian Standards.	Interview with Auditees	This condition will be the subject of a later CC (CC5 for façade & finishes).	Not triggered
LANDSCAPIN	IG			

B32	Prior to the issue of the relevant Construction Certificate, the Applicant must prepare in consultation with GANSW and submit to the satisfaction of the Planning Secretary, a detailed Landscape Plan. The plan must be consistent with the Landscape Plans and Report prepared by Urbis, dated April 2022 and include:  (a) details of tree planting, including pot sizes; (b) details of soil depth and volume consistent with the recommendations contained in Soil Specification Design Report, prepared by SESL Australia, dated April 2021 (c) detail the location, species, maturity and height at maturity of plants to be planted on-site; (d) demonstrate adequate drainage and watering systems for the planters; (e) landscaping that interprets or reflects the local/cultural setting, including the relationship of the Site to Cattai Creek as part of the overall connection to Country response; (f) details of plant maintenance and watering for the first 12 months; (g) a commitment to replace plants with the same species if any plant loss occurs within the maintenance period; (h) detail of all landscape materials, surfaces and finishes; and (i) evidence of consultation with GANSW and the Applicant's response to its advice.	<ul> <li>Interview with Auditees</li> <li>Landscape Plans and Report prepared by Urbis, dated April 2022</li> </ul>	This condition will be the subject of a later CC (CC7 for public domain & external works).	Not triggered
PUBLIC ART				
B33	Prior to the issue of the relevant Construction Certificate, the Applicant must consult with GANSW regarding the Public Art Strategy, prepared by CK Stathum and Jennifer Turpin (EIS, Appendix 19), and the Connecting to Country Strategy, prepared by Danny Eastwood & Jamie Eastwood (RtS, Appendix 15). Evidence of consultation with GANSW and the Applicant's response to its advice, including any necessary amendments to these documents, must be provided to the satisfaction of the Planning Secretary.	<ul> <li>Interview with Auditees</li> <li>Public Art Strategy, prepared by CK Stathum and Jennifer Turpin (EIS, Appendix 19)</li> <li>Connecting to Country Strategy, prepared by Danny Eastwood &amp; Jamie Eastwood (RtS, Appendix 15)</li> </ul>	This condition will be the subject of a later CC (CC7 for public domain & external works).	Not triggered



STORMWATE	R MANAGEMENT SYSTEM			
B34 STORMWATE	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier an operational stormwater management system for the development. The system must:  (a) be designed by a suitably qualified and experienced person(s);  (b) be generally in accordance with the conceptual design in the EIS;  (c) be in accordance within Council's Design Guidelines  Subdivisions/Developments and Works Specifications  Subdivisions/Developments;  (d) be in accordance with applicable Australian Standards;  (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;  (f) reduce annual average pollution export loads from the development in line with the following environmental targets:  (i) 90% reduction in the annual average load of gross pollutants  (ii) 85% reduction in the annual average load of total suspended solids  (iii) 65% reduction in the annual average load of total phosphorous (iv) 45% reduction in the annual average load of total nitrogen	Interview with Auditees Council's Design Guidelines Subdivisions/ Developments and Works Specifications Subdivisions/ Developments Applicable Australian Standards Letter from AT&L RE: CC2 Design Certificate, dated 27/4/2023 Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines	Letter from AT&L RE: CC2 Design Certificate, dated 27/4/2023 states civil engineering plans prepared by AT&L generally meet the requirements of B34, excluding external works subject to Council Section 138 approval.  The Certifier is calling up B34 progressively and is expected to be fully satisfied in a later CC (CC5 for façade & finishes).	Not triggered
B35	Prior to the issue of the relevant Construction Certificate, detailed stormwater management plans consistent with the approved Stormwater Management Plan, dated June 2022, prepared by AECOM and with written evidence of endorsement by Council must be submitted to the certifying authority where it relates to existing or proposed public/ street drainage must be submitted to the Certifier.	<ul> <li>Interview with Auditees</li> <li>Stormwater</li> <li>Management Plan, dated June 2022, prepared by AECOM</li> <li>Letter from AT&amp;L RE: CC2 Design Certificate, dated 27/4/2023</li> </ul>	Letter from AT&L RE: CC2 Design Certificate, dated 27/4/2023 states civil engineering plans prepared by AT&L generally meet the requirements of B34, excluding external works subject to Council Section 138 approval. The Certifier is calling up B35 progressively and is expected to be fully satisfied in a later CC (CC5 for façade & finishes).	Not triggered

B36	Prior to the issue of the relevant Construction Certificate, the Applicant should comply to managing flood risk within and in the vicinity of the site in accordance with the recommendations of the Flood Impact Assessment report prepared by ACE Civil Stormwater Pty Ltd, dated July 2021 (ref: ACE200124).	• Interview with Auditees • Letter from AT&L RE: CC2 Design Certificate, dated 27/4/2023 • Flood Impact Assessment report prepared by ACE Civil Stormwater Pty Ltd, dated July 2021 (ref: ACE200124) • City Plan Environmental Impact Statement (EIS), Doran Drive Precinct, 19-276, July 2021	Section 7.10 of the City Plan EIS (Flooding – SEAR 14) states "comparison of pre and post development flood behaviour shows no significant impact in the 5% AEP and the 1% AEP flood events. With the proposed development the runoff from the site would be directed to OSD and only a small part of the site would directly contribute runoff to Doran Avenue. The proposed OSD for the development, near the intersection of Doran Avenue and Mandala Parade, is shown to overflow during the 1% AEP flood. However, the overflow depth is not significant and the provisional flood hazard remains Low. Further downstream, within the flood detention basin and the Cattai Creek there is reduction in flood levels and hence no adverse impact."  The Flood Impact Assessment concluded that the development will not have any potential adverse impact of overland flooding. Letter from AT&L RE: CC2 Design Certificate, dated 27/4/2023 states civil engineering plans prepared by AT&L generally meet the requirements of B34, excluding external works subject to Council Section 138 approval. The Certifier is calling up B36 progressively and is expected to be	Not triggered
			progressively and is expected to be fully satisfied in a later CC (CC5 for façade & finishes).	



ADAPTABLE U	NITS			
B37	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier a report from a suitably qualified consultant that any adaptable dwellings specified in the approved plans or supporting documentation comply with the applicable Australian Standards.	Interview with Auditees	This condition will be the subject of a later CC (CC5 for façade & finishes).	Not triggered
BASIX CERTIFI	CATION			
B38	The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate Nos. 1205244M_03 and any updated certificate issued if amendments are made. The BASIX Certificate must be submitted to the Certifier with all commitments clearly shown on the Construction Certificate plans.	<ul> <li>Interview with</li> <li>Auditees</li> <li>BASIX Certificate Nos.</li> <li>1205244M_03</li> </ul>	This condition will be the subject of a later CC (CC5 for façade & finishes).	Not triggered
WASTE MANA	<del>-</del>			
B39	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier evidence the development has incorporated separate dedicated waste storage areas, to facilitate the separation of residential waste and recycling from commercial material, designed and constructed in accordance with the following requirements:  (a) the residential waste areas must provide minimum storage facility for 12 x 1100 litre garbage and 12 x 1100 litre recyclable bins within collection areas and waste chute termination points must have appropriate infrastructure to accommodate at least 2 days' worth of waste i.e. 2 x 2 bin linear track system for garbage (compacted 2:1) and recycling;  (b) the commercial waste storage areas must accommodate all necessary bins required to service the development as detailed in the Waste Management Plan;  (c) the waste storage areas must be of adequate size to comfortably store and manoeuvre the total minimum required number of bins and associated waste infrastructure as specified above;  (d) the layout of the waste storage areas must ensure that each bin is easily accessible and manoeuvrable in and out of the areas with no manual handling of other bins. All internal walkways must be at least 1.5m wide;	• Interview with Auditees	This condition will be the subject of a later CC (CC5 for façade & finishes).	Not triggered

(e) the design of the waste storage areas must ensure that	
commercial tenants do not have access to the residential waste	
storage areas, and vice versa for residential occupants;	
(f) the walls of the waste storage areas must be constructed of	
brickwork;	
(g) the floor of the waste storage areas must be constructed of	
concrete with a smooth non-slip finish, graded and drained to sewer.	
The rooms must not contain ramps and must be roofed (if located	
external to the building);	
(h) the waste storage areas must have a waste servicing door, with a	
minimum clear floor width of 1.5m. The door must be located to allow	
the most direct access to the bins by collection contractors.	
Acceptable waste servicing doors are single or double swinging doors	
and roller doors (preferred);	
(i) the waste servicing door for the residential waste storage area	
must be supplied with a lock through Council's Waste Management	
Master Key System 'P3520'. See condition titled 'Installation of Master	
Key System to Waste Collection;	
(j) the residential waste storage area must have a resident access	
door, which allows wheelchair access for adaptable sites. Suitable	
resident access doors are single or double swinging doors. The	
resident access door must be separate to the waste servicing door. If a	
loading dock is proposed in the development the resident access door	
must be located to ensure that residents do not have access to the	
loading dock to gain access to the waste storage areas;	
(k) all doors of the waste storage areas, when fully opened, must be	
flush with the outside walls and must not block or obstruct car park	
aisles or footways. All doors must be able to be fixed in position when	
fully opened;	
(I) the waste storage areas must be adequately ventilated	
(mechanically if located within the building footprint). Vented waste	
storage areas should not be connected to the same ventilation system	
supplying air to the units;	
(m) the waste storage areas must be provided with a hose tap (hot	
and cold mixer), connected to a water supply. If the tap is located	



CVDNEV MET	inside the waste storage areas, it is not to conflict with the space designated for the placement of bins; (n) the waste storage areas must be provided with internal lighting such as automatic sensor lights; (o) the maximum grade acceptable for moving bins for collection purposes is 5%. Under no circumstance is this grade to be exceeded. It is to allow the safe and efficient servicing of bins; (p) the waste storage areas must have appropriate signage (Council approved designs for residential and NSW EPA for commercial), mounted in a visible location on internal walls and are to be permanently maintained by the Owners Corporation; and (q) finishes and colours of the waste storage areas are to complement the design of the development.			
SYDINEY IVIETI	RO CORRIDOR PROTECTION	T		
B40	All excavation and construction works are to be undertaken in accordance with the details, methodology, advice, undertakings, measures and recommendations detailed in the following documents:  (a) Impact Assessment on Sydney Metro Assets (Doc Ref. E24724.G06_Rev6) Revision 6, prepared by EI Australia, dated 22 June 2022, including but not limited to the following appended drawings:  (i) Finite Element Analysis 2 Mandala Parade, Castle Hill NSW Borehole Location and Section Plan dated 22 June 2022  (ii) Plaxis 2D Outputs – Deformed Mesh IUI (scaled up 100 times) dated 21 June 2022  (iii) Plaxis 2D Outputs – Total Displacements IUI (scaled up 100 times) dated 21 June 2022  (iv) Plaxis 2D Outputs – Deformed Mesh IUI (scaled up 500 times) dated 21 June 2022  (vi) Plaxis 2D Outputs – Total Displacements IUI (scaled up 200 times) dated 22 June 2022  (vii) Plaxis 2D Outputs – Total Displacements IUI (scaled up 500 times) dated 22 June 2022  (vii) Plaxis 2D Outputs – Total Displacements IUI (scaled up 500 times) dated 22 June 2022  (viii) Plaxis 2D Outputs – Total Displacements IUI (scaled up 500 times) dated 22 June 2022  (viii) Plaxis 2D Outputs – Deformed Mesh IUI (scaled up 200 times) dated 21 June 2022	Accredia, CC1 No. A220008/CC-01, 20/1/2023     Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022     Impact Assessment on Sydney Metro Assets (Doc Ref. E24724.G06_Rev6) Revision 6, prepared by El Australia, dated 22 June 2022	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant

(ix) Plaxis 2D Outputs – Total Displacements IUI (scaled up 200		
times) dated 21 June 2022		
(x) Plaxis 2D Outputs – Total Displacements IUI (scaled up 200		
times) dated 22 June 2022		
(xi) Plaxis 2D Outputs – Total Displacements IUI (scaled up		
1.00*103 times) dated 21 June 2022		
(b) Structural Assessment Report External Development Adjacent to		
Transport for NSW (TfNSW) Railway Corridor (Doc No. 20025-SAR)		
Revision B prepared by ABC Consultants dated 22 December 2021,		
including but not limited to the following appended drawings:		
(i) Site Retention Notes – Dwg no. S01.101 Revision P3 dated 12		
April 2021		
(ii) Site Retention Plan – Dwg no. S01.105 Revision P5 dated 11		
November 2021		
(iii) Loading Plan – Dwg no. S01.106 Revision P2 dated 11		
November 2021		
(iv) Shoring Wall Elevation SW1 & SW2 – Dwg no. S01.111 Revision		
P6 dated 18 November 2021		
(v) Shoring Wall Elevation SW3 & SW4 – Dwg no. S01.112 Revision		
P6 dated 18 November 2021		
(vi) Shoring Wall Elevation SW5 & SW6 – Dwg no. S01.113 Revision		
P6 dated 18 November 2021		
(vii) Shoring Wall Elevation SW7 & SW8 – Dwg no. S01.114		
Revision P6 dated 18 November 2021		
(viii) Shoring Sections Sheet 1 – Dwg no. S01.121 Revision P4 dated		
12 April 2021		
(ix) Shoring Sections Sheet 2 – Dwg no. S01.122 Revision P5 dated		
11 November 2021		
(x) Typical Site Retention Details – Dwg no. S01.125 Revision P3		
dated 12 April 2021		
(xi) Foundation Details – Dwg no. S01.131 Revision P1 dated 18		
November 2021		
subject to any amendments to those documents required by Sydney		
Metro in accordance with this consent.		

B41	The Certifier must not issue a Construction Certificate for the development until the Certifier has confirmed which documents (including the versions of those documents) apply to the development and the Certifier has confirmed in writing to Sydney Metro that the construction drawings and specifications comply with those documents.  The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.  Prior to the commencement of works, the Certifier must provide written verification to Sydney Metro that this condition has been complied with.	Accredia, CC1 No.     A220008/CC-01,     20/1/2023     Letter from Sydney     Metro to Deicorp, RE:     State Environmental     Planning Policy (Transport     and Infrastructure) 2021     Development Consent -     SSD 15882721, dated     20/12/2022     Impact Assessment on     Sydney Metro Assets (Doc     Ref. E24724.G06_Rev6)     Revision 6, prepared by El     Australia, dated 22 June     2022	Letter from Sydney Metro, dated 20/12/2022 confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant
B42	All structures must be designed, constructed and maintained so as to allow for the future operation and demolition of any part of the development without damaging or otherwise interfering with the Metro North West Line rail corridor or rail operations. Where any part of the development is to be retained because its demolition would damage or otherwise interfere with the Metro North West Line rail corridor or rail operations, that part of the development must have a minimum design life of 100 years.	Accredia, CC1 No. A220008/CC-01, 20/1/2023     Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022     Impact Assessment on Sydney Metro Assets (Doc Ref. E24724.G06_Rev6) Revision 6, prepared by El Australia, dated 22 June 2022	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant

B43	If required by Sydney Metro, prior to the issue of a Construction Certificate, the Applicant must undertake a services search to establish the existence and location of any rail services and provide the results of the search to Sydney Metro. Persons performing the service search shall use equipment that will not have any impact on rail services and signalling. Should rail services be identified within the development site, the Applicant must discuss with Sydney Metro whether the services are to be relocated or incorporated within the development site.	Accredia, CC1 No.     A220008/CC-01,     20/1/2023     Letter from Sydney     Metro to Deicorp, RE:     State Environmental     Planning Policy (Transport and Infrastructure) 2021     Development Consent -     SSD 15882721, dated     20/12/2022     Impact Assessment on     Sydney Metro Assets (Doc     Ref. E24724.G06_Rev6)     Revision 6, prepared by El     Australia, dated 22 June     2022	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant
B44	The development must:  (a) comply with State Environmental Planning Policy (Transport and Infrastructure) 2021 and the NSW Department of Planning & Environment's document titled "Development Near Rail Corridors and Busy Roads - Interim Guideline" (2008) and the Sydney Metro Underground Corridor Protection Guidelines (available from www.sydneymetro.info);  (b) be designed, constructed and maintained so as to avoid damage or other interference which may occur as a result of air-borne noise, ground-borne noise and vibration effects that may emanate from the rail corridor during rail construction and operations; and  (c) not have any noise or vibration impacts on the rail corridor or rail infrastructure.	Accredia, CC1 No.     A220008/CC-01,     20/1/2023     Letter from Sydney     Metro to Deicorp, RE:     State Environmental     Planning Policy (Transport and Infrastructure) 2021     Development Consent -     SSD 15882721, dated     20/12/2022     Impact Assessment on     Sydney Metro Assets (Doc Ref. E24724.G06_Rev6)     Revision 6, prepared by El Australia, dated 22 June 2022	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant
B45	The Applicant must:	Acoustic Response Letter (Doc Ref.	Letter from Sydney Metro confirms that, based on Sydney Metro's review	Compliant



	(a) if required by Sydney Metro, update the Acoustic Response Letter (Doc Ref. 4214R20211027jt) prepared by Koikas Acoustics dated 28 October 2021 and ensure compliance with each of the matters outlined in condition 1.4; and (b) incorporate as part of the development all the measures recommended in the acoustic assessment report.	4214R20211027jt) prepared by Koikas Acoustics dated 28 October 2021 • Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent -	of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	
		SSD 15882721, dated 20/12/2022		
B46	A copy of the acoustic assessment report is to be provided to the Certifier and Council prior to a Construction Certificate being issued by the Certifier.  The Certifier must ensure that the recommendations of the acoustic assessment report are incorporated in the construction drawings and documentation prior to issuing a Construction Certificate for the development.	<ul> <li>Accredia, CC1 No.</li> <li>A220008/CC-01,</li> <li>20/1/2023</li> <li>Letter from Sydney</li> <li>Metro to Deicorp, RE:</li> <li>State Environmental</li> <li>Planning Policy (Transport and Infrastructure) 2021</li> <li>Development Consent -</li> <li>SSD 15882721, dated</li> <li>20/12/2022</li> <li>Impact Assessment on</li> <li>Sydney Metro Assets (Doc Ref. E24724.G06_Rev6)</li> <li>Revision 6, prepared by El Australia, dated 22 June</li> <li>2022</li> </ul>	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant
B47	Prior to the issue of a Construction Certificate, the Applicant must incorporate in the development all the measures recommended in the electrolysis report Electrolysis and Stray Traction Current Report (Doc No. A715-498-293) Revision 4 prepared by Cathodic Protection Services dated 25 November 2021 to control that risk. This is subject to any amendments to those documents required by Sydney Metro in accordance with this consent.	Electrolysis and Stray     Traction Current Report     (Doc No. A715-498-293)     Revision 4 prepared by     Cathodic Protection     Services dated 25     November 2021	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant	Compliant

		• Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022	documents and plans demonstrating satisfaction with each of the relevant conditions.	
B48	A copy of the electrolysis report is to be provided to the Certifier with the application for a Construction Certificate.  Prior to issuing a Construction Certificate for the development, the Certifier must ensure that the recommendations of the electrolysis report are incorporated in the construction drawings and documentation.	Accredia, CC1 No.     A220008/CC-01,     20/1/2023     Letter from Sydney     Metro to Deicorp, RE:     State Environmental     Planning Policy (Transport     and Infrastructure) 2021     Development Consent -     SSD 15882721, dated     20/12/2022     Interview with     Auditees	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant
B49	No work is permitted within the rail corridor, any easements or stratum which benefit Sydney Metro, at any time, unless the prior approval of, or an Agreement with, Sydney Metro has been obtained by the Applicant.  The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.	Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022     Accredia, CC1 No. A220008/CC-01, 20/1/2023     Interview with Auditees	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant

B50	No rock anchors, rock bolts, ground anchors or rock ties, piles, foundations, rock pillars, transfer structures, basement walls, slabs, columns, beams, cut rock faces, are to be installed in the rail corridor, Sydney Metro property or easements unless the Applicant has obtained prior written consent from Sydney Metro for any proposed use of rock anchors.  The Certifier must not issue a Construction Certificate for the development until it has received written confirmation from Sydney Metro that this condition has been satisfied.	• Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Interview with Auditees	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant
B51	Prior to the issuing of a Construction Certificate, the following information must be submitted to Sydney Metro for review and endorsement:  (a) Machinery to be used during excavation/construction; and (b) Demolition, excavation and construction methodology and staging. The Certifier must not issue a Construction Certificate for the development until it has received written confirmation from Sydney Metro that this condition has been satisfied.	Letter from Sydney     Metro to Deicorp, RE:     State Environmental     Planning Policy (Transport     and Infrastructure) 2021     Development Consent -     SSD 15882721, dated     20/12/2022     Accredia, CC1 No.     A220008/CC-01,     20/1/2023     Interview with     Auditees	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant
B52	If required by Sydney Metro, prior to the issue of a Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work Method Statements for the proposed works are to be submitted to Sydney Metro for review and endorsement regarding impacts on the rail corridor.  The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from Sydney Metro that this condition has been satisfied.	• Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant

B53	A tunnel monitoring plan (including instrumentation and the monitoring regime during excavation and construction phases) is to be submitted to Sydney Metro for review and endorsement prior to the issuing of a Construction Certificate.  The Certifier must not issue a Construction Certificate until written confirmation has been received from Sydney Metro that this condition has been satisfied.	Accredia, CC1 No.     A220008/CC-01,     20/1/2023     Interview with     Auditees     Letter from Sydney     Metro to Deicorp, RE:     State Environmental     Planning Policy (Transport and Infrastructure) 2021     Development Consent -     SSD 15882721, dated     20/12/2022     Accredia, CC1 No.     A220008/CC-01,     20/1/2023     Interview with     Auditees	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant
B54	If required by Sydney Metro, prior to the issuing of a Construction Certificate, the Applicant must submit to Sydney Metro a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Metro requirements. If required by Sydney Metro, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Metro requirements.  The Certifier must not issue a Construction Certificate for the development until written confirmation has been received from the Sydney Metro that this condition has been satisfied.	Accredia, CC1 No. A220008/CC-01, 20/1/2023     Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 1/6/2023     Interview with Auditees	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms that Condition B54 has been satisfied. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant condition.	Compliant
B55	If required by Sydney Metro, prior to the issue of a Construction Certificate the Applicant is to contact Sydney Metro's Corridor Protection Team to determine the need for public liability insurance cover and the level of insurance required. If insurance cover is deemed necessary, the Applicant must obtain insurance for the sum	<ul> <li>Accredia, CC1 No.</li> <li>A220008/CC-01,</li> <li>20/1/2023</li> <li>Letter from Sydney</li> <li>Metro to Deicorp, RE:</li> </ul>	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been	Compliant

	determined by Sydney Metro and such insurance shall not contain any exclusion in relation to works on or near the rail corridor or rail infrastructure and must be maintained for the period specified by Sydney Metro.  Prior to issuing a Construction Certificate for the development, the Certifier must witness written proof of any insurance required by Sydney Metro in accordance with this condition, including the written advice of Sydney Metro to the Applicant regarding the level of insurance required.	State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 Interview with Auditees	satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	
B56	If required by Sydney Metro, prior to the issue of a Construction Certificate the Applicant must contact the Sydney Metro Corridor Protection Team to determine the need for the lodgement of a bond or bank guarantee for the duration of the works and the sum of any required bond or bank guarantee.  Prior to issuing a Construction Certificate for the development, the Certifier must witness written confirmation from Sydney Metro that the Applicant has lodged any bond or bank guarantee required by this condition.	Letter from Sydney     Metro to Deicorp, RE:     State Environmental     Planning Policy (Transport     and Infrastructure) 2021     Development Consent -     SSD 15882721, dated     20/12/2022     Accredia, CC1 No.     A220008/CC-01,     20/1/2023     Interview with     Auditees	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant
B57	If required by Sydney Metro, prior to the issue of a Construction Certificate, the Applicant must prepare and provide to Sydney Metro for review and endorsement a hydrologic assessment report demonstrating that any dewatering during construction will not have any adverse settlement impacts on the rail corridor.  The Certifier must not issue a Construction Certificate until this report has been endorsed by Sydney Metro in writing.	• Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Interview with Auditees Hydrologic assessment report	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant

B58	The Applicant must ensure that all drainage from the development is adequately disposed of and managed and must ensure that no drainage is discharged into the railway corridor unless prior written approval has been obtained from Sydney Metro. The Certifier must not to issue a Construction Certificate or Occupation Certificate for the development unless this condition has been satisfied.	Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022     Accredia, CC1 No. A220008/CC-01, 20/1/2023     Interview with Auditees	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant
B59	Copies of any certificates, drawings, approvals or documents endorsed by, given to or issued by Sydney Metro must be submitted to Council for its records prior to the issue of any Construction Certificate.	Letter from Sydney     Metro to Deicorp, RE:     State Environmental     Planning Policy (Transport     and Infrastructure) 2021     Development Consent -     SSD 15882721, dated     20/12/2022     Accredia, CC1 No.     A220008/CC-01,     20/1/2023     Interview with     Auditees	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant



PART C – PRI	OR TO COMMENCEMENT OF WORKS			
NOTIFICATION	N OF COMMENCEMENT			
C1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	<ul> <li>Accredia CDC No</li> <li>A220008/CDC-01, 9/12/22</li> <li>Accredia, CC1 No.</li> <li>A220008/CC-01,</li> <li>20/1/2023</li> <li>Accredia Notice of Commencement of Construction, 20/1/2023</li> <li>Email from Deicorp to DPE &amp; The Hills Shire, dated 20/1/2022</li> </ul>	Notice of Commencement for SSD 15882721 sighted, dated 20/1/2022. Email from Deicorp to DPE & The Hills Shire, dated 20/1/2022 sighted. Email states works are expected to commence on 6/2/2023.	Compliant
C2	If the construction or operation of the development is to be staged, the Department 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.	<ul> <li>Interview with</li> <li>Auditees</li> <li>Email from Deicorp to</li> <li>DPE &amp; The Hills Shire,</li> <li>dated 20/1/2022</li> </ul>	<ul> <li>The development is staged as follows:</li> <li>Stage 1 (Towers A&amp;B &amp; Retail)</li> <li>Stage 2 (Towers C&amp;D)</li> <li>Only Stage 1 works had commenced at the time of this IA2. Refer also Condition C1.</li> </ul>	Compliant
ACCESS TO IN	FORMATION			
C3	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:  (a) make the following information and documents (as they are obtained or approved) publicly available on its website:  (i) the documents referred to in condition A2 of this consent;  (ii) all current statutory approvals for the development;  (iii) all approved strategies, plans and programs required under the conditions of this consent;  (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;  (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in	hillsshowgroundvillage communityportal.com.au	The Project Website has been established. The documents available on the website included: (a) (i) Architectural drawings, Landscape drawings & DA approved drawings (as referenced in A2) (ii) SSD 15882721 Development Consent & Modifications (iii) CEMP, CPTMP, AQMP, CNVMP & SWMP. The CEMP and Sub-plans were updated as per recommendations from IA1. (iv) Reports and management plans	Compliant

CHDVEY CEDTI	any conditions of this consent, or any approved plans and programs;  (vi) a summary of the current stage and progress of the development;  (vii) contact details to enquire about the development or to make a complaint;  (viii) a complaints register, updated monthly;  (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;  (x) any other matter required by the Planning Secretary; and  (b) keep such information up to date, to the satisfaction of the Planning Secretary; and  (c) address any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.		(v) Summary of monitoring results (Vibration, Surveys for Metro movement, Survey for K&G by DC) (vi) Summary of current stage of works (vii) Contact phone number and email address (viii) Complaints Register (current)	
SURVEY CERTI	FICATE	I		
C4	While building work is being carried out, a registered surveyor is to measure and mark the positions of the following and provide them to the principal certifier:  (a) all footings/ foundations; and  (b) at other stages of construction - any marks that are required by the principal certifier.	LTS Letter RE: 2     Mandala Pde, Castle Hill     Showground, dated     7/12/2022     Accredia, CC1 No.     A220008/CC-01,     20/1/2023     Interview with     Auditees	LTS Registered Surveyor's provided drawings showing the marked site boundary. Locations of footings and foundations will be surveyed prior to issue of a future CC. Progressive surveys ongoing.	Compliant
C5	Before the issue of an occupation certificate, a registered surveyor must submit documentation to the principal certifier which demonstrates that:  (a) no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced, or  (b) the Applicant has re-established any survey mark(s) that were damaged, destroyed, obliterated or defaced in accordance with the Surveyor General's Direction No. 11 - Preservation of Survey Infrastructure.	Interview with Auditees	To be satisfied prior to issue of the Occupation Certificate (OC).	Not triggered
C6	Prior to the commencement of works, the Applicant must submit to the satisfaction of the Certifier a Registered Surveyor's certificate	Registered Surveyor's certificate - LTS Letter RE:	Refer C4 – LTS Letter is the Registered Surveyor's Certificate.	Compliant



PROTECTION	detailing the setting out of the proposed building on the site, including the relationship of the set out building to property boundaries.  OF PUBLIC INFRASTRUCTURE AND STREET TREES	2 Mandala Pde, Castle Hill Showground, dated 7/12/2022 • Interview with Auditees	LTS Registered Surveyor's provided drawings showing the marked site boundary. Locations of footing and foundations will be surveyed prior to issue of a future CC. Progressive surveys ongoing.
C7	Prior to the commencement of works, the Applicant must:  (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;  (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths) and submit a copy of the dilapidation report to the Certifier, and Council  (c) ensure all street trees directly outside the site not approved for removal are retained and protected in accordance with the applicable Australian Standards.	DBYD Records (Various), 19/9/2022     HCC Engineers Pre- Dilapidation Report, Hills Plaza (Corner of Doran Drive & Carrington Road), Project Ref: 2022082.NP1, dated 15/9/2022     HCC Engineers Pre- Dilapidation Report, The Hills Showground Metro Station, Project Ref: 2022082.M1, dated 15/9/2022     HCC Engineers Pre- Dilapidation Report, Council Assets, Project Ref: 2022082.CA1, dated 15/9/2022     Email to Council RE: Copies of Dilap Reports, 17/3/2023     Accredia, CC1 No. A220008/CC-01, 20/1/2023     Rain Tree Consulting Aboricultural Assessment & Tree Protection Plan,	a) Consultation occurred in the form of Dial Before You Dig (DBYD) applications to relevant service providers who may be impacted including: Endeavour Energy, Metro Trains / Sydney Metro, Sydney Water & Telstra / NBN Co. b) Dilapidation Reports have been prepared for Council Assets, Sydney Metro & Neighbouring Properties (Hills Plaza). The Dilapidation Reports are listed in CC1 confirming submission to and satisfaction of the Certifier.  Evidence of submission of Dilapidation Reports to Council was sighted, dated 17/3/2023. c) An Aboricultural Assessment & Tree Protection Plan (TPP) has been prepared. Tree protection measures were in place for street trees outside the site boundary in compliance with the TPP. An arborist inspection was conducted on 17/11/22 and letter provided from arborist on 18/11/2022 confirming that tree protection measures had been established in accordance with current Australian Standards, the TPP, 19/9/2022 and

UTILITIES AND	SERVICES	(Vegetation & Aboricultural Assessment Officer), (approval for tree removal), dated 18/10/2023  • Arborist Inspection – Tree Protection Certification, Smart Arbor Professional Consulting, dated 18/11/2022  • Australian Standard 4970 Protection of Trees on Development Sites  • Site inspection 20/2/2024  • Email from Council RE: Temporary Tree Removal, dated 15/3/2023	on the nature strip of Andalusian Way and 3x Eucalyptus sideroxylon, Ironbark tree on the nature strip of De Clambe Drive".  A Tree Removal Plan was also provided as evidence. Further approval was provided by Council for the removal of 13 Ironbark trees on the nature strips of Andalusian Way and De Clambe Drive on 15/3/2023 to allow space for the establishment of work zones.  Tree protection was in place for the three remaining trees on De Clambe Drive at the time of the audit.	
C8	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers. Any costs in the relocation, adjustment or support of services are the responsibility of the Applicant.	• Sydney Water Building Plan Approved – Subject to Requirements, Asset Not Affected, Tap in Ref no.: 1513503, Building Plan No. 4/10/2022, dated 6/10/2022 • Interview with Auditees	Sydney Water Approval sighted for 2 Doran Drive Castle Hill NSW. Based on plans supplied Australian Locating Services Drawing 207218-US, November 2022. & ABC Consultants Job No. 20025, Drwg No. S01.122, Rev1, 4/10/22. The proposed building/structure is approved for construction over/adjacent to a Sydney Water Asset, subject to requirements.	Compliant

C9	Prior to the commencement of 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.	Accredia, CC1 No. A220008/CC-01, 20/1/2023      Interview with Auditees     Email from Endeavour Energy     Endeavour Energy Certification Letter, 25/5/2023     Email from JHA RE: Showground - Compliance with SSDA condition no C9, dated 22/3/2023	An Endeavour Energy substation is planned for construction. Deicorp has obtained Level 1 approvals. A temporary power connection was in place for the site compound at the time of IA2.  An Endeavour Energy substation is planned for construction. Deicorp has obtained Level 1 approvals. A temporary power connection was in place for the site compound at the time of IA2.  Telecommunications is an embedded network (Opticom); Deicorp advised approval not required.  Email from JHA RE: Showground - Compliance with SSDA condition no C9, dated 22/3/2023 states "Neale Hilton the Network Development Specialist informs us that Jemena where involved with NSW planning for the precinct and have installed network provision for our precinct. I believe this covers the "provisions for adequate services" clause".	Compliant
DIAL BEFORE	OU DIG SERVICE			
C10	Prior to the commencement of any excavation on or near the site, the Applicant must submit to the satisfaction of the Certifier written confirmation from NSW Dial Before You Dig Service that the proposed excavation will not conflict with any underground utility services.	<ul> <li>Dial Before You Dig,</li> <li>Job No 32757529, Enquiry date 19/9/2022</li> <li>Accredia, CC1 No.</li> <li>A220008/CC-01,</li> <li>20/1/2023 - Satisfaction of Conditions of Consent –</li> <li>Part 2</li> <li>Interview with</li> <li>Auditees</li> </ul>	DBYD Confirmation provided as evidence and lists asset owner details. CC1 references DBYD Confirmation, 32757529, Satisfaction of Conditions of Consent – Part 2, reviewed by the Certifier as evidence of compliance with C10, indicating 'satisfaction of the Certifier' 'that the proposed excavation will not conflict with any underground utility services'.	Compliant



COMMUNITY COMMUNICATION STRATEGY					
C11	Before the commencement of construction, the Applicant must prepare a Community Communication Strategy (CCS) for the development to 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.		The Community Communication Strategy (CCS) was provided as evidence and included the following: (a) Stakeholders (authorities, community & media) are identified in		
C12	The CCS for the development must:  (a) identify people to be consulted during the design and construction phases;  (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;  (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;  (d) set out procedures and mechanisms:  • through which the community can discuss or provide feedback to the Applicant;  • through which the Applicant will respond to enquiries or feedback from the community; and  • 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.	Deicorp Community Communication Strategy, Hills Showground Village (Doran Drive Precinct), July 2022	Section 3 (b) Means & methods of communication are set out in Section 5 (c) RNC has been engaged as a conduit between the project and the community and will help to coordinate and run community forums (d) Procedures and mechanisms for community feedback, response to enquiries and resolution of issues including disputes is set out in the CCS Sections 5 & 6.	Compliant	
C13	The CCS must be submitted to the Planning Secretary for approval no later than one month before the commencement of construction.	<ul> <li>DPE Letter to Deicorp,</li> <li>RE: CCS, DPE Ref: SSD-</li> <li>15882721-PA-1,</li> <li>14/9/2022</li> <li>Deicorp Community</li> <li>Communication Strategy,</li> <li>Hills Showground Village</li> <li>(Doran Drive Precinct),</li> <li>July 2022</li> </ul>	CCS approval from DPE sighted for Conditions C11-C15 of SSD-15882721. DPE confirms they have reviewed the CCS and is satisfied it meets the requirements of the relevant conditions of SSD-15882721.	Compliant	

C14	Construction must not commence until the CCS has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	DPE Letter to Deicorp,     RE: CCS, DPE Ref: SSD-     15882721-PA-1,     14/9/2022     Interview with	DPE approval of the CCS sighted, dated 14/9/2022, prior to commencement of construction on 6/2/2023.	Compliant
C15	The CCS, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.		Interview with	Robert Furolo of Deicorp has been engaged as the Communications Manager for the project.
DEMOLITION				
C16	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 before the commencement of works.	<ul> <li>Deicorp Demolition</li> <li>Statement (C16), dated</li> <li>30/8/2022</li> <li>Interview with</li> <li>Auditees</li> </ul>	Deicorp has confirmed there are no demolition works required for the project that would be relevant to C16.	Not triggered
PRE-CONSTRU	CTION DILAPIDATION REPORTS			
C17	Prior to the commencement of any construction, the Applicant must submit to the satisfaction of the Certifier a Pre-Construction Dilapidation Report, prepared by a suitably qualified person.	HCC Engineers Pre-Dilapidation Report, Hills Plaza (Corner of Doran Drive & Carrington Road), Project Ref: 2022082.NP1, dated 15/9/2022     HCC Engineers Pre-Dilapidation Report, The Hills Showground Metro Station, Project Ref: 2022082.M1, dated 15/9/2022     HCC Engineers Pre-Dilapidation Report, Council Assets, Project Ref: 2022082.CA1, dated 15/9/2022	Dilapidation Reports have been prepared for Council Assets, Sydney Metro & Neighbouring Properties (Hills Plaza).  The Dilapidation Reports are listed in CC1 confirming submission to and satisfaction of the Certifier.	Compliant

C18	The Pre-Construction Dilapidation Report is to detail the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence', as defined in any Pre-Construction Dilapidation Report. Any entry into private land is subject to the consent of the owner of the land and any inspection of buildings on privately affected land must include details of the whole building where only part of the building may fall within the 'zone of influence'. A copy of the report is to be forwarded to the Planning Secretary and each of the affected property owners.	Accredia, CC1 No.     A220008/CC-01,     20/1/2023     HCC Engineers Pre- Dilapidation Report, Hills Plaza (Corner of Doran Drive & Carrington Road), Project Ref: 2022082.NP1, dated 15/9/2022     HCC Engineers Pre- Dilapidation Report, The Hills Showground Metro Station, Project Ref: 2022082.M1, dated 15/9/2022     HCC Engineers Pre- Dilapidation Report, Council Assets, Project Ref: 2022082.CA1, dated 15/9/2022     Email to Council, dated 16/11/2022 – link to Dilap Reports     Email to Council RE: Copies of Dilap Reports, 17/3/2023	Pre-Construction Dilapidation Reports for Council Assets, Sydney Metro & Neighbouring Properties (Hills Plaza) meet the requirements of C18. Evidence of submission of Dilapidation Reports to Council was sighted, dated 17/3/2023.	Compliant
C19	In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the Planning Secretary that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.	<ul> <li>Interview with</li> <li>Auditees</li> <li>Email from Deicorp to</li> <li>Certifier, dated</li> <li>29/11/2022</li> </ul>	Access not known to have been denied for any Pre-Construction Dilapidation Report required.	Not triggered
C20	Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant. Damage must be fully rectified by the	Interview with Auditees	Deicorp advised no damage is known to have been incurred as per C20.	Not triggered



	Applicant to the satisfaction of the public authority responsible for the public way.			
C21	The damage must be fully rectified by the Applicant in accordance with the Council's standards prior to a Certificate of Completion being issued for Public Domain Works or before the final Occupation Certificate is issued for the development, whichever is the sooner.	• Interview with Auditees	As per C20.	Not triggered
CONSTRUCTION	ON ENVIRONMENTAL MANAGEMENT PLAN			
C22	Prior to the commencement of any earthwork or construction, a Construction Environmental Management Plan (CEMP) shall be submitted to the Certifying Authority. The CEMP shall address, but not be limited to, the following matters where relevant: (a) Details of:     (i) hours of work     (ii) 24 hour contact details of site manager     (iii) community consultation and complaint handling procedure     (iv) traffic management     (v) noise and vibration management, prepared by a suitably     qualified person     (vi) management of dust and odour to protect the amenity of the     neighbourhood     (vii) stormwater control and discharge, including measures to     ensure that sediment and other materials are not tracked onto the     roadway by vehicles leaving the site     (viii) contamination management, including any unexpected     contamination finds protocol     (ix) waste management     (x) external lighting in compliance with applicable Australian     Standards     (xi) flora and fauna management. (b) Construction Traffic and Pedestrian Management Sub-Plan; (c) Construction Noise and Vibration Management Sub-Plan; (d) Air Quality Management Sub-Plan; (e) Construction Waste Management Sub-Plan; (f) Construction Soil and Water Management Sub-Plan; (g) an unexpected finds protocol for contamination and associated communications procedure;	<ul> <li>Deicorp Showground Construction &amp; Environmental Management Plan (CEMP), Rev7 23/5/2023</li> <li>Construction Environmental Management Plan (CEMP), CC1, Barker Ryan Stewart, Rev5, 9/9/2022</li> <li>Metech Consulting Unexpected Finds Protocol, 1/7/2023</li> <li>Accredia, CC1 No. A220008/CC-01, 20/1/2023 – Satisfaction of Conditions of Consent Part 2</li> <li>Accredia CDC No A220008/CD-01, 9/12/22</li> <li>El Australia Air Quality Management Plan, Ref: E24724.E21_Rev4, 11/4/2023</li> </ul>	(a): (i) Section 7, Operating Hours (ii) Section 12.7, Construction Contacts (iii) Section 12.4 Communication Protocols (iv) Construction Pedestrian and Traffic Management Plan (CPTMP), Appendix D (v) Section 7 Noise and Vibration Controls (vi) Section 6, Amenity, Section 8.1 Air & Dust Management (vii) Soil and Water Management Plan, Appendix F & Section 9, Stormwater Management & Sediment Control (viii) Appendix O to the CEMP includes the unexpected contamination finds protocol (ix) Section 10 Waste & Material Reuse Management, Appendix C Waste Management Plan (x) Section 8.5 of the CEMP addresses Control of outdoor artificial lighting during Construction	Compliant

(h) an unexpected finds protocol for Aboriginal and non-Aboriginal	•	Construction Waste	and references applicable Australian
heritage and associated communications procedure; and		Management Plan	Standards.
(i) waste classification (for materials to be removed) and validation		(CWMP), Barker Ryan	(xi) Section 8.2 of the CEMP
(for materials to remain) be undertaken to confirm the contamination		Stewart, Rev4, CC	addresses Flora and fauna
status in these areas of the site.		Final v2, 8/9/2022	management in relation to
	•	Construction	biodiversity and references the EIS
		Pedestrian & Traffic	and Biodiversity Assessment Report.
		Management Plan	(b) Construction Pedestrian and Traffic
		(CPTMP), SBMG	Management Plan sighted
		Planning, 17/4/2023	(c) Construction Noise and Vibration
	•	Construction Noise & Vibration	Management Plan sighted
			(d) Air Quality Management Plan
		Management Plan (CNVMP), Acoustic	sighted
		Logic, Rev1 29/3/2023	(e) Appendix C, Waste Management
		Logic, Nevi 25/5/2025	Plan
			(f) Appendix E, Soil and Water
			Management Plan
			(g) Appendix O to the CEMP includes
			the unexpected contamination finds
			protocol. The document also includes
			information on contamination and
			refers to the CSWMP which is the
			main guiding plan for the
			management of contamination.
			(h) Section 8.2 of the CEMP addresses
			Aboriginal and Non-Aboriginal
			Heritage and includes an unexpected
			finds protocol for Aboriginal and non-
			Aboriginal heritage.
			(i) Section 8.2 of the CEMP addresses
			contamination management and
			outlines the waste classification
			process.
			CC1 references Conditions C22 as

evidence of submission to the Certifier



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		(CDC) prior to CC1 and were limited to	
		"Earthworks, Site Establishment,	
		Minor Excavation (Maximum 3m only),	
		Removal of Existing Site Fill,	
		Installation of bored piles only, and	
		removal of excavated spoil material".	
ON PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN SUB-PLAN			
Prior to the commencement of any earthwork or construction, the		A CPTMP has been prepared for the	
Applicant must submit to the satisfaction of the Certifier a final		project. An email verifying	
Construction Pedestrian and Traffic Management Plan Sub-Plan		consultation with TfNSW Customer	
(CPTMP), prepared in consultation with the Sydney Coordination	<ul> <li>Construction</li> </ul>	Journey Planning (former Sydney	
Office within Transport for NSW (TfNSW). The CPTMP needs to specify	Pedestrian & Traffic	Coordination Office (SCO) was	
matters including, but not limited to, the following:	Management Plan	provided as evidence, dated	
(a) a description of the development;	(CPTMP), Barker Ryan	15/8/2023.	
(b) location of any proposed work zone(s);	Stewart, Rev4, 9/9/2022	The CPTMP meets the requirements	
(c) details of crane arrangements including location of any crane(s)	<ul> <li>Construction</li> </ul>	of C23 as follows:	
and crane movement plan;	Pedestrian & Traffic	(a) Section 2	
(d) haulage routes;	Management Plan	(b) Appendix A Site Management Plan	
(e) proposed construction hours;	(CPTMP), SBMG Planning,	(c) Appendix A & Appendix B Vehicle	Compliant
(f) predicted number of construction vehicle movements, detail of	17/4/2023	Movement Plan	
vehicle types and demonstrate that proposed construction vehicle	<ul> <li>Accredia, CC1 No.</li> </ul>	(d) Appendix B Vehicle Movement	
movements can work within the context of road changes in the	A220008/CC-01,	Plan	
surrounding area, noting that construction vehicle movements are to	20/1/2023	(e) Section 2.5 Construction Hours	
be minimised during peak periods;	Email TfNSW Customer	(f) Section 4.5 Traffic Management	
(g) construction vehicle access arrangements;	Journey Planning RE:	Strategy	
(h) construction program and construction methodology, including	CPTMP Endorsement,	(g) Swept Paths attached in Appendix	
any construction staging;	dated 15/8/2023	C, Section 3.5 Vehicular Access	
(i) a detailed plan of any proposed hoarding and/or scaffolding;		(h) Section 2, Project Overview,	
(j) measures to avoid construction worker vehicle movements within		Section 2.2 Project Staging	
the precinct;		(i) Appendix A, Site Management Plans	
	Applicant must submit to the satisfaction of the Certifier a final Construction Pedestrian and Traffic Management Plan Sub-Plan (CPTMP), prepared in consultation with the Sydney Coordination Office within Transport for NSW (TfNSW). The CPTMP needs to specify matters including, but not limited to, the following:  (a) a description of the development;  (b) location of any proposed work zone(s);  (c) details of crane arrangements including location of any crane(s) and crane movement plan;  (d) haulage routes;  (e) proposed construction hours;  (f) predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods;  (g) construction vehicle access arrangements;  (h) construction program and construction methodology, including any construction staging;  (i) a detailed plan of any proposed hoarding and/or scaffolding;  (j) measures to avoid construction worker vehicle movements within	Prior to the commencement of any earthwork or construction, the Applicant must submit to the satisfaction of the Certifier a final Construction Pedestrian and Traffic Management Plan Sub-Plan (CPTMP), prepared in consultation with the Sydney Coordination Office within Transport for NSW (TfNSW). The CPTMP needs to specify matters including, but not limited to, the following:  (a) a description of the development; (b) location of any proposed work zone(s); (c) details of crane arrangements including location of any crane(s) and crane movement plan; (d) haulage routes; (e) proposed construction hours; (f) predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements are to be minimised during peak periods; (g) construction vehicle access arrangements; (h) construction to program and construction methodology, including any construction staging; (i) a detailed plan of any proposed hoarding and/or scaffolding; (j) measures to avoid construction worker vehicle movements within	Minor Excavation (Maximum 3m only), Removal of Existing Site Fill, Installation of bored piles only, and removal of excavated spoil material".  Prior to the commencement of any earthwork or construction, the Applicant must submit to the satisfaction of the Certifier a final Construction Pedestrian and Traffic Management Plan Sub-Plan (CPTMP), prepared in consultation with the Sydney Coordination Office within Transport for NSW (TfNSW). The CPTMP needs to specify matters including, but not limited to, the following: (a) a description of the development; (b) location of any proposed work zone(s); (c) details of crane arrangements including location of any crane(s) and crane movement plan; (d) haulage routes; (e) proposed construction hours; (f) predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods; (g) construction rehicle access arrangements; (h) construction program and construction methodology, including any construction staging; (i) a detailed plan of any proposed hoarding and/or scaffolding; (j) measures to avoid construction worker vehicle movements within



	(k) consultation strategy for liaison with surrounding stakeholders, including other developments under construction; (l) identify any potential impacts to general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CPTMP; and (m) identify the cumulative construction activities of the development and other projects within or around the development site. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.		(j) Section 4.5 Traffic Management Strategy (k) Section 5 of the CPTMP addresses the consultation strategy for liaison with other development under construction, which are listed. (l) Section 4.5 Traffic Management Strategy (m) Section 4.5 Traffic Management Strategy; Section 5 Impact on Traffic and Transport Operation  CC1 references Conditions C22 as evidence of submission to the Certifier – Satisfaction of Conditions of Consent Part 2.	
CONSTRUCTION	ON NOISE AND VIBRATION MANAGEMENT SUB-PLAN			
C24	Prior to the commencement of any earthwork or construction, the Applicant shall submit to the satisfaction of the Certifier a Construction Noise and Vibration Management Sub-Plan (CNVMP) for the development. The Sub-Plan must include:  (a) identification of the specific activities that will be carried out and associated noise sources at the premises;  (b) identification of all potentially affected sensitive residential receiver locations;  (c) quantification of the rating background noise level (RBL) for sensitive receivers, as part of the Sub-Plan, or as undertaken in the EIS;  (d) the construction noise, ground-borne noise and vibration objectives derived from an application of the EPA Interim Construction Noise Guideline (ICNG), as reflected in conditions of approval;  (e) prediction and assessment of potential noise, ground-borne noise (as relevant) and vibration levels from the proposed construction methods expected at sensitive receiver premises against the objectives identified in the ICNG and conditions of approval;	<ul> <li>Construction Noise &amp; Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023</li> <li>Koikas Acoustics Pty Ltd Construction Noise and Vibration Plan of Management with regards to the Sydney Metro Infrastructure, V5, 21/12/2022</li> <li>Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> </ul>	Acoustic Logic prepared a Construction Noise & Vibration Management Plan (CNVMP), dated 29/3/2023 (replacing the former Koikas Acoustics Pty Ltd Construction Noise and Vibration Plan of Management), addressing Condition C24. Refer Table 1 Consent Satisfaction table of the CNVMP for reference to each part of Condition C24 and section addressed.  CC1 references Conditions C24 as evidence of submission to the Certifier – Satisfaction of Conditions of Consent Part 2 indicating 'satisfaction of the Certifier'.	Compliant

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	(f) where objectives are predicted to be exceeded, an analysis of			
	feasible and reasonable noise mitigation measures that can be			
	implemented to reduce construction noise and vibration impacts;			
	(g) description of management methods and procedures, and specific			
	noise mitigation treatments/measures that can be implemented to			
	control noise and vibration during construction;			
	(h) where objectives cannot be met, additional measures including,			
	but not necessarily limited to, the following should be considered and			
	implemented where practicable; reduce hours of construction, the			
	provision of respite from noise/vibration intensive activities, acoustic			
	barriers/enclosures, alternative excavation methods or other			
	negotiated outcomes with the affected community;			
	(i) where night-time noise management levels cannot be satisfied, a			
	report shall be submitted to the Planning Secretary outlining the			
	mitigation measures applied, the noise levels achieved and			
	justification that the outcome is consistent with best practice;			
	(j) measures to identify non-conformances with the requirements of			
	the Sub-Plan, and procedures to implement corrective and			
	preventative action;			
	(k) suitable contractual arrangements to ensure that all site personnel,			
	including sub-contractors, are required to adhere to the noise			
	management provisions in the Sub-Plan;			
	(I) procedures for notifying residents of construction activities that are			
	likely to affect their noise and vibration amenity;			
	(m) measures to monitor noise performance and respond to			
	complaints;			
	(n) measures to reduce noise related impacts associated with offsite			
	vehicle movements on nearby access and egress routes from the site;			
	(o) procedures to allow for regular professional acoustic input to			
	construction activities and planning; and			
	(p) effective site induction, and ongoing training and awareness			
	measures for personnel (e.g. toolbox talks, meetings etc).			
<b>AIR QUALITY N</b>	//ANAGEMENT SUB-PLAN			
	Delicate the second of the sec	El Australia Air Quality	An AQMP was prepared by El Australia	
C25	Prior to the commencement of any earthwork or construction, the	Management Plan	and includes the following to comply	Compliant
	Applicant shall submit to the satisfaction of the Certifier an Air Quality	(AQMP), Ref:	with C25:	•

Management Sub-Plan (AQMP) for the development. The Sub-Plan E24724.E21 Rev4, (a) Qualifications and experience of must include, as a minimum, the following elements: 11/4/2023 the AQMP author and Technical (a) be prepared by a suitably qualified and experienced expert in Accredia, CC1 No. Reviewer were included in the accordance with the EPA's Approved Methods for the Modelling and A220008/CC-01, Document Control section of the Assessment of Air Pollutants in NSW (the Approved Methods); 20/1/2023 - - Satisfaction AQMP, Page 2, and in Table 1-1. (b) relevant environmental criteria to be used in the day-to-day of Conditions of Consent (b) Criteria for air quality monitoring management of dust and volatile organic compounds (VOC/odour); for deposited dust is included in Part 2 (c) mission statement; Table 5-1 and discussed in Section (d) dust and VOCs/odour management strategies consisting of: 5.4. Odour controls are addressed (i) objectives and targets; in Section 5.4.1 Acceptable Limits (ii) risk assessment; of Secondary Effects and includes (iii) suppression improvement plan; odour from mobile plant, which is (iv) monitoring requirements including assigning responsibility (for to be determined on site using all employees and contractors); olfactory methods by responsible (v) communication strategy; and site personnel (via daily (vi) system and performance review for continuous improvements. inspections). (c) A mission statement is included in Section 1.4. (d) (i) Objectives Section 1.3, Targets Section 1.4 (ii) Risk Assessment, Section 7.1 (iii) Suppression improvements are included in Section 7.5. (iv) Monitoring requirements Section 6.6; Roles & Responsibilities Section 6.2 (v) Internal and external communication Section 6.5 (vi) System and performance review for continuous improvements is included in Section 6.8. CC1 references Conditions C25 as

evidence of submission to the Certifier

			– Satisfaction of Conditions of Consent Part 2.	
C26	The AQMP must detail management practices to be implemented for all dust and VOC/odour sources at the site. The AQMP must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (e.g. frequency, duration and method of monitoring) to be undertaken for the project.	<ul> <li>El Australia Air Quality Management Plan (AQMP), Ref: E24724.E21_Rev4, 11/4/2023</li> <li>Interview with Auditees</li> </ul>	Management and mitigation measures are set out in Section 7.2 of the AQMP. Dust has been identified as the main source of potential air pollution at the site.  Criteria for air quality monitoring for deposited dust is included in Table 5-1.  Monitoring requirements are set out in Section 6.3 of the AQMP. Air quality monitoring assessments were previously undertaken by El Australia but are now undertaken by Acoustic Logic. Refer C27 for more information.	Compliant
C27	The Applicant must also develop and implement an appropriate comprehensive Reactive Air Quality and Odour Management Plan which will incorporate an Ambient Air Monitoring Program and Reactive Management Strategy to ensure that the assessment criteria are met during the works.	El Australia Air Quality     Management Plan     (AQMP), Ref:     E24724.E21_Rev4,     11/4/2023	Deicorp advised no odour issues had been identified on the site to date.  A Reactive Air Quality and Odour Management Strategy was included in Section 6 and procedure in Appendix C of the AQMP.  Two Acoustic Logic Dust Monitoring Reports were made available for review: 7/9/23-14/9/23 & 30/10/23-6/11/23.  Air quality monitoring was undertaken during basement excavation, which ceased in November 2023. Monitoring was undertaken using 2x SiteHive Hexanode dust monitors. Criteria (Maximum Concentration) for PM <sub>10</sub> (50μg/m³) and PM <sub>2.5</sub> (25μg/m³) were established.	Non-Compliant



Penalty Notice, 23/11/2023  Interview with Auditees  Anumber of exceedances in established criteria were identified during both the Sept 2023 and Oct/Nov 2023 monitoring events, with daily average PM <sub>10</sub> concentrations up to 979 µg/m³ and daily average PM <sub>2.5</sub> concentrations up to 194 µg/m³ identified in the first monitoring event (Sept 2023).  The second monitoring event (Oct/Nov 2023) identified daily average PM <sub>2.5</sub> concentrations up to 945 µg/m³ and daily average PM <sub>2.5</sub> concentrations up to 198 µg/m³.  For both monitoring events, PM <sub>10</sub> and PM <sub>2.5</sub> concentrations were almost 20 times the established criteria.	
• Interview with Auditees  during both the Sept 2023 and Oct/Nov 2023 monitoring events, with daily average PM <sub>10</sub> concentrations up to 979 µg/m³ and daily average PM <sub>2.5</sub> concentrations up to 194 µg/m³ identified in the first monitoring event (Sept 2023).  The second monitoring event (Oct/Nov 2023) identified daily average PM <sub>10</sub> concentrations up to 945 µg/m³ and daily average PM <sub>2.5</sub> concentrations up to 198 µg/m³.  For both monitoring events, PM <sub>10</sub> and PM <sub>2.5</sub> concentrations were almost 20	
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PM <sub>2.5</sub> concentrations were almost 20	
times the established criteria.	
The monitoring report discussion sates	
"the most likely cause of the	
excessively high readings is from water	
sprays being used on site for dust	
suppression. The laser-based	
photometer in the dust monitor	
cannot distinguish between fine mist	
droplets or dust thus all particles are	
counted leading to the spurious	
results".	
In the Sept 2023 monitoring report,	
Acoustic Logic recommended that	
future AQ monitoring is undertaken at	
sensitive receivers rather than at the	
project boundary to ascertain more	
representative results. Monitoring	
locations on the project boundary	
were again used during the Oct/Nov	

			2023 monitoring event, and exceedances again identified. There were three dust complaints received in Sept-Nov 2023. After a dust complaint on 20/9/2023 Council investigated and subsequently issued a fine and infringement notice due to significant concerns regarding the lack of controls in place to adequately manage dust and tracking. Deicorp and the subcontractor (EWX) developed a detailed response that was issued to council on 23/11/2023.  Non-Compliance: Evidence of a documented investigation in accordance with the Reactive Management Strategy was not available during the audit, and a Non-Compliance was not raised by the project team at the time the air quality exceedances were identified, or when an infringement notice was issued by Council. A Non-Compliance has therefore been raised in this IA3 Audit Report to address the corresponding NC with the planning approval.	
CONSTRUCTIO	N WASTE MANAGEMENT SUB-PLAN			T
C28	Prior to the commencement of any earthwork or construction, the Applicant shall submit to the satisfaction of the Certifier a Construction Waste Management Sub-Plan (CWMP) for the development. The Sub-Plan must include, as a minimum, the following elements:  (a) require that all waste generated during the project is assessed, classified and managed in accordance with the EPA's "Waste Classification Guidelines Part 1: Classifying Waste";	<ul> <li>Construction Waste</li> <li>Management Plan</li> <li>(CWMP), Barker Ryan</li> <li>Stewart, Rev 4, 8/9/2022</li> <li>Accredia, CC1 No.</li> <li>A220008/CC-01,</li> <li>20/1/2023</li> </ul>	<ul> <li>(a) Section 4.8, Waste Classification Measures</li> <li>(b) Location of waste bins is shown on the Plan provided in Appendix A</li> <li>(c) Section 4.1, Waste Strategy which identifies methods to prevent double handling</li> </ul>	Compliant

	(b) demonstrate that an appropriate area will be provided for the		(d) The site is not located in close
	storage of bins and recycling containers and all waste and recyclable		proximity to any waterways. Plan
	material generated by the works;		commits to measures to be
	(c) procedures for minimising the movement of waste material around		implemented to ensure waste is
	the site and double handling;		contained within designated waste bin
	(d) waste (including litter, debris or other matter) is not caused or		enclosures.
	permitted to enter any waterways;		Site Management Plan, Appendix A
	(e) any vehicle used to transport waste or excavation spoil from the		identifies site fencing and waste
	site is covered before leaving the premises;		storage areas.
	(f) the wheels of any vehicle, trailer or mobilised plant leaving the site		(e) Section 4.6, Waste Avoidance and
	and cleaned of debris prior to leaving the premises;		Reduction, details waste vehicle
	(g) details in relation to the transport of waste material around the		measures
	site (on-site) and from the site, including (at a minimum):		(f) Section 4.6, Waste Avoidance and
	(i) a traffic plan showing transport routes within the site;		Reduction, requires vehicle cleaning
	(ii) a commitment to retain waste transport details for the life of		prior to exiting the site
	the project to demonstrate compliance with the <i>Protection of the</i>		(g) (i) Site Management Plan,
	Environment Operations Act 1997; and		Appendix A details transport routes
	(iii) the name and address of each licensed facility that will receive		within the site.
	waste from the site (if appropriate).		
			(ii) Section 4.3, Construction Waste
			Monitoring and Reporting.
			Management required to retain all
			waste transport details, including
			receipts and contract details, for the
			life of the project.
			(iii) Details of end destinations for
			waste streams is provided in Section
			4.7
			CC1 references Conditions C28 as
			evidence of submission to the Certifier
			<ul> <li>Satisfaction of Conditions of Consent</li> </ul>
			Part 2, indicating 'satisfaction of the
			Certifier'.
CONSTRUCTIO	N SOIL AND WATER MANAGEMENT PLAN SUB-PLAN		
C29	Prior to the commencement of any earthwork or construction, the	SLR Construction Soil	SLR prepared a SWMP for the project,
(29	Applicant must submit to the satisfaction of the Certifier a	and Water Management	dated 5/7/2023. The SWMP includes Compliant

			T
	Construction Soil and Water Management Sub-Plan which must be	Plan (CSWMP), 2 Mandala	an Erosion and Sediment Control Plan
	prepared by a suitably qualified expert, in consultation with Council	Parade Castle Hill, v1.0	(ESCP). It is noted that required
	and address, but not be limited to the following:	5/7/2023	erosion and sediment controls for the
	(a) describe all erosion and sediment controls to be implemented	<ul> <li>Deicorp Construction</li> </ul>	site at the current stage are limited
	during construction;	Soil and Water	due to the depth of the basement
	(b) provide a plan of how all construction works will be managed in a	Management Plan	excavation and limited risk of offsite
	wet-weather event (i.e. storage of equipment, stabilisation of the	(SWMP), RevB, 6/1/2023	runoff. The ESCP includes a sediment
	Site);	<ul> <li>Accredia, CC1 No.</li> </ul>	fence along the site boundary, shaker
	(c) detail all off-Site flows from the Site; and	A220008/CC-01,	grid at the site exit, and drain controls.
	(d) describe the measures that must be implemented to manage	20/1/2023	It is noted that the shaker grid had
	stormwater and flood flows for small and large sized events, including,		been removed as truck and dogs were
	but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year		no longer required to enter the site to
	ARI.		load. Load-out was performed in the
			approved work zone on De Clambe
			Drive, outside the site boundary
			hoarding. Deicorp advised the area
			would be manually swept after each
			truck and dog exited the work zone,
			and a street sweeper was engaged
			(though was not observed at the time
			of the audit).
			(a) Refer Sections 2 & 3 of the SWMP.
			(b) Refer Section 2.2 of the SWMP.
			(c) Refer Section 1.5 of the SWMP.
			(d) Refer Sections 2 & 3 of the SWMP.
			CC1 references the CSWMP, reviewed
			by the Certifier as evidence of
			compliance with C25, indicating
			'satisfaction of the Certifier'.
CONSTRUCTIO	N PARKING		
	Prior to the commencement of any earthwork or construction, the	a Comptunation	The Deigern site compound is lessed
620	Applicant must submit to the satisfaction of the Certifier evidence that	Construction  Padagtrian & Traffia	The Deicorp site compound is leased
C30	sufficient off-street parking has been provided for heavy vehicles and	Pedestrian & Traffic	from Landcom/Sydney Metro and Compliant
	for site personnel (where required), to ensure that construction traffic	Management Plan	provides off street parking for



	associated with the development does not utilise on-street parking or public parking facilities.	(CPTMP), Barker Ryan Stewart, Rev4, 9/9/2022  Construction Pedestrian & Traffic Management Plan (CPTMP), SBMG Planning, 17/4/2023  Email to Certifier RE: C22-C30 & C36, dated 21/7/2023  Accredia, CC1 No.	construction and other vehicles to assist compliance with C30.  The CTMP has been updated to address the site compound. Section 4.3 of the CPTMP addresses the construction worker car parking strategy.  Evidence of submission of C30 requirements to the Certifier was sighted, dated 21/7/2023.	
		A220008/CC-01, 20/1/2023		
COMPLIANCE				
C31	Prior to the commencement of any earthwork or construction, 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.	Interview with Auditees	As per Condition A16.	Compliant



BARRICADE PERMIT					
C32	Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the <i>Roads Act 1993</i> for a Barricade Permit is to be obtained from the relevant authority prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant authority.	Works Zone Approval De Clambe Drive & Andalusian Way, The Hills Shire Council, email dated 20/6/2023     Works Zone Approval Andalusian Way, The Hills Shire Council, 1/2/2024     Accredia, CC1 No. A220008/CC-01, 20/1/2023     Interview with Auditees	Approval from The Hills Shire Council for the use of the parking lane and footpath on De Clambe Drive & Andalusian Way as temporary work zones for 18 months was sighted, dated 20/6/2023.  Council has installed signs at the work zone indicating allowed hours of use.	Compliant	
HOARDING					
C33	An application under section 138 of the <i>Roads Act 1993</i> is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road (if required) and such application is to include: (a) architectural, construction and structural details of the design as well as any proposed artwork; and (b) structural certification prepared and signed by an appropriately qualified practising structural engineer.	Interview with Auditees	Deicorp advised hoarding around the site is on the site boundary and does not extend onto a public road.	Not triggered	
<b>OUTDOOR LI</b>	GHTING				
C34	Prior to commencement of any lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Interview with Auditees	This condition will be the subject of a later CC.	Not triggered	
PUBLIC LIABILITY INSURANCE					
C35	Prior to the commencement of any earthwork or construction over, on or below Council land, the Applicant must submit to the satisfaction of the Certifier evidence of Public Liability Insurance, with a minimum liability of \$10 million. A copy of the Insurance cover is to be provided to Council.	Deicorp P/L Coverforce Certificate of PL Insurance, \$20M, 30/6/2023-2024	CC1 references a Coverforce Certificate of Insurance, reviewed by the Certifier as evidence of compliance with C35, indicating 'satisfaction of the Certifier'.	Compliant	

DEAGENATION	LINEVESTED FINIS PROTOCOL	<ul> <li>Accredia, CC1 No.</li> <li>A220008/CC-01,</li> <li>20/1/2023</li> <li>Accredia, CC2 No.</li> <li>A220008/CC-02,</li> <li>27/4/2023</li> <li>Interview with</li> <li>Auditees</li> </ul>	CC2 references a PI Certificate of Currency [Policy 171-R005122-PLP] only, though the Coverforce Certificate of PL Insurance, \$20M, 30/6/2023-2024 was sighted during the audit.	
KEIVIEDIATIO	I – UNEXPECTED FINDS PROTOCOL		According to the DSI, there was no	
C36	Prior to the commencement of any earthwork or remediation works for the development, the Applicant must submit to the satisfaction of the Certifier an Unexpected Finds Protocol which has been reviewed and endorsed by an EPA accredited site auditor. The protocol must outline contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works.	Metech Consulting Unexpected Finds Protocol, 1/7/2023     Detailed Site Investigation (DSI) by EI Australia, dated 9/7/2021 (ref: E24724.E02_Rev2)     Email to Certifier RE: C22-C30 & C36, dated 21/7/2023     Accredia, CC1 No. A220008/CC-01, 20/1/2023     Interview with Auditees	contamination of land or groundwater at the site above adopted investigation criteria, and no requirement for remediation identified.  An Unexpected Finds Protocol (UFP) for contamination has been prepared by Metech Consulting in July 2023. The Metech report references Condition C36 and states "This report presents the UFP that has been prepared to satisfy this consent condition".  Evidence of submission of C36 requirements to the Certifier was sighted, dated 21/7/2023.	Compliant
GROUNDWAT	ER REQUIREMENTS AND MANAGEMENT		,	
C37	Prior to commencement of works the Applicant is to undertake the following to the satisfaction of DPE Water and the Natural Resources Access Regulator (NRAR):  (a) demonstrate adequate groundwater entitlements can be obtained for the project's operational water take;  (b) ensure sufficient water entitlement is held in a water access licence/s (WAL) to account for the maximum predicted take for each water source prior to take occurring;	EI Australia Dewatering     Management Plan, Castle     Hill, Ref:     E24724.E16_Rev0,     18/11/2021     EI Australia     Groundwater Take     Assessment, Castle Hill,	A Dewatering Management Plan has been prepared by El Australia for the project.  (a) Groundwater Take Assessment provides estimate of groundwater take volumes that require pumping during construction & operation and	Compliant

(c) develop a Ground Water Management Plan for the construction phase;	Ref: E24274.G12_Rev1, 11/5/2022	to assess whether tanking is required for the basement.
(d) develop a dewatering reporting schedule covering duration of construction; and (e) develop a proposed operational phase (after building completion) monitoring and reporting schedule.	• PR Water Pty Ltd Specialist Water Management Report, 7/2/2024 • PR Water Pty Ltd Specialist Water Management Report, 15/2/2024 • El Australia Letter to Deicorp RE: Groundwater Dewatering for Basement Construction at 2 Mandala Pde, Castle Hills NSW, dated 26/9/2023 • DPE Letter to El Australia RE: Doran Drive Precinct (SSD-15882721) – Condition 37, dated 31/10/2023 • Interview with Auditees	Section 4.1 estimates groundwater take during Construction to be 1.09 ML/8 months (which equates to 1.64 ML/Year).  Section 4.2 estimates groundwater take during Operation to be 1.63 ML/Year (assuming a drained basement design).  El concludes that groundwater flows could be controlled by a sump and pump system and tanking is unwarranted.  (b) As the project's predicted construction and operational water take is less than 3ML per year, studies indicate a Water Access Licence (WAL) is unlikely to be required under Schedule 4 Clause 7 of the Water Management (General) Regulations 2018. A Water Access Licence (WAL) exemption is available under the Regulations.  It is understood that the requirement to discharge water offsite for the project commenced within the IA3 audit period, with no water reported to have been discharge from site during the IA1 and IA2 audit periods (when the basement excavation was shallower).

Management Plan, Castle Hill, Ref: E24724.E16\_Rev0, 18/11/2021 is





PART D – DURING CONSTRUCTION					
APPROVED PL	ANS TO BE ON-SITE				
D1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for inspection by any officer of the Department, Council or the Certifier.	• Site inspection 20/2/2024	Copies of approved plans were available for review on site in the project office.	Compliant	
SITE NOTICE					
D2	A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:  (a) state the name, address and telephone number of the principal certifier for the work;  (b) state the name of the principal contractor (if any), its address and 24-hour contact phone number for any inquiries, including construction / noise complaints;  (c) state the approved hours of work;  (d) state that unauthorised entry to the work site is prohibited;  (e) the minimum dimensions of the notice are to measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;  (f) the notice is to be durable and weatherproof and is to be displayed throughout the works period; and  (g) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing.	<ul> <li>Site inspection</li> <li>20/2/2024</li> <li>Site Notice: Castle Hill</li> <li>Showground, 2 Mandala</li> <li>Parade, Castle Hill NSW</li> <li>2154</li> </ul>	Site Notices were displayed at the site entrances on De Clambe Drive and Andalusian Way, and included the following:  (a) Name, address and contact details for the Certifier, Accredia Pty Ltd  (b) Name, address and contact details of the Principal Contractor/Builder  (Deicorp Construction), including after hours contact for the Site Manager  (c) Approved hours of work (7am-6pm M-F, 8am-1pm Sat)  (d) 'Construction Site, Unauthorised Persons Keep Out' displayed  (e) Site Notices were larger than minimum size  (f) Site Notices were made from durable and weatherproof material  (g) Notices were at eye level on hoardings at both site entrances.	Compliant	
HOURS OF CO	NSTRUCTION				
D3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:  (a) between 7am and 6pm, Mondays to Fridays inclusive; and  (b) between 8am and 1pm, Saturdays.	Interview with     Auditees     CEMP & Construction     Noise & Vibration     Management Plan	Six complaints were received by nearby residents about out of hours work during the audit period.  Several emails from Deicorp to Council were sighted notifying of out of hours works, most of these were in relation	Non-Compliant	



	(CNVMP), Acoustic Logic,	to concrete pours that ran past 6pm.
	Rev1 29/3/2023	In most cases the works were
	<ul> <li>Deicorp Complaints</li> </ul>	complete by 7pm. It is noted that
	and Enquiries Register,	despite Council notification, out of
	20/2/2024	hours works, except in the event of an
	<ul> <li>Deicorp Email to The</li> </ul>	emergency under Condition D5, are
	Hills Shire Council RE: Pour	non-compliant with Condition D3 of
	Delay, dated 30/11/2023	the planning approval.
	<ul> <li>Deicorp Email to The</li> </ul>	Concrete overruns are known to have
	Hills Shire Council RE: Pour	occurred on 30/11/2023 & 6/12/2023.
	Delay, dated 6/12/2023	To reduce the risk of recurrence
	<ul> <li>The Hills Shire Council</li> </ul>	measures have been designed and
	Penalty Notice to Deicorp	implemented, e.g. concrete pours
	Projects (Showground) Pty	have been split up to reduce the
	Ltd, dated 17/11/2023	volume of concrete required per pour.
		Reduces risk of delays due to traffic &
		work out of hours.
		On 17/11/2023 The Hills Shire Council
		issued a Penalty Notice for breach of
		consent, including operating outside
		of permitted hours on 15/11/2023,
		7pm. The event was not raised as a
		Non-Compliance by the Project, and
		there was no record of an incident
		report raised by Deicorp.
		Non-Compliance: The Hills Shire
		Council issued a Penalty Notice on
		17/11/2023 for work on site outside
		of permitted hours.
		The corresponding letter from Council
		refers to several complaints received
		by Council in relation to breach of
		consent, including operating outside
		of the permitted hours.

			Recommendation: Continue to monitor compliance with approved working hours as per Condition D3.	
D4	No work may be carried out on Sundays or public holidays.	<ul> <li>Interview with</li> <li>Auditees</li> <li>CEMP &amp;</li> <li>Construction Noise &amp;</li> <li>Vibration Management</li> <li>Plan (CNVMP), Acoustic</li> <li>Logic, Rev1 29/3/2023</li> </ul>	Deicorp advised no works have occurred on Sundays or public holidays.	Compliant
D5	Activities may be undertaken outside of these hours if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.	<ul> <li>Interview with</li> <li>Auditees</li> <li>CEMP &amp;</li> <li>Construction Noise &amp;</li> <li>Vibration Management</li> <li>Plan (CNVMP), Acoustic</li> <li>Logic, Rev1 29/3/2023</li> </ul>	No emergencies have reportedly occurred during the project, requiring out of hours works.	Not Triggered
D6	Notification of such activities undertaken in the circumstances in Condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Interview with Auditees	No emergencies have reportedly occurred during the project, requiring out of hours works.	Not Triggered
D7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	<ul> <li>Interview with</li> <li>Auditees</li> <li>CEMP &amp;</li> <li>Construction Noise &amp;</li> <li>Vibration Management</li> <li>Plan (CNVMP), Acoustic</li> <li>Logic, Rev1 29/3/2023</li> </ul>	The requirements of D7 are documented in the CEMP & CNVMP. Surface miners were removed in Nov 2023. Excavators with hammers were in place until mid-December 2023. Final B5 slab poured in Jan 2024. There was no rock breaking or excavation underway at the time of the IA3 audit. Ground floor slab concrete pour commenced.	Compliant
INCIDENT NO	TIFICATION, REPORTING AND RESPONSE			
D8	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the	<ul><li>Interview with</li><li>Auditees</li><li>CEMP &amp; CNVMP</li></ul>	No environmental incidents requiring DPE notification are known to have occurred during the audit period.	Not Triggered

	name of the development if it has one) and set out the location and nature of the incident.	Construction Noise & Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023		
D9	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	<ul> <li>Interview with Auditees</li> </ul>	As per D8	Not Triggered
NON-COMPL	IANCE NOTIFICATION			
D10	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	<ul> <li>Interview with</li> <li>Auditees</li> <li>CEMP &amp;</li> <li>Construction Noise &amp;</li> <li>Vibration Management</li> <li>Plan (CNVMP), Acoustic</li> <li>Logic, Rev1 29/3/2023</li> </ul>	No non-compliances are known to have occurred during the project (other than those identified in this IA3).  Procedures for dealing with NCs and environmental incidents is documented in the CEMP.	Not Triggered
D11	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 noncompliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Interview with Auditees	As per D10	Not Triggered
D12	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	• NA	Noted	Not Triggered
SAFEWORK R	REQUIREMENTS			
D13	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.	<ul> <li>Site Management Plan</li> <li>Site inspection</li> <li>20/2/2024</li> <li>Interview with</li> <li>Auditees</li> </ul>	Site Management Plan shows the extent of hoarding around the whole site, gates and padlocks. CCTV is in place for the site compound.	Compliant
IMPLEMENTA	ATION OF MANAGEMENT PLANS			
D14	The Applicant must ensure the requirements of the Construction Environmental Management Plan, Construction Pedestrian Traffic Management Plan, Construction Noise and Vibration Management Sub-Plan, Air Quality Management Plan and Construction Waste Management Plan required by Part B of this consent are implemented during construction.	N/A	As per later section of the audit on CEMP & Sub Plan compliance.	Compliant
CONSTRUCTI	ON NOISE LIMITS			

D15	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 CNVMP.	<ul> <li>Construction Noise &amp; Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023</li> <li>Site inspection 20/2/2024</li> </ul>	The CNVMP sets out mitigation measures to be implemented to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009).  The implementation of selected CNVMP mitigation measures has been assessed in a later section of the audit. Standard working hours, respite during hammering / noisy works, prestart checks for machinery. Noise monitoring is to be conducted in the event of a complaint.	Compliant
D16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the subject site or surrounding residential precincts outside of the construction hours of work outlined under this consent.	Construction Noise & Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023 Interview with Auditees Deicorp Complaints and Enquiries Register, 20/2/2024 Deicorp Complaints and Enquiries Register, 20/2/2024 Deicorp Complaints and Enquiries Register, 20/2/2024 Deicorp Email to The Hills Shire Council RE: Pour Delay, dated 30/11/2023 Deicorp Email to The Hills Shire Council RE: Pour Delay, dated 6/12/2023 The Hills Shire Council Penalty Notice to Deicorp Projects (Showground) Pty Ltd, dated 17/11/2023	Six complaints were received by nearby residents about out of hours work during the audit period. It is understood that most instances of working out of hours for the project has been attributed to later concrete pours / over-runs.  Several emails from Deicorp to Council were sighted notifying of out of hours works, most of these were in relation to concrete pours that ran past 6pm. In most cases the works were complete by 7pm. It is noted that despite Council notification, out of hours works, except in the event of an emergency under Condition D5, are non-compliant with Condition D3 of the planning approval.  Concrete overruns are known to have occurred on 30/11/2023 & 6/12/2023.	Non-Compliant

		• Interview with Auditees	To reduce the risk of recurrence measures have been designed and implemented, e.g. concrete pours have been split up to reduce the volume of concrete required per pour. Reduces risk of delays due to traffic & work out of hours.  On 17/11/2023 The Hills Shire Council issued a Penalty Notice for breach of consent, including operating outside of permitted hours on 15/11/2023, 7pm. The event was not raised as a Non-Compliance by the Project, and there was no record of an incident report raised by Deicorp.  Non-Compliance: The Hills Shire Council issued a Penalty Notice on 17/11/2023 for work on site outside of permitted hours.  The corresponding letter from Council refers to several complaints received by Council in relation to breach of consent, including operating outside of the permitted hours.  Recommendation: Continue to monitor compliance with approved
		Data and Data and	working hours as per Condition D16.
D17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	<ul> <li>Deicorp Pre-Start form</li> <li>Excavator Rego EX1501,</li> <li>23.2.2023</li> <li>Deicorp Pre-Start Form</li> <li>Excavator Rego EX3602,</li> <li>7.8.2023</li> </ul>	Plant Pre-Start checks include the verification of reversing travel alarms.  The Site Manager indicated reversing quackers were a requirement for all plant and equipment where relevant.
D18	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the	<ul> <li>Construction Noise &amp; Vibration Management</li> </ul>	Section 9.7.6 of the CNVMP addresses respite periods in relation to D7 and



	sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.	Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023 • Interview with Auditees	Section 7 specifies allowable hours for high noise impact works.	
D19	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	<ul> <li>Construction Noise &amp; Vibration Management</li> <li>Plan (CNVMP), Acoustic</li> <li>Logic, Rev1 29/3/2023</li> <li>Interview with</li> <li>Auditees</li> </ul>	No offensive noise is known to have occurred on site to date.	Compliant
VIBRATION CI	RITERIA			
D20	Vibration caused by construction at any residence or structure outside the Site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); (b) for human exposure to vibration, the evaluation criteria set out in the Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) (as may be updated or replaced from time to time).	Construction Noise & Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023  Koikas Acoustics Letter RE: Additional Vibration Monitoring, 22/11/2022  El Australia Monitoring Plan for Sydney Metro Report #E24724.G10 Rev6, dated 16/11/2022  GKA Management Rail Risk Management Plan, Castle Hill, RevB, 20/10/2022  Paragon Engineering Inclinometer Monitoring Report, 28/9/2023  Paragon Engineering Vibration Monitoring Report, 8/12/2023-14/12/2023	No vibratory impact to structures or human comfort is known to have occurred to date.  A Rail Risk Management Plan has been prepared for vibratory risks to Sydney Metro assets, which includes a risk monitoring strategy in Section 3.0.  A Vibration Monitoring Plan has been set out in the Koikas CNVMP, and a letter from Koikas, dated 22/11/2022 further addresses Sydney Metro's request for additional vibration monitoring to consider potential noise impacts to future occupants of the development. The letter addresses concerns with ground-borne noise and vibration. Rail vibration surveys were conducted on 17/11/2022 along the project boundary. Both ground-borne vibration velocity (Section 4.1), and ground-borne noise was within acceptable limits (Section 4.2).	Compliant



	a Intervious sith	In order to measure horizontal
	Interview with	
	Auditees	movements, three inclinometers have
	• Site Inspection,	been installed within the shoring wall.
	20/2/2024	Paragon Engineering conduct
	<ul> <li>Environmental Noise</li> </ul>	continuous monitoring at the site
	Management Assessing	boundary and provide weekly
	Vibration: A Technical	vibration monitoring reports. Reports
	Guideline	sighted during the audit confirm all
		displacement values were within the
		nominated Alert level.
		Paragon Engineering conduct
		inclinometer monitoring fortnightly
		and provide fortnightly reports.
		LTS Surveyors have been engaged to
		conduct vibration monitoring in the
		Sydney Metro tunnels.
		EI monitoring report, Section 2.2.2
		states "After excavation to BEL and
		measurements have stabilised once
		per month until basement structure
		reaches ground level" and "Then, once
		every second month until the southern
		tower building structure reaches roof
		level or alternatively, when
		inclinometer readings have stabilised
		by indicating same number for three
		consecutive measurements".
		Vibration monitoring was conducted
		fortnightly until Dec 2023 (when the
		basement structure reached Ground
		level). The next vibration monitoring
		report is due at the end of February
		2024.

D21	Vibratory compactors must not be used closer than 30 metres from residential or heritage buildings unless vibration monitoring confirms compliance with the vibration criteria specified above. These limits apply unless otherwise outlined in the project specific CNVMP required by this consent.	Construction Noise & Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023 City Plan Environmental Impact Statement (EIS), Doran Drive Precinct, 19-276, July 2021 Interview with Auditees	Auditees reported there have been no known exceedances of the vibration trigger levels as per the CNVMP.  Vibratory compactors are not known to have been used on the site.  Section 7.9.2 of the City Plan EIS states the site is not listed as a heritage item but is located in the vicinity of two LEP listed houses: 107 Showground Road (Item No. 168) & 128-132 Showground Road (Item No. 169).  Whilst Castle Hill Showground is not currently listed under any statutory instrument as a heritage item, a heritage assessment previously prepared did identify it as having heritage significance at a local level.  The EIS states there is "nil to low potential for the proposed development to impact on significant archaeological resources".  The CNVMP was updated as per recommendations in IA2 to include an assessment of the potential of vibration to impact nearby heritage listed structures.	Compliant
AIR QUALITY		T	<u>,                                      </u>	
D22	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent. During construction, the Applicant must ensure that:  (a) exposed surfaces and stockpiles are suppressed by regular watering;  (b) all trucks entering or leaving the site with loads have their loads covered;	EI Australia Air Quality Management Plan (AQMP), Ref: E24724.E21_Rev4, 11/4/2023     Site Inspection, 20/2/2024	At the time of the audit excavation was complete and the Ground Floor slab was being poured. The stage of the project has significantly reduced dust risk at the site.  It was also raining at the time of the audit, further reducing dust risk,	Compliant



	(c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Interview with Auditees	therefore dust was not a noticeable issue.  A street sweeper was available as required. Surrounding streets were clean with no signs of tracking from the work zones.  Spoil load-out activities were complete at the time of IA3.	
SHORING AN	ID ADEQUECY OF ADJOINING PROPERTY		I	
D23	If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the person having the benefit of the development consent must, at the person's own expense:  (a) protect and support the building, structure or work from possible damage from the excavation, and  (b) where necessary, underpin the building, structure or work to prevent any such damage.  This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to this condition not applying.	• NA	Refer to Sydney Metro corridor protection conditions in Part B.	Compliant
TREE PROTE	CTION			
D24	While site or building work is being carried out, the Applicant must maintain all required tree protection measures in good condition in accordance with the construction site management plan required under this consent, the relevant requirements of the applicable Australian Standards and any arborist's report approved under this consent. This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.	<ul> <li>Site Inspection,</li> <li>20/2/2024</li> <li>Interview with</li> <li>Auditees</li> <li>Rain Tree Consulting</li> <li>Aboricultural Assessment</li> <li>Tree Protection Plan,</li> <li>Ref No- RTC-12422,</li> <li>19/9/2022</li> <li>Tree Removal Plan, 22-999-SKC01, dated</li> <li>28/7/2022</li> </ul>	An Aboricultural Assessment & Tree Protection Plan (TPP) has been prepared. Tree protection measures were in place for street trees outside the site boundary in compliance with the TPP. An arborist inspection was conducted on 17/11/22 and letter provided from arborist on 18/11/2022 confirming that tree protection measures had been established in accordance with current Australian Standards, the TPP, 19/9/2022 and	Compliant

		Email from Council (Vegetation & Aboricultural Assessment Officer), (approval for tree removal), dated 18/10/2023     Arborist Inspection – Tree Protection Certification, Smart Arbor Professional Consulting, dated 18/11/2022     Australian Standard 4970 Protection of Trees on Development Sites	Boundary Level Plan by AT&L, 28/7/2022.  Six Council trees were approved for removal at the established site access points. Approval email sighted for "3x Eucalyptus sideroxylon, Ironbark tree on the nature strip of Andalusian Way and 3x Eucalyptus sideroxylon, Ironbark tree on the nature strip of De Clambe Drive".  A Tree Removal Plan was also provided as evidence. Further approval was provided by Council for the removal of 13 Ironbark trees on the nature strips of Andalusian Way and De Clambe Drive on 15/3/2023 to allow space for the establishment of work zones.	
			Tree protection measures were in place for the three remaining street trees on De Clambe Drive.	
EROSION AND	SEDIMENT CONTROL			
D25	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	Construction Soil and Water Management Plan (Erosion and Sediment Control Plan) SLR Construction Soil and Water Management Plan, 2 Mandala Parade Castle Hill, v1.0 5/7/2023 Site Inspection, 20/2/2024 Interview with Auditees	The requirement for erosion and sediment control measures was limited due to the stage of works at the time of the inspection.  The Ground Floor slab was being poured, with limited risk of runoff outside the site boundary.  Controls were in place around the stormwater inlet inside the site boundary on the corner of Doran Drive and De Clambe Drive. ERSED controls were in place below and down-gradient of concrete trucks and	Compliant



CUT AND FILL		EI Australia Waste Classification Certificate E2472.E05.002.Rev0, dated 16/8/2022     Resource Recovery Order – Letter from Maroota (reuse for haul)	agitators conducting pours. Stormwater grates down-gradient of the trucks were covered. Controls were well maintained.  The Materials Tracking Register was sighted for the current audit period. Material was classified as Sandstone and VENM and exported to a number of sites including Maroota Pit 4, BT Oakville and M12 Badgerys Creek for	
D26	While building work is being carried out, the Certifier must be satisfied all soil removed from or imported to the Site is managed in accordance with the following requirements:  (a) all excavated material removed from the Site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility; and  (b) the classification and the volume of material removed must be reported to the Certifier.	roads)  NSW EPA Section 143 Certificate, VENM Sandstone 4,600 Tonnes, 22/3/2023 (Gromark Terrace Box Hill NSW) (BT Oakville)  NSW EPA Section 143 Certificate, VENM BT Oakville  NSW EPA Section 143 Certificate, VENM 288,000 Tonnes, 19/7/2023 (CPB Georgio, Badgerys Creek (M12) NSW)  NSW EPL No. 3407 PF Formation Pty Ltd (extractive industries >10,000-50,000 T annually extracted or processed)  Deicorp Material Export Register, 8/1/2024  Waste Management Plan	reuse.  RRO was exported to Maroota for reuse.  NSW EPA Section 143 Certificate permits 288,000 Tonnes of VENM to be transported to CPB Georgio, Badgerys Creek (M12) NSW, dated 19/7/2023.  EI Australia was originally engaged to classify the material across the site and produced a Waste Classification Certificate for VENM.  Deicorp maintain a detailed register recording each load of material exported from the site. The register includes: Date; No. Loads; Vehicle type, Rego, Material Type, Net Weight & Tip details.  Waste dockets were also available on site. The Deicorp Cadet was responsible for reconciling the Material Export Register volumes with the waste dockets.	Compliant



		Interview with Auditees	NB: This audit does not constitute a detailed waste audit, nor compliance with NSW waste legislative or regulatory requirements.	
D27	All fill material imported to the Site must be Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> or a material identified as being subject to a resource recovery exemption by the EPA.	<ul> <li>SLR Construction Soil and Water Management Plan, 2 Mandala Parade Castle Hill, v1.0 5/7/2023</li> <li>Site Inspection, 20/2/2024</li> <li>Interview with Auditees</li> </ul>	No fill material had been imported to the site at the time of this IA3.	Not triggered
DISPOSAL OF	SEEPAGE AND STORMWATER			
D28	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act</i> 1997	<ul> <li>Deicorp Dewatering Procedure</li> <li>SLR Construction Soil and Water Management Plan (CSWMP), 2 Mandala Parade Castle Hill, v1.0 5/7/2023</li> <li>CSWMP, Appendix C, PR Water &amp; Coates Hire Operations Proposed Water Treatment System</li> <li>El Australia Dewatering Management Plan, Castle Hill, Ref: E24724.E16_Rev0, 18/11/2021</li> <li>Site Inspection, 20/2/2024</li> <li>Trinitas Group Water Quality and Analysis Report, Ref 6357.2, dated 26/10/2023</li> </ul>	During the IA3 site inspection, the basement excavation was complete and six basement level concrete pours were complete (Ground level concrete pour underway). Final depth is ~26-27m below ground level).  On 19/1/2024 NSW EPA letter to EI Australia refers to EI email seeking approval for groundwater dewatering. NSW EPA letter refers to previously issued correspondence dated 10/5/2022 and 24/3/2021 referring the matter to The Hills Shire Council as the appropriate regulatory authority (ARA).  During IA3, rainwater and groundwater accumulating in Basement Level 6 (B6) was collected, tested and discharged under the responsibility of newly procured water quality specialists, PR Water. PR Water had also set-up the collection, testing and discharge system. It is understood	Compliant

PR Water Pty Ltd	a water treatment system had
Specialist Water	previously been set up by Coates Hire,
Management Report,	but decommissioned prior to IA3. The
8/1/2024	PR Water & Coates Hire Operations
PR Water Pty Ltd	Water Treatment System details have
Specialist Water	been attached as Appendix C to the
Management Report,	CSWMP. There was no access to Level
7/2/2024	B6 at the time of the audit so this area
PR Water Pty Ltd	was not inspected.
Specialist Water	Procedures for the discharge of water
Management Report,	are set out in the Dewatering
15/2/2024	Management Plan, which was issued
<ul> <li>Letter from NSW EPA</li> </ul>	to DPE Water / NRAR per
RE: No Comment on	recommendation in IA2 to comply
Planning Advice Request,	with Condition C37).
dated 24/3/2021	On 26/10/2023 Trinitas provided a
<ul> <li>Letter from NSW EPA</li> </ul>	water analysis report after testing
RE: Doran Drive Precinct	groundwater seepage and
Development. No	accumulated surface/rainwater in the
Comment on Planning	Basement). Discharge criteria of 50
Advice Request, dated	NTU and pH of standard discharge
10/5/2022	criteria (6.5 – 8.5) and heavy metal
Letter from NSW EPA	below discharge limits. The results of
RE: 3 Mandal Pde, Castle	contaminants of potential concern
Hill (Showground), dated	were Chromium, Copper, Lead, Nickel,
19/1/2024	Zinc and Turbidity (within the Tank
El Australia Letter to	water). Concentrations of Total
Deicorp RE: Groundwater	Suspended Solids (TSS) were above
Dewatering for Basement	discharge criteria, and hydrocarbons
Construction at 2 Mandala	(TRH) were detected, though ANZECC
Pde, Castle Hills NSW,	criteria is not established. Trinitas
dated 26/9/2023	concluded the water was not suitable
Interview with	for discharge and recommended
Auditees	treatment.
	PR Water designed a water treatment
	system based on the above water

			quality monitoring results including pH	
			correction, TSS reduction and minor	
			heavy metal removal. The system has	
			been implemented, and post-	
			treatment the water is tested and	
			discharged to stormwater if required	
			water quality parameters are met.	
			It is understood that PR Water have	
			been engaged by Deicorp to conduct	
			daily monitoring services to adjust	
			chemical dosing, and twice daily	
			monitoring during and after major	
			storm events. PR Water water quality	
			testing reports were sighted during	
			the audit.	
			8/1/24 report showed elevations in	
			Turbidity (59 NTU).	
			7/2/24 report showed elevations in	
			pH (9.3) and Zinc (0.18mg/L (criteria	
			0.008mg/L)).	
			13/2/24 report showed elevations in	
			Zinc (0.056mg/L (criteria 0.008mg/L)).	
			The results indicate Zinc (and earlier	
			Turbidity) to be out of specification.	
			However, PR Water report fine-tuning	
			of the water treatment plant is	
			reducing zinc concentrations.	
			NB: Water testing results prior to	
			8/1/2024 were not made available	
			for review during the audit.	
	Adequate provisions must be made to collect and discharge site	<ul> <li>SLR Construction Soil</li> </ul>	As per D28, a Dewatering	
	stormwater to council stormwater drainage during construction of the	and Water Management	Management Plan had been prepared	
D29	development. Prior written approval of Council must be obtained to	Plan (CSWMP), 2 Mandala	for the site and Dewatering Procedure	Compliant
	connect or discharge site stormwater to Council's stormwater	Parade Castle Hill, v1.0	had been drafted.	
	drainage system or street gutter.	5/7/2023	nau been uraiteu.	
	drainage system or street gutter.	5/7/2023	aa 200.7 di di tedi.	

		Email from The Hills     Shire Council RE:     (ECM:20827436) Deicorp     Showground CSWMP,     dated 25/7/2023     Deicorp Dewatering     Procedure     El Australia Dewatering     Management Plan, Castle     Hill, Ref:     E24724.E16_Rev0,     18/11/2021     Site Inspection,     20/2/2024     El Australia Letter to     Deicorp RE: Groundwater     Dewatering for Basement     Construction at 2 Mandala     Pde, Castle Hills NSW,     dated 26/9/2023     Interview with	Rainwater that accumulates from the bounds of the project site is stored on Level B6, then treated and discharged as per the process described above for groundwater in Condition D28.  The CSWMP was submitted to The Hills Shire Council for review on 21/7/2023. The Council Environmental and Health Coordinator responded on 25/7/2023 stating the CSWMP "has been reviewed and is considered suitable and satisfactory. No alterations or amendments are requested. Please implement the plan for the duration of the build".  Deicorp has assumed the above correspondence from Council constitutes approval for the proposed site water and groundwater discharge arrangements, as documented in the CSWMP in accordance with D29 and	
D30	A separate written approval from Council is required to be obtained in relation to any proposed discharge of groundwater into Council's drainage system external to the site, in accordance with the requirements of section 138 of the <i>Roads Act 1993</i> .	As per D29	D30. As per D29.	Compliant
ASBESTOS				
D31	The Applicant must ensure that any asbestos encountered is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including:  (a) Work Health and Safety Regulation 2017;  (b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016;	<ul> <li>Site Inspection,</li> <li>20/2/2024</li> <li>Interview with</li> <li>Auditees</li> </ul>	No asbestos has been encountered to date.	Not triggered



	<ul> <li>(c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016; and</li> <li>(d) Protection of the Environment Operations (Waste) Regulation 2014.</li> </ul>			
CONSTRUCTIO	ON TRAFFIC			
D32	All construction vehicles are to be contained wholly within the Site, except if located in an approved on-street work zone, and vehicles must enter the Site before stopping.	<ul> <li>Site Inspection,</li> <li>20/2/2024</li> <li>Interview with</li> <li>Auditees</li> </ul>	There were no construction vehicles observed to be stopped or parked on public roads during the inspection. An approved work zone had been established on De Clambe Way and Andalusian Way.	Compliant



ROAD OCCU	PANCY LICENCE			
D33	A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	<ul> <li>Deicorp Permit/Licence</li> <li>Register, 20/2/2024</li> <li>Interview with</li> <li>Auditees</li> </ul>	No lane or road closures within the audit period.	Compliant
NO OBSTRU	CTION OF PUBLIC WAY			1
D34	The public way must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the Planning Secretary to stop all work on site.	• Site Inspection, 20/2/2024	The public way was not obstructed by any materials, vehicles, refuse skips or the like during the inspection.	Compliant
CONTACT TE	ELEPHONE NUMBER			
D35	The Applicant shall ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.	<ul><li>Site Inspection,</li><li>20/2/2024</li><li>Interview with</li><li>Auditees</li></ul>	24-hour contact number (Site Manager) is on Site Notice. Refer D2.	Compliant
COVERING C	OF LOADS			
D36	All vehicles involved in the excavation and / or demolition process and departing from the Site with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.	<ul><li>Site Inspection,</li><li>20/2/2024</li><li>Interview with</li><li>Auditees</li></ul>	Requirement to cover loads is documented in the CEMP. There was no spoil load-out during the audit.	Compliant
VEHICLE CLE	ANSING			
	Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not	Site Inspection,	There was no tracking evident from the project site, or from the site compound down De Clambe Drive, or Andalusian Way during the site inspection.  There was no visible dust observed	
D37	tracked onto the roadway by vehicles leaving the Site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.	20/2/2024 • Interview with Auditees	during the site inspection. Deicorp advised a street sweeper was engaged as required. The sweeper had cleaned roads and surrounds prior to the audit.  There had been a significant rainfall event the evening prior to the inspection, and it was raining during	Compliant



UNCOVERING	RELICS OR ABORIGINAL OBJECTS		the audit. Excavation and the majority of dust-generating activities were complete at the time of IA3, and as such dust is not expected to be an ongoing significant issue for the project.  There was no load-out of material from the project site during the audit. Concrete trucks moving from the site compound to work zones were not generating dust or creating tracking on surrounding roads.
			Section 7.9.1 of the City Plan EIS states "an Aboriginal Heritage Information
D38	All works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The Applicant must notify the Heritage Council of NSW in respect of a relic and notify the Planning Secretary and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning and Environment.	Interview with Auditees     City Plan Environmental Impact Statement (EIS), Doran Drive Precinct, 19-276, July 2021     Deicorp Showground Construction & Environmental Management Plan (CEMP), Rev7 23/5/2023	Management System (AHIMS) search identified no Aboriginal objects and/ or places within the site but did identify 97 Aboriginal objects within the vicinity of the site. Most Aboriginal objects identified are concentrated along waterways such as nearby Cattai Creek.".  The EIS concludes there is "nil to low potential for Aboriginal archaeological sites and places, and therefore any proposed works are unlikely to impact upon Aboriginal archaeological remains or heritage".  No relics, Aboriginal objects or human remains are known to have been uncovered during the project.  An UFP for Heritage was included in the CEMP.



D39	In this condition:  "relic" means any deposit, artefact, object or material evidence that:  (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and  (b) is of State or local heritage significance; and  "Aboriginal object" means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.	• Interview with Auditees	No relics or Aboriginal objects are known to have been uncovered during the project.	Not triggered
SYDNEY MET	RO CORRIDOR PROTECTION			
D40	Unless advised by Sydney Metro in writing, all excavation, shoring and piling works within 25m of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects and who holds current professional indemnity insurance.	<ul> <li>Interview with</li> <li>Auditees</li> <li>Site Survey Plans</li> <li>Deciorp Building</li> <li>Practitioner Statement,</li> <li>11/1/2023</li> </ul>	Deicorp advised works are not within 25m of the rail corridor, reference provided to Site Survey Plans (6m to site boundary).  Deicorp statement provided to the Certifier confirming no excavation, shoring or piling within 25m of the rail corridor. However, should works be required within this zone, a geotechnical engineer would be present.	Compliant
D41	The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Metro in writing), who: (a) oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Metro (b) acts as the authorised representative of the Applicant (c) is available (or has a delegate notified in writing to Sydney Metro that is available) on a 7 day a week basis to liaise with the representative of Sydney Metro as notified to the Applicant.	<ul> <li>Interview with</li> <li>Auditees</li> <li>Deciorp Building</li> <li>Practitioner Statement,</li> <li>11/1/2023</li> </ul>	The authorised representatives for the Applicant are nominated as Bishi Tancev (Site Manager), Bill Stavrinos (Manager Major Projects), & Andrew Coleman (Construction & Development Executive) of Deicorp, as notified in letter, dated 11/1/2023, including contact details.  Letter / Building Practitioner Statement references Conditions D40, D41, D44, D46.	Compliant

D42	Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Metro in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Metro in relation to the works.	Interview with Auditees	As per sighted communication provided throughout the audit. Refer Sydney Metro Corridor Protection conditions of approval.	Compliant
D43	Where a condition of consent requires consultation with Sydney Metro, the Applicant shall forward all requests and/or documentation to the relevant Sydney Metro interface team.	Interview with     Auditees	As per relevant consultation conditions as verified during the audit.	Compliant
D44	The Applicant must ensure that all existing and future drainage works on the development site will be directed into the appropriate local council or approved drainage system.	Deicorp Building Practitioner Statement, 11/1/2023	To be addressed in a future CC for above-ground work (by services design/hydraulics consultants – JHA).	Not triggered
D45	The Applicant must ensure that during works no water collects on or near the railway corridor. Should water be allowed to pond adjacent to rail infrastructure facilities and service is interrupted, the Applicant shall be liable for any Sydney Metro expenditure involved with restoring or maintaining alternative services.	Interview with Auditees	No water has been known to collect on or near the railway corridor to date.	Compliant
D46	If required by Sydney Metro, the Applicant must give Sydney Metro written notice at least 5 business days before any of the following events occur within 25 metres of the rail corridor  (a) site investigations; (b) foundation, pile and anchor set out; (c) set out of any other structures below ground surface level or structures which will transfer any load or bearing; (d) foundation, pile and anchor excavation; (e) other excavation; (f) surveying of foundation, pile and anchor excavation and surveying of as built excavations; (g) other concreting; or (h) any other event that Sydney Metro has notified to the Applicant in writing so that Sydney Metro may inspect the carrying out or completion of those works on the development site.	<ul> <li>Interview with</li> <li>Auditees</li> <li>Deicorp Building</li> <li>Practitioner Statement,</li> <li>11/1/2023</li> </ul>	Deicorp advised no work has occurred within 25m of the rail corridor.	Not triggered
D47	If required by Sydney Metro, prior to the commencement of works or at any time during the excavation and construction period deemed	Interview with Auditees	Deicorp advised joint inspections were confirmed to have been conducted	Compliant



necessary by Sydney Metro, a joint inspection of the rail infrastructure • HCC Engineers Prewith Metro. Weekly surveys of tunnel and property in the vicinity of the development is to be carried out by Dilapidation Report, Hills assets (LTS) are conducted in representatives from Sydney Metro and the Applicant and a Plaza (Corner of Doran accordance with the Sydney Metro dilapidation survey prepared. The dilapidation survey(s) will establish Drive & Carrington Road), Risk Management Plan. the extent of any existing damage and enable any deterioration during Project Ref: 2022082.NP1, construction to be observed and rectified at the Applicant's cost. The dated 15/9/2022 submission of a detailed dilapidation report by the Applicant for • HCC Engineers Prereview and approval by Sydney Metro will be required within 10 days Dilapidation Report, The following the undertaking of any joint inspection, unless otherwise Hills Showground Metro notified by Sydney Metro in writing. Station, Project Ref: 2022082.M1, dated 15/9/2022 • HCC Engineers Pre-Dilapidation Report, Council Assets, Project Ref: 2022082.CA1, dated 15/9/2022 • Sydney Metro Risk Management Plan Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent -SSD 15882721, dated 20/12/2022 Pre-Dilapidation Report, Sydney Metro Last inspection

complete with Metro,

• LTS conducting tunnel surveys – survey reports

15/9/2022

### **Summary of Modifications**

SSD-15882721	Approved by NSW Independent Planning Commission on 18 August 2022
SSD-15882721-Mod-1	Approved by the Team Leader, Key Sites Assessments on 14 October 2022, for:  Stratum subdivision plans to be referenced in the development consent
SSD-15882721-Mod-2	Approved by the Acting Team Leader, Key Sites Assessments on 9 January 2023, for:
	Design changes and staging payment of development contributions



Construction En	vironmental Management Plan (CEMP)			
8.1 Air and Dust Management	Soil and other materials stored onsite will be covered to prevent dust	<ul> <li>Interview with Auditees</li> <li>CEMP</li> <li>El Australia Air Quality Management Plan (AQMP), Ref:</li> <li>E24724.E21_Rev4, 11/4/2023</li> <li>Site inspection 20/2/2024</li> </ul>	There was no exposed soil observed during the audit. At the time of IA3 excavation was complete and the Ground Floor slab was being poured.	Compliant
	Exposed areas will be watered down to prevent dust, especially on windy days and in close proximity to dwellings and public areas		Dust was not a noticeable issue during the audit, with a rainfall event continuing during the course of the audit, which had commenced the night before the audit.  The Site Manager advised a sweeper was in use daily at the site egress, and on surrounding streets. There was evidence that the street sweeper had been used prior to the site inspection.	Compliant
	A shaker pad will be located at exits to remove soil from vehicle tyres		At the time of IA3 excavation was complete and there was no remaining spoil for load-out. Plant and machinery required lifting by crane.  There was no tracking observed from concrete trucks leaving the site	Not triggered
	Chemical spillage kits will be kept on site, staff will be made aware of the appropriate use of kits.	<ul> <li>Interview with Auditees</li> <li>CEMP</li> <li>Site inspection 20/2/2024</li> </ul>	Two spill kits were located in the site compound.	Compliant
8.3 Contamination Management	Fuel and oil storage areas will be bunded with a 120% capacity.  Construction materials and chemical will be stored appropriately to prevent leakages into surrounding water ways.		Jerry cans of fuel were stored in a purpose-built bunded container in the site compound, on hardstand.	Compliant
	Paint and slurry will not be discharged into the stormwater. A designated paint brush and roller washing area will be located near each building to prevent contaminating the stormwater.		There was no painting generation observed at the time of the site inspection. Concrete slurry generated from concrete pours was being managed locally with controls placed at the base of the connection between	Not triggered



			the truck and agitator. Coir logs and drain controls were in place downgradient of the pour locations within both work zones. A concrete washout tray was available for use at the end of the day.	
9 Stormwater Management and Sediment Control	All control measures will be installed prior to commencing works in accordance with the Soil and Water Management Plan (CEMP, Appendix E)  Silt fencing will be erected along batter slopes, stockpiles, and any disturbed surfaces that may drain into any adjacent water bodies and stormwater systems  Sandbags and other sediment controls shall be installed around stormwater inlets and outlets to prevent dirty discharge from works	<ul> <li>Interview with</li> <li>Auditees</li> <li>CEMP</li> <li>SLR Construction Soil and Water Management</li> <li>Plan, 2 Mandala Parade</li> <li>Castle Hill, v1.0 5/7/2023</li> <li>Site inspection</li> <li>20/2/2024</li> </ul>	Project site: There were no exposed / disturbed surfaces at risk of draining into adjacent waterways as the basement excavation was complete and concrete pours commenced.  Disturbed areas were limited to the project boundary.  Site compound: Exposed surfaces	
	area entering stormwater systems.  Soil and waste stores will be located in designated areas to prevent run off into drains  Stockpiles for loose materials such as soil, sand and gravel are to be located in areas clear of overland flow paths. Sediment barriers are required around the stockpiles.		were wet from a rainfall event at the time of inspection. Dust risk could not be effectively assessed. ERSED controls were in place at overflow points on the compound boundary and no dirty water was observed leaving the site.	Compliant
	Temporary diversion drains will be installed to divert clean run-off around the works area  Drainage system outlets will be directed to temporary or permanent retention basins.		The risk of overflow during rain events was minimal. Erosion and sediment (ERSED) controls were in place around the site boundary, including the low side of the site along Doran Drive.	nts
	Maintenance of control measures:  Repair damaged or blocked sections Remove silt from fencing where built up		Controls were in place around stormwater inlets on surrounding streets around the site. Controls were well maintained.  Waste storage areas had been established in the site compound. Skip bins for general waste had lids and open skips were provided for construction waste.	



			The waste contractor was Aussie Skips.	
	The construction site will be kept free of rubbish, waste material and debris	Interview with	The site compound and project site was free from significant litter.  There was no chemical waste known	
10 Waste & Material Reuse	Chemical waste will be removed from site and disposed of at licenced facilities	Auditees  CEMP / Construction Waste Management Plan	to have been generated during the project.  General waste was stored in	Compliant
Management	General waste will be stored in the designated bin/skip and removed by the waste contractor on a regular basis	<ul> <li>Aussie Skips Monthly Waste reports</li> <li>Site inspection 20/2/2024</li> </ul>	designated bins/skips and removed by the waste contractor (Aussie Skips) on a regular basis.  Monthly reports would be provided by the waste contractor.	
	Waste monitoring will be recorded on the daily and weekly Inspection report			
Air Quality Man	agement Plan (AQMP)			
	Erect solid screens or barriers along the site boundary fencing to screen works on site and limit dust migration.	<ul><li>Interview with</li><li>Auditees</li><li>Site inspection</li><li>20/2/2024</li></ul>	Hoarding was in place around the site boundary.	Compliant
7.3 Mitigation Measures	Use covered skip bins for all waste, and no burning of wastes permitted.	• Site inspection 20/2/2024	Skip bins were located in the site compound for general construction waste. Bins with lids were provided for general and recyclable office wastes. Contents of the bins were not likely to generate dust.  No evidence of burning of waste was observed.	Compliant
	Paved roads will be regularly swept and watered when necessary. Use water assisted road sweepers within the site access and roads	Interview with Auditees	There was no evidence of tracking onto De Clambe Drive or surrounding public roads at the time of the audit.	Compliant



	surrounding the site to remove any material tracked from the site, as necessary.	• Site inspection 20/2/2024	Deicorp advised a street sweeper was engaged as required.	
Ensure effective water suppression is used during earthworks and soil disturbance activities.		<ul><li>Interview with</li><li>Auditees</li><li>Site inspection</li><li>20/2/2024</li></ul>	There were no earthworks at the time of the audit.	Not triggered
	Cover, or fence stockpiles to prevent wind erosion where they are inactive for extended periods (i.e. for two weeks or more).	<ul> <li>Interview with</li> <li>Auditees</li> <li>Site inspection</li> <li>20/2/2024</li> </ul>	One stockpile of spoil was in place in the site compound, and is understood to have been generated from levelling of the compound. Auditees advised waste classification results were pending, upon which time the stockpile would be removed offsite.	Compliant
Construction N	loise and Vibration Management Plan (CNVMP)			
4.4 Noise & Vibration	Undertake construction works during standard hours as defined in the ICNG.	<ul> <li>Interview with</li> <li>Auditees</li> <li>Site inspection</li> <li>20/2/2024</li> <li>Construction Noise &amp;</li> <li>Vibration Management</li> <li>Plan (CNVMP), Acoustic</li> <li>Logic, Rev1 29/3/2023</li> <li>Deicorp Complaints</li> <li>and Enquiries Register,</li> <li>20/2/2024</li> </ul>	Refer Condition D3	Compliant
Controls	Identify when high noise-generation activities are likely to take place and conducting this work during times of least noise sensitivity. Having open lines of communication with residents and appropriate scheduling of works.	<ul> <li>Interview with</li> <li>Auditees</li> <li>Site inspection</li> <li>20/2/2024</li> <li>Construction Noise &amp;</li> <li>Vibration Management</li> <li>Plan (CNVMP), Acoustic</li> <li>Logic, Rev1 29/3/2023</li> </ul>	There were no noise intensive works such as rock breaking being conducted at the time of IA3, and will unlikely be conducted for the remainder of the project given excavation was complete.  Plant Pre-Start checks include the verification of reversing travel alarms. The Site Manager indicated reversing	Compliant



	quackers were a requirement for all plant and equipment where relevant.		
The minimum work distances as tabled within this report should be observed at all times, especially regarding structural damage guidelines.	<ul> <li>Interview with Auditees</li> <li>Site inspection 20/2/2024</li> <li>Construction Noise &amp; Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023</li> </ul>	The nearest assets to the site sensitive to vibration have been identified as Sydney Metro assets (buildings, structures and tunnels). An extensive vibration monitoring program has been agreed and implementation has commenced. No works are currently planned within 25m of Sydney Metro assets (it is 26m from the site boundary to the nearest Sydney Metro asset).	Not triggered
Continuous vibration monitoring surveys may be considered during excavation to ensure vibration levels do not reach a point where the structural integrity of Sydney Metro is compromised.	<ul> <li>Interview with Auditees</li> <li>Site inspection 20/2/2024</li> <li>Paragon Engineering Inclinometer Monitoring Report, 28/9/2023</li> <li>Paragon Engineering Vibration Monitoring Report, 8/12/2023-14/12/2023</li> <li>Construction Noise &amp; Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023</li> </ul>	LTS Surveyors have been engaged to conduct vibration monitoring in the Sydney Metro tunnels.  Two vibration monitors are also present on the SE boundary of the site (attached with a ground spike) — Paragon Engineering has been engaged to manage vibration monitoring and weekly reporting. Inclinometers are also present on the site boundary to measure movement of the shoring wall.  There have been no known exceedances of the vibration trigger levels as per the CNVMP.	Compliant



### **Independent Environmental Audit Report**

**Deicorp Construction Pty Ltd** 

Doran Drive Plaza (SSD 15882721) Castle Hill NSW

**Attachment 2: Planning Secretary Appointment of Experts** 

MEDEI 2023200-03\_IA3\_Doran Drive Plaza\_SSD 15882721\_Feb24\_RevA

### Department of Planning and Environment



Our ref: SSD-15882721-PA-15

Poonam Chauhan
Development Manager
DEICORP CONSTRUCTION PTY LTD
Gadigal Country
UNIT 4 161 REDFERN STREET
REDFERN New South Wales 2016

5/12/2023

Sent via the Major Projects Portal only

Subject: Doran Drive Plaza Precinct - Third Auditor Nomination Request

Dear Ms Chauhan

Reference is made to your post-approval matter, SSD-15882721-PA-15, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Independent Audit of the Third Independent Environmental Audit (IEA), submitted as required by Schedule 2, Condition A24 of SSD-15882721 as modified (Consent) to NSW Department of Planning and Environment (NSW Planning) on 29 November 2023.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed person is suitably qualified, experienced, and independent.

In accordance with Schedule 2, Conditions A24 of the Consent and the NSW Planning, Independent Audit Post Approval Requirements (2020), as nominee of the Planning Secretary, I endorse the appointment of Josephine Heltborg from Morasey Environment Pty Ltd.

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

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the *Independent Audit Post Approval Requirements* (2020). Failure to meet these requirements will require revision and resubmission.

NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

Please note that this is an agreement for the audit team listed above for the project's construction stage <u>only</u>. If there are any changes to the approved audit organisation, and/or

### **Department of Planning and Environment**



audit team member/s a new request must be submitted and agreed to by the Planning Secretary prior to commencement of the relevant audit.

If this audit is the last construction IEA for Doran Drive Plaza note that for the operational phase of the project, you must submit a request for a different audit organisation and team to be approved by the Planning Secretary, where required under the IAPAR and the Consent.

Should you wish to discuss the matter further, please contact Astrid Christensen, (Compliance officer) on 9274 6170 or email compliance@planning.nsw.gov.au

Yours sincerely

A/ Team Leader Compliance - Metro

As nominee of the Planning Secretary



### **Independent Environmental Audit Report**

**Deicorp Construction Pty Ltd** 

Doran Drive Plaza (SSD 15882721) Castle Hill NSW

**Attachment 3: Independent Audit Declaration Form** 

MEDEI 2023200-03\_IA3\_Doran Drive Plaza\_SSD 15882721\_Feb24\_RevA

### **Declaration of Independence Form**

Project Name	Doran Drive Plaza Precinct		
Consent Number	SSD 15882721		
Description of Project	Construction of the Doran Drive Plaza Precinct within the Hills Showground Station Precinct, comprising:  Four residential towers above a retail/commercial podium  Basement car parking  Infrastructure upgrades, civil and stormwater works  Outdoor public plaza (Doran Drive Plaza)  Signage strategy  Stratum subdivision		
Project Address	2 Mandala Parade, Castle Hill Lot 55 DP 1253217		
Proponent	Deicorp Construction Pty Limited		
Consent Authority NSW Independent Planning Commission			
Date of Determination18 August 2022			

#### I declare that:

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

#### Notes:

- a. Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- 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)

### Declaration of Independence Form (Independent Audit Compliance Requirements, Appendix A)

Name of Proposed Auditor	Josephine Heltborg	
Signature	J. Helly	
Qualification	Master of Environmental Management Exemplar Global Auditor Number 111000	
Company Morasey Environment Pty Ltd		
Date	29 November 2023	

Audit Date: 20 February 2024



### **Independent Environmental Audit Report**

**Deicorp Construction Pty Ltd** 

Doran Drive Plaza (SSD 15882721) Castle Hill NSW

**Attachment 4: Audit Attendee List** 

Refer Audit Report Section 1.5 for list of Attendees

MEDEI 2023200-03\_IA3\_Doran Drive Plaza\_SSD 15882721\_Feb24\_RevA

Audit Date: 20 February 2024



### **Independent Environmental Audit Report**

**Deicorp Construction Pty Ltd** 

Doran Drive Plaza (SSD 15882721) **Castle Hill NSW** 

**Attachment 5: Consultation Records** 

### Jo Heltborg

**From:** Jo Heltborg

**Sent:** Monday, 22 January 2024 12:34 PM **To:** compliance@planning.nsw.gov.au

Cc:

Subject: Consultation Independent Audit 3 - SSD 15882721 Doran Drive Plaza Precinct

Dear DPHI,

As the independent auditor engaged by Deicorp Construction Pty Ltd for the Doran Drive Plaza Precinct within the Hills Showground Station Precinct, located at 2 Mandala Parade, Castle Hill NSW (SSD 15882721), I am consulting with the Department in accordance with Section 3.2 of the DPE Independent Audit PARs, 2020 (IAPARs).

The proposed scope of the second audit is as follows and has been prepared in consideration of Section 3.3 of the IAPARs:

- Assessment of compliance with Parts A, B C & D of SSD 15882721 (that may be relevant at the time of the audit)
- An assessment of compliance with post approval documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans;
- An assessment of the environmental performance of the development, including:
  - Actual impacts compared to predicted impacts in the environmental impact assessment (EIA);
  - The physical extent of the development in comparison with the approved boundary, and any potential offsite impacts;
  - Incidents, non-compliances and complaints that occurred or were made during the audit period;
  - The performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit;
  - Feedback received from the Department, and other agencies and stakeholders on the environmental performance of the project during the audit period;
- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate.
- Any other matters considered relevant by the auditor or the Department taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.
- A review of findings from the previous independent audit.

The onsite component of the audit is scheduled on Tuesday 20th February 2024.

If you would like any additional consideration taken into account during the audit (including other agency consultation), or require any additional information please get in touch prior to the site inspection.

Kind regards,

### **IIIMORASEY**

#### Josephine Heltborg

Principal Environmental Auditor Morasey Environment Pty Ltd **M**:

**E**: jo@morasey.com.au **W**: www.morasey.com.au

### Jo Heltborg

**From:** Jo Heltborg

Sent: Thursday, 25 January 2024 10:54 AM

To: Cc:

**Subject:** Re: Consultation Independent Audit 3 - SSD 15882721 Doran Drive Plaza Precinct

Hi David,

Thank you for the feedback. I will ensure the below are considered carefully during the audit. Kind regards, Jo

Sent from my iPhone

On 25 Jan 2024, at 9:46 am, David Munday <dmunday@thehills.nsw.gov.au> wrote:

Good morning Josephine,

Thank you for the invitation to comment. The main things we would like you to cover seem to be already part of your audit namely;

- 1. working out of approved hours
- 2. E&S controls and dust nuisance
- 3. The functionality and safety of pedestrian pathways and diversions ancillary to the site.

**Thanks** 

David

From: Jo Heltborg < jo@morasey.com.au > Sent: Monday, January 22, 2024 12:37 PM

To: Robert DiNatale <

Cc: Poonam Chauhan < >; Bill Stavrinos <

Subject: Consultation Independent Audit 3 - SSD 15882721 Doran Drive Plaza Precinct

### This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

Good Morning Robert,

As the independent auditor engaged by Deicorp Construction Pty Ltd for the Doran Drive Plaza Precinct within the Hills Showground Station Precinct, located at 2 Mandala Parade, Castle Hill NSW (SSD 15882721), I am consulting with The Hills Shire Council in accordance with Section 3.2 of the DPE Independent Audit PARs, 2020 (IAPARs).

We are currently preparing to undertake the 3<sup>rd</sup> Independent Audit on the Project. The audit is required to be conducted in accordance with SSD 15882721, Part A Conditions A23-A28 and the

Department of Planning and Environment's *Independent Audit Post Approval Requirements* (or IAPAR).

The consent is available at the following link: <u>Doran Drive Plaza Precinct | Planning Portal - Department of Planning and Environment (nsw.gov.au)</u>

The IAPAR is available at the following link: <a href="https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Inspections-and-enforcements/Independent-audit-post-approval-requirements">https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Inspections-and-enforcements/Independent-audit-post-approval-requirements</a>

The audit is scheduled to commence on **20<sup>th</sup> February 2024** and pertains to post-approval requirements and compliance during Construction.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of compliance with each condition of consent applicable to the phase of the development that is being audited, along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth.

We kindly request Council let us know (prior to audit commencement) if there are any additional key issues it would like examined, relating to post-approval requirements and compliance.

Kind regards,

<image001.png>

### **Josephine Heltborg**

Principal Environmental Auditor Morasey Environment Pty Ltd

М:

**E**: jo@morasey.com.au **W**: www.morasey.com.au

Response to Independent Audit 3 SSD-1588221 2 Mandala Parade, Castle Hill



# 6. Appendix B

Proponent (Deicorp Construction Pty Ltd) response

Dated: 08/04/2024

		RESPONSE MATRIX		
no.	clause	Observation	Recommended Action	DC Response
A26(b)	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:  (b) submit the response to the Planning Secretary	There was no evidence of the Proponent's response submission to DPE	Response to DPE	A copy of the IA2 response was submitted to DPE on the 20/10/2023. Evidence of submission had been included in the formal report.
A27	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 Approvals Requirements unless otherwise agreed by the Planning Secretary.	There was no evidence of submission of the IA2 Independent Audit Report SSD 15882721, dated 22/8/2023 to DPE within two months of the IA site inspection.		A copy of the IA2 Report was submitted to DPE on the 20/10/2023. Evidence of submission is attached.  Evidence of submission had been included in the formal report.
C27	The Applicant must also develop and implement an appropriate comprehensive Reactive Air Quality and Odour Management Plan which will incorporate an Ambient Air Monitoring Program and Reactive Management Strategy to ensure that the assessment criteria are met during the works.	Evidence of a documented investigation in accordance with the Reactive Management Strategy was not available during the audit, and a Non-Compliance was not raised by the project team at the time the air quality exceedances were identified, or when an infringement notice was issued by Council. A Non-Compliance has therefore been raised in this IA3 Audit Report to address the corresponding NC with the planning approval.	N/A	Deicrop to issue Non conformance register to the department of planning. A copy of the register is included on the formal report.  Furthermore, a copy of the Air Quality Management Plan is attached in Appendix C and, please refer to Section 6 of the report for information on the reactive air quality management procedure.  Deicorp have implemented odour and VOC monitoring within the weekly Deicorp environmental checklists.
D3	Construction, including the delivery of materials or machinery to and from the site, may only be carried out between the following hours:  (a) between 7am and 6pm, Mondays to Fridays inclusive; and  (b) between 8am and 1pm, Saturdays.	The Hills Shire Council issued a Penalty Notice on 17/11/2023 for work on site outside of permitted hours. The corresponding letter from Council refers to several complaints received by Council in relation to breach of consent, including operating outside of the permitted hours.	Continue to monitor compliance with approved working hours as per Condition D3.	Delays in construction work and, in these instances concrete pours which are critical and, cannot be stopped once started due to possible structural defects. This has meant that in some instances Deicrop have been operating outside of the DA hours.  The system for working outside of the DA hours will be followed more rigoursly and, Deicrop will ensure that they will notify the council of any situations that will require the site to be open beyond the nominated hours.
D16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the subject site or surrounding residential precincts outside of the construction hours of work outlined under this consent.	The Hills Shire Council issued a Penalty Notice on 17/11/2023 for work on site outside of permitted hours. The corresponding letter from Council refers to several complaints received by Council in relation to breach of consent, including operating outside of the permitted hours.	Continue to monitor compliance with approved working hours as per Condition D16.	A delay to a concrete pour due to a delay in the concrete service caused Deicorp to work outside of the DA hours.  As suggested above under these circumstances the council will be notified as far as reasonably practical. However, in future better planning and, with more of an emphasis on considerate concrete pours which the aim is to ensure that the determined project goals can be achieved within the nominated DA hours.

Response to Independent Audit 3 SSD-1588221 2 Mandala Parade, Castle Hill



# **7. Appendix B.1 (A26b)**

Proponent (Deicorp Construction Pty Ltd) response

Dated: 08/04/2024



### Post Approval

### **Proponent Details**

#### **Personal Details**

Title	Ms
First Name	Poonam
Last name	Chauhan
Email	pchauhan@deicorp.com.au
Phone	0403745552
Role/Position	Development Manager
Address	UNIT 4 161 REDFERN STREET REDFERN New South Wales 2016 AUS

#### **Company Details**

Applying as a company/business?

Yes

Company Name DEICORP CONSTRUCTION PTY LTD	
ABN	15117191885
Branch Name	

### Primary contact

Title	Ms
First Name	Poonam
Last Name	Chauhan
Email	pchauhan@deicorp.com.au
Phone	0403745552
Role/Position	Development Manager

### **Post Approval Details**

Doran Drive Plaza Precinct - SSD-15882721-PA-14

Name of Document

Second Independent Audit

Related matter

Monitoring Report

Type of Document Lodgement

New Document

Description of the document and reason for submission / Overview of changes made to existing documents

In accordance with the DEPIE independent Audit Post Approval Requirements May (2020), Independent Audits are conducted on site every 6 months by MS Josephine Heltborg of Morasey Environment Pty Ltd.

Project site work commencement date: 19 December 2022

1st Independent Audit date: 22 February 2023 2nd Independent Audit date: 22 August 2023

### **Applicable Conditions**

EL TANA AND AND AND AND AND AND AND AND AND		
	Schedule	Condition
	2	A24

### Consultation through the Major Projects portal

Consultation required as part of the preparation of the document?

No

#### **Attachment of Post Approval application**

File Name	Category
Response to Independent Audit- 2.pdf	Post Approval Document

Response to Independent Audit 2 SSD-15882721 2 Mandala Parade, Castle Hill



# **DEICORP**

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**Deicorp Projects Showground Pty Ltd** 

Response to Independent Audit 2 SSD-1588221

Morasey Ref: MEDEI: 2023200-02

### Jane Erickson

**Subject:** FW: Doran Drive Plaza Precinct - Post Approval Document Received -

(SSD-15882721-PA-14)

**Attachments:** Post Approval Form\_20231020053445.pdf

From: no-reply@majorprojects.planning.nsw.gov.au < no-reply@majorprojects.planning.nsw.gov.au >

Sent: Friday, October 20, 2023 4:35 PM

**To:** Poonam Chauhan < <a href="mailto:PChauhan@deicorp.com.au">PChauhan@deicorp.com.au</a> <a href="mailto:Cc">Cc:</a> Poonam Chauhan < <a href="mailto:PChauhan@deicorp.com.au">PChauhan@deicorp.com.au</a> <a href="mailto:PChauhan@deicorp.com.au">PChau

Subject: Doran Drive Plaza Precinct - Post Approval Document Received - (SSD-15882721-PA-14)

Dear Poonam,

Thank-you, your post approval document in relation to the Doran Drive Plaza Precinct has been received by the Department. Details of this document are below and in the attachment.

#### **Date Lodged**

20/10/2023

#### **Document Name**

Second Independent Audit

#### **Description of Document**

In accordance with the DEPIE independent Audit Post Approval Requirements May (2020), Independent Audits are conducted on site every 6 months by MS Josephine Heltborg of Morasey Environment Pty Ltd.

Project site work commencement date: 19 December 2022

1st Independent Audit date: 22 February 2023 2nd Independent Audit date: 22 August 2023

#### **Applicable Conditions**

Schedule	Condition
2	A24

To sign in to your account click <u>here</u> or visit the <u>Major Projects Website</u>. Please do not reply to this email.

Kind regards

The Department of Planning and Environment



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Response to Independent Audit 3 SSD-1588221 2 Mandala Parade, Castle Hill



# 8. Appendix B.2 (A27)

Proponent (Deicorp Construction Pty Ltd) response

Dated: 08/04/2024

### **Jane Erickson**

Subject:

FW: Doran Drive Plaza Precinct - RFI-64147994

From: no-reply@majorprojects.planning.nsw.gov.au <no-reply@majorprojects.planning.nsw.gov.au>

**Sent:** Tuesday, October 31, 2023 10:24 AM

**To:** Poonam Chauhan < <a href="mailto:PChauhan@deicorp.com.au">PChauhan@deicorp.com.au</a> <a href="mailto:Subject">Subject</a>: Doran Drive Plaza Precinct - RFI-64147994

**Dear Poonam** 

I refer to the second Independent Environmental Audit (IEA) report submitted to the Department of Planning and Environment (NSW Planning) in accordance with Condition A23 to A27 of the SSD-15882721, as modified (Consent) on 20 October 2023. The IEA report identified a non-compliance with Schedule 2 Condition D3 of the Consent.

You are requested to provide the following information and records to assist NSW Planning's investigation into the non-compliance:

- 1. What time did work commence on site on 26 May 2023?
- 2. What activities occurred prior to 7 am on 26 May 2023?
- 3. Was the Department of Planning and Environment notified of the non-compliance in accordance with Condition D10 of the Consent? If not, please advise why.
- 4. Please provide a copy of the Penalty Notice issued by Hills Shire Council for the non-compliance.

Please note that this is an informal request for information and records. You do not have to provide the information and records requested and, if you do so, they may be used in evidence. NSW Planning has powers to require information and records under the *Environmental Planning and Assessment Act 1979* and may decide to exercise those powers if you do not provide the information as requested.

Can you please provide the requested information, or notification that the information will not be submitted, to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> and 'cc' me by 4 pm 14 November 2023?

Kind regards,

# Astrid Christensen Compliance Officer

Compliance | Department of Planning and Environment

P (02) 9274 6170 | E Astrid.Christensen@planning.nsw.gov.au |

Response to Independent Audit 3 SSD-1588221 2 Mandala Parade, Castle Hill



# **9. Appendix B.3 (C27)**

Proponent (Deicorp Construction Pty Ltd) response

Dated: 08/04/2024

	Non Compliance Register				
No.	Non Conformance	Recommended Action	DC Response		
1 to 16	Refer IA1 Report submitted to DPIE on 20/04/2023	Refer IA1 Report submitted to DPIE on 20/04/2023	All Non Conformances listed in IA1 Report have been closed out in IA2 Report.		
17 to 23	Refer IA2 Report submitted to DPIE on 20/08/2023	Refer IA2 Report submitted to DPIE on 20/08/2023	All Non Conformances listed in IA2 Report have been closed out in IA3 Report.		
24	Dust levels exceeded air quality criteria as set out in AQMP prepared by El Australia.	Continue to monitor dust levels and mitigation strategies as per EI Dust monitoring report (dated 23/05/2023) and AQMP (dated 11/04/2023) prepared by EI Australia.	Deicorp have implemented dust mitigation strategies to ensure dust levels remain below the criteria.		
25	Dust levels exceeded air quality criteria as set out in AQMP prepared by El Australia.	Continue to monitor dust levels and mitigation strategies as per EI Dust monitoring report (dated 04/07/2023) and AQMP (dated 11/04/2023) prepared by EI Australia.	Deicorp have implemented dust mitigation strategies to ensure dust levels remain below the criteria.		
26	Dust levels exceeded air quality criteria as set out in AQMP prepared by El Australia.	Continue to monitor dust levels and mitigation strategies as per Acoustic Logic Dust monitoring report (dated 18/09/2023) and AQMP (dated 11/04/2023) prepared by El Australia.			
27	Dust levels exceeded air quality criteria as set out in AQMP prepared by EI Australia.	Continue to monitor dust levels and mitigation strategies as per Acoustic Logic Dust monitoring report (dated 15/12/2023) and AQMP (dated 11/04/2023) prepared by El Australia.	Deicorp have implemented dust mitigation strategies to ensure dust levels remain below the criteria. Further, we have implemented weekly odour and VOC detection within our environmental checklist to ensure fumes and odour are within satisfactory levels.		
28	There was no evidence of the Proponent's response submission to DPE.	Submit a copy of the IA2 Audit Proponent's Response to DPE and keep a copy of the correspondence as evidence.	Refer Response Matrix in Appendix B		

No.	Non Conformance	Recommended Action	DC Response
29	There was no evidence of submission of the IA2 Independent Audit Report SSD 15882721, dated 22/8/2023 to DPE within two months of the IA site inspection.	Submit a copy of the IA2 Audit Report to DPE and keep a copy of the correspondence as evidence.	Refer Response Matrix in Appendix B
30	Evidence of a documented investigation in accordance with the Reactive Management Strategy was not available during the audit, and a Non-Compliance was not raised by the project team at the time the air quality exceedances were identified, or when an infringement notice was issued by Council. A Non-Compliance has therefore been raised in this IA3 Audit Report to address the corresponding NC with the planning approval.	N/A	Refer Response Matrix in Appendix B
31	The Hills Shire Council issued a Penalty Notice on 17/11/2023 for work on site outside of permitted hours. The corresponding letter from Council refers to several complaints received by Council in relation to breach of consent, including operating outside of the permitted hours.	Continue to monitor compliance with approved working hours as per Condition D3.	Refer Response Matrix in Appendix B

No.	Non Conformance	Recommended Action	DC Response
32	The Hills Shire Council issued a Penalty Notice on 17/11/2023 for work on site outside of permitted hours. The corresponding letter from Council refers to several complaints received by Council in relation to breach of consent, including operating outside of the permitted hours.	Continue to monitor compliance with approved working hours as per Condition D16.	Refer Response Matrix in Appendix B



# DEICORP PROJECTS SHOWGROUND PTY LTD



# Air Quality Management Sub-Plan

2 Mandala Parade, Castle Hill NSW

E24724.E21\_Rev4 11 April 2023

# **Document Control**

Report Title: Air Quality Management Sub-Plan; 2 Mandala Parade, Castle Hill NSW

Report No: E24724.E21\_Rev4

Copies	Recipient	
1 Soft Copy (PDF – Secured, issued by email)	Deicorp Projects Showground Pty Ltd Level 4, 161 Redfern Street,	
1 Original (Sayad to Digital Archivas)	REDFERN NSW 2016  FI Australia	
1 Original (Saved to Digital Archives)	Suite 6.01, 55 Miller Street,	
	PYRMONT NSW 2009	

Author	Technical Reviewer



SARI ERU Senior Environmental Scientist		MALCOLM DALE		
		Senior Principal – Contaminated Land CEnvP (Ger		
		& SC Specialist) Cert No #0853 & 40038		
Revision	Details	Date	Amended By	
0	Original	23 April 2021	-	
1	Updated entity name and design plans	21 May 2021	LW/BA	
2	Updated design plans	9 July 2021	ВА	
3	CC1 issue	19 January 2023	LW/MD/BA	
4	Update as per Audit Response	11 April 2023	SE/MD	

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# **Appendices**

# **APPENDIX A - FIGURES**

A.1 Site Locality Plan

A.2 Monitoring Location Plan

# **APPENDIX B - PROPOSED DEVELOPMENT**



# APPENDIX C - REACTIVE MANAGEMENT PROCEDURE

- C.1 Reactive Management Procedure
- C.2 Additional Management Measures



# 1. Introduction

# 1.1 Background

Following the opening of the Sydney Metro North West (SMNW) rail project in May 2019, Landcom and Sydney Metro are working together to develop walkable, attractive mixed use places around the SMNW stations. This includes the government owned land located adjacent to the Hills Showground Station, at 2 Mandala Parade, Castle Hill NSW ('the site'). The site was bound by De Clambe Drive to the north, Doran Drive to the west, Mandala Parade to the south and Andalusian Way to the east (see **Figure 1**, **Appendix A**).

El Australia (El) was engaged by Deicorp Projects Showground Pty Ltd to prepare an Air Quality Management Sub-Plan (AQMP), outlining the mitigation measures to be implemented at the site, in response to conditions C25, C26 and C27 of development consent SSD-15882721 which states:

#### AIR QUALITY MANAGEMENT SUB-PLAN

- C25 Prior to the commencement of any earthwork or construction, the Applicant must submit to the satisfaction of the Certifier an Air Quality Management Sub-Plan (AQMP) for the development. The Sub-Plan must include, as a minimum, the following elements:
- (b) relevant environmental criteria to be used in the day-to-day management of dust and volatile organic compounds (VOC/odour);
- (c) mission statement;
- (d) dust and VOCs/odour management strategies consisting of:
  - (i) objectives and targets;
  - (ii) risk assessment;
  - (iii) suppression improvement plan;
  - (iv) monitoring requirements including assigning responsibility (for all employees and contractors);
  - (v) communication strategy; and
  - (vi) system and performance review for continuous improvements.
- C26. The AQMP must detail management practices to be implemented for all dust and VOC/odour sources at the site. The AQMP must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (eg. frequency, duration and method of monitoring) to be undertaken for the project.
- C27. The Applicant must also develop and implement an appropriate comprehensive Reactive Air Quality and Odour Management Plan which will incorporate an Ambient Air Monitoring Program and Reactive Management Strategy to ensure that the assessment criteria are met during the works.

The likely air quality impacts resulting from construction were assessed by GHD as part of the site-specific air quality assessment, and the findings were reported as:

GHD (2019) Hills Showground Station Precinct, Concept Design Air Quality Assessment.
 Report 1258111 dated October 2019.



With regards to Condition C25(a), the Approved Methods relate specifically to the assessment and modelling of air pollutants, and does not extend to the management or mitigation of these impacts, which is the purpose of this sub-plan. No modelling or assessment of pollutants has been made by EI, and the mitigation measures described by this plan are reliant on the conclusions and recommendations made by GHD (2019). Further discussion regarding the assessment is provided in **Section 4.1.** 

# 1.2 Proposed Development

Based on the supplied plans (**Appendix B**), the proposed development would include construction of multi-storey, mixed commercial and residential apartment buildings overlying a common (commercial) retail plaza structure with six-levels of basement car park.

# 1.3 Purpose and Implementation

The purpose of this AQMP was to provide a general guide for the management of emissions that may result from generic construction activities occurring during redevelopment, As indicated by development plans and air quality assessments (GHD, 2019) provided by the client. This will be achieved by:

- Identification of the likely emissions which may impact air quality during construction, and the air quality mitigation measures as determined by GHD (2019), with regards to air quality;
- Detail the site specific criteria defined by GHD (2019) for the likely emissions that may result from the construction activities, and outline the monitoring and performance measures to demonstrate compliance with the air quality requirements for the site; and
- Provide site staff with an increased level of understanding and awareness of all management issues associated with the air quality relevant for the works.

This AQMP forms part of the Construction Environmental Management Plan (CEMP) completed by Barker Ryan Steward (BRS, 2022), and should be read in conjunction with the CEMP. Further Job Safe Analysis (JSA's) and/or Safe Work Method Statements (SWMS) should be prepared for job specific situations which are not addressed by this plan.

This AQMP is to be adjusted as required by the builder/contractor prior to the commencement of works on site, particularly where the changes are made to the air quality conditions during construction. This includes any alterations made to the air quality assessment (GHD, 2019), the CEMP (BRS, 2022), or conditions of consent SSD-1588272.

Where this plan conflicts with the requirements of the CEMP or any builder/contractors Safe Work Method Statements (SWMS) or Work Health and Safety (WHS) Policy then the SWMS's and WHS and their safety and environmental obligations of the builder/contractors shall override this CEMP.

#### 1.4 Mission Statement

The mission statement for this AQMP was to ensure that impacts associated with air quality are managed to within permitted limits as defined by the GHD (2019) criteria, as far as practicable. This includes the implementation of best practice controls and procedures during construction, to maintain an acceptable level of ambient air quality while minimising the risk of dust and odour nuisance for users surrounding the site and within the wider Hills Showground Station Precinct. This includes:

- Achieving compliance with relevant legislative requirements and conditions of approval;
- Minimising any emissions resulting from all plant, equipment and machinery used during construction; and



 Make recommendations for site-specific training and/or site inductions in line with industry best practice (where available).

## 1.5 Outline of AQMP

Specific sections of this AQMP have been included to address the conditions of development consent SSD-15882721 as presented in **Table 1-1** below.

Table 1-1 Consent Conditions addressed by AQMP

Condition	Requirement	Section of AQMP
C25	<del>-</del>	or construction, the Applicant must submit to the agement Sub-Plan (AQMP) for the development. e following elements:
C25 (a)	An AQMP prepared by a suitably qualified and experienced expert in accordance with the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (the Approved Methods).	This plan was prepared by suitably trained and experienced environmental practitioners with over 10 years' experience in Contaminated Land Management, and was reviewed by a Certified Site Contamination Specialist, with the accreditation details provided in <b>Document Control</b> .
C25 (b)	Relevant environmental criteria to be used in the day-to-day management of dust and volatile organic compounds (VOC/odour);	Criteria defined by GHD (2019). Values derived are provided in <b>Table 5-1</b> and discussed in <b>Section 5.4</b>
C25 (c)	Mission Statement;	Section 1.4
C25 (d)	Dust and VOCs/odour management strategies consisting of: (i) objectives and targets; (ii) risk assessment; (iii) suppression improvement plan; (iv) monitoring requirements including assigning responsibility (for all employees and contractors); (v) communication strategy; and (vi) System and performance review for continuous improvements.	Objectives and targets in Section 6.1 Risk Assessment in Section 7 Suppression Improvements in Section 7.5 Monitoring requirements in Section 6.3 Roles and Responsibilities in Section 6.2 Communication Strategy in Section 6.7 System & performance review in Section 6.8
C26	The AQMP must detail management practices to be implemented for all dust and VOC/odour sources at the site. The AQMP must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (eg. frequency, duration and method of monitoring) to be undertaken for the project.	Management measures in <b>Section 7.2</b> Monitoring in <b>Section 6.3</b>
C27	The Applicant must also develop and implement an appropriate comprehensive Reactive Air Quality and Odour Management Plan which will incorporate an Ambient Air Monitoring Program and Reactive Management Strategy to ensure that the assessment criteria are met during the works	See <b>Section 6</b> Reactive Management Strategy in <b>Appendix C</b>



# 2. Regulatory Framework

Legislation, guidelines and standards relevant to air quality management for the development are presented within **Table 2-1**.

Table 2-1 Regulatory Framework

Regulatory Document	Summary of Requirements
Legislation	
Protection of the Environment Operations Act 1997 (the POEO)	The objective of the POEO Act is to achieve the protection, restoration and enhancement of the quality of the environment.  The POEO Act gives rise to the POEO (Clean Air) Regulation (2010).
Environmental Planning and Assessment Act 1979 (EP&A Act)	The EP&A Act determines the category of development, and gives rise to state environmental planning policies (SEPP) developed to assist regulators with the protection of human and environmental health.
State Environmental Planning Policy (SEPP) (Major Projects) 2005.	SEPP (Major Projects) facilitates the development or redevelopment of important sites of economic, environmental or social significance to the State, to encourage works to be approved for the benefit of the State.
Local Council Plans	<ul> <li>The Hills Local Environmental Plan 2019; and</li> <li>The Hills Development Control Plan 2012.</li> </ul>
Standards	
Standards Australia	<ul> <li>All activities should adhere to:</li> <li>AS2601: 2001 The Demolition of Structures;</li> <li>AS2159:2009 Piling Design and Installation;</li> <li>AS 3580: 2007 Methods of Sampling Analysis of Ambient Air, being:</li> <li>Part 1.1 (2007) Guide to Siting Air Monitoring Equipment;</li> <li>Part 10.1 (2003): Determination of Particulate Matter - Deposited Matter (Gravimetric Method); and</li> <li>Part 12.1 (2001): Determination of light scattering – integrating nephelometer method.</li> </ul>
Guidelines	
National Environment Protection Measure for Ambient Air Quality (2016), 2021 Variation (NEPM-AAQ)	National Environment Protection Standards were determined in accordance with (set) monitoring protocol, to achieve ambient air quality that allows for the adequate protection of human health and well-being.
National Environment Protection Measure (Diesel Vehicle Emissions) Measure (2001), 2009 Variation (NEPM-DVE)	National Environment Protection Standards to reduce emissions from diesel vehicles, by facilitating compliance with in-service emission standards from diesel vehicles.



Regulatory Document	Summary of Requirements
Other relevant Guidelines	<ul> <li>Department of Environment and Conservation NSW (DEC)</li> <li>Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (2007);</li> </ul>
	<ul> <li>EPA (2022) Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (the Approved Methods) including earlier publications (EPA, 2016)</li> </ul>
	<ul> <li>Landcom (2004) Managing Urban Stormwater: Soils and Construction (the "Blue Book"). Of particular relevance was:</li> <li>Volume 1 (4<sup>th</sup> Edition);</li> </ul>
	<ul><li>Volume 2A Installation of Services; and</li><li>Volume 2C, Unsealed Roads.</li></ul>



# 3. Site Setting

# 3.1 Property Identification, Location, and Physical Setting

The site is situated within an area of mixed land use, including residential, commercial and recreational activities. A summary of the site setting is presented in **Table 3-1**.

**Table 3-1** Site Setting Information

Attribute	Description
Street Address	Part of the Hills Showground Station Precinct, the site was referred to as the 'Doran Drive Precinct' with the street address of 2 Mandala Parade, Castle Hill NSW.
Lot and DP	Lot 55 in Deposited Plan (DP) 1253217
Site Area	7,969 m <sup>2</sup>
Location Description	10 km north-west of Parramatta CBD, bound by De Clambe Drive (north), Andalusian Way (east), Mandala Parade (south) and Doran Drive (west).
Topography	The site surface was moderately dipped towards the southwest, with site levels varying from 98.13m AHD in the north-east, reducing to 90.63m AHD in the south-west. The boundaries of the site were battered, with an average 1-1.5m drop observed towards the surrounding roads.  Local topography gently slopes to the south-west, towards Cattai Creek.
Site Drainage	Site drainage is likely to be consistent with the general slope of the site. Any run off would be expected to flow into the new constructed stormwater pits, which discharges into the municipal stormwater system and ultimately, to the closest surface water feature, Cattai Creek (approx. 130m southwest of site).
Surrounding Use	North: Castle Hill Showground, with residential use beyond.
	<ul> <li>South: Hills Showground Metro Station and associated retail plaza, followed by residential properties and Carrington preschool (approx. 110m southwest)</li> </ul>
	<ul> <li>East: Hills Showground Precinct East, comprising the former offices and car park of The Hills Shire Council, with residential beyond.</li> </ul>
	<ul> <li>West: Hills Showground Precinct West, comprising a car park and retail plaza, with commercial use beyond.</li> </ul>
Soil Landscapes	The site overlies an erosional Glenorie $(gn)$ soil landscape, characterised by undulating to rolling low hills on Wianamatta Group shales, while the western portior of the site overlies a colluvium Hawkesbury $(ha)$ soil landscape, characterised by rugged, rolling to very steep hills on Hawkesbury Sandstone.
	• (Source: Bannerman SM and Hazelton PA, 1990, Soil Landscapes of the Penrith 1:100,000 Sheet)

# 3.2 Meteorological Conditions

Meteorological conditions of the site are of fundamental importance to Air Quality as these conditions drive the release of emissions into the atmosphere, resulting in the occurrence of off-site impacts. In accordance with EPA (2016), the parameters of most importance are:

- Wind Direction and Speed, to determine the direction and speed at which the emissions are transported from the source(s) to the receptor; and
- Atmospheric conditions, such as rainfall, temperature and atmospheric turbulence.



#### 3.2.1 Wind Conditions

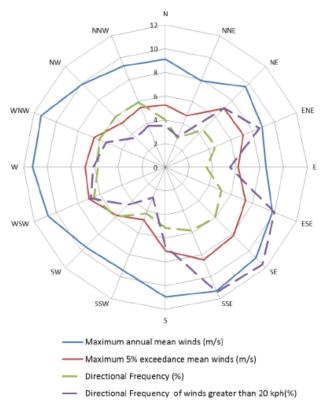
El were provided with a report on the local wind conditions for the development, prepared by Windtech Consultants Pty Ltd (Windtech), as:

 Windtech (2019) Hills Showground Station Precinct, Castle Hill Pedestrian Wind Environment Statement, prepared for Landcom, Report WF043-01F02(Rev1), dated 29 October 2019.

Findings of relevance to this AQMP were:

- The regional winds for the site are governed by three principal directions, being the north-east (NE), south and south-east (SSE), and west (W). Using data obtained from the Bankstown BOM station from 1993 to 2016, directional wind speed and frequency of occurrence was determined, and is presented in Figure 3-1 below;
- As shown in **Figure 3-1**, the annual wind pattern was dominated by SSE and W flows, with a maximum annual wind speed of 10-12metres per second (m/s);
- NE winds prevail through the summer months, with W winds prevalent in the winter and SSE winds occurring all year round;
- The site was situated at the north-eastern end of a low-rise former industrial area, with residential buildings to the south. These structures were unlikely to shield the site from prevailing winds due to their height and distance, however taller structures to the west may provide some shelter for the W prevailing winds during development; and
- The rise in site topography towards the north-east may accelerate the westerly and southerly winds, however the expected effects were considered minimal.

Figure 3-1 Mean Wind Conditions for Site





#### 3.2.2 Atmospheric Conditions

El reviewed the statistical data obtained from the nearest meteorological monitoring station to the site, collected by the Bureau of Meteorology (BOM). The closest station to the site with useable data was Seven Hills (Colin Street) Station (Site ID 067026) situated approximately 9 km to the southwest of the site. A summary of the meteorological conditions for the site are presented in **Table 3-2**.

Table 3-2 Generalised Atmospheric Conditions

Attribute	Description
Temperature	In general, the local climate comprised warm summers and mild winters, Mean temperatures range from 4.5° C to 17.4° C in July, and 15.3° C to 28.4° C in December. Annual average temperatures ranged from 11.2° C to 23.4° C.
	(Source: <a href="http://www.bom.gov.au/climate/averages/tables/cw_067026.shtml">http://www.bom.gov.au/climate/averages/tables/cw_067026.shtml</a> , accessed 15 April 2021)
Rainfall	Rainfall occurred throughout the year, with wetter periods observed from January to June. The mean monthly rainfall recorded by BOM for the closest monitoring site (Seven Hills – Collin St) ranged from 43.6 mm in July to 116 mm in February, with an average annual rainfall of 913.8mm.
	(Source: <a href="http://www.bom.gov.au/climate/averages/tables/cw_067026.shtml">http://www.bom.gov.au/climate/averages/tables/cw_067026.shtml</a> , accessed 15 April 2021)

# 3.3 Site Receptors

In accordance with EPA (2016), site receptors were defined as locations where people or things are, or would likely reside (i.e. residential housing areas, schools, offices or public space). Site receptors of greatest concern include those sensitive to environmental change, such as the very young, the elderly and the infirm. The closest sensitive receptors identified for the site were:

- The residential land users located:
  - 70m to the south;
  - 250m to the north; and
  - > 200m to the east.
- Recreational and ecological users of Cattai Creek, 200m southwest of site;
- Users of the Castle Hill Showground, the Hills Showground Metro Station, Station Plaza and commuter carpark adjacent the site to the south and west; and
- The site worker any external work areas immediately adjacent to the site boundary during the construction work.



# 4. Background Air Quality

# 4.1 Previous Investigations

Previous consultant, GHD Pty Ltd (GHD), completed an Air Quality Assessment (AQA) in support of a State Significant Development (SSD) application for the larger Hills Showground Precinct. The findings were provided to EI as:

 GHD (2019) Hills Showground Station Precinct, Concept Design Air Quality Assessment for Landcom, Report 12518111, dated October 2019.

The AQA provided pertinent information regarding background air quality for the site, with the relevant findings presented in **Table 4-1**.

Table 4-1 Summary of GHD (2019) Air Quality Assessment

Attribute	Description
Objective	The objective was to assess the likely air quality impacts expected for the Hills Showground Station Precinct and provided mitigation measures to be considered for the management of air quality at the current site and surrounds. The AQA included:  1 Mandala Parade, being lots 50 and 54 in DP 1253217;  2 Mandala Parade, being Lot 55 in DP 1253217 (the current site);  3 Andalusian Way, being Lot 56 in DP 1253217;  5 De Clambe Drive, being Lot 53 in DP 1253217; and  3 De Clambe Drive, being Lot 52 in DP 1253217.
Scope of Works	The AQA assessed the air quality impacts for the development, in accordance with the following scope of works:  A review of all relevant Office of Environmental and Heritage (OEH) air quality monitoring data and any significant existing sources of localised emissions, road traffic emissions and any expected rail emissions;
	<ul> <li>The relevant criteria relating to air quality was outlined as per EPA (2016);</li> <li>The likely air quality impacts on the proposed sensitive receivers (residential, commercial and industrial) in the precinct were assessed; and</li> <li>High level (in-principle) recommendations were provided for building locations and design, to minimise air quality impacts.</li> </ul>
Emission Sources	GHD completed a review of the Australian Government's, Department of the Environment and Energy (DEE) <i>National Pollution Inventory</i> (NPI) which identified two potential source of industrial emissions within a 5 km radius of the development area, being Castle Hill Sewage Treatment Plant (1.5km north) and Hytec Yarrabee Road Quarry (4.7km south). The potential risks posed by these sources were regulated by the POEO Environmental Protection Licencing (EPL) scheme, and assuming the facilities maintain compliance with their EPL, no adverse air quality impacts were expected. In addition, emission sources within the development area were identified, and the potential to impact the site receptors was assessed, as follows:
	<ul> <li>Rail emissions from SMNW train movements were found to be minor due to the underground nature of the operation, and no adverse air quality impacts from rail emissions were expected; and</li> <li>Road vehicle emissions were assessed for the major arterial routes, Carrington Road and Showground Road only, being the worst case scenario anticipated for the development, based on traffic levels.</li> </ul>



Attribute	Description
Conclusions	GHD (2019) concluded that emissions from the SMNW and local sources were minor and were unlikely to impact the site, however conservative assessments screening road traffic emissions identified that under worst-case conditions, the annual PM2.5 emissions produced by the major arterial roads may present an unacceptable level of air quality for the residential users for the end site. Recommendations were made for the building design; however these strategies were not relevant for the construction phase of works.

## 4.2 Local Emission Sources

El reviewed the Air Emissions Inventory for the Baulkham Hill locality using 'Air Emissions in My Community' (<a href="https://www.epa.nsw.gov.au/your-environment/air/air-emissions-inventory/air-emissions-my-community-tool">https://www.epa.nsw.gov.au/your-environment/air/air-emissions-inventory/air-emissions-my-community-tool</a>). This tool provides a graphical representation of data gathered for the 2013 Air Emissions Inventory collected by the NSW EPA, with the findings presented below in **Figure 4-1**.

**Human vs** Top Emission Sector Geographic **Natural Emissions** Activities **Emission Trends** Comparison Refresh Export LGA: Baulkham Hills Region: Sydney Substance: PM2.5, NOx and VOC Substance: PM2.5, NOx and VOC Unit: tonnes per year Unit: tonnes per year Human vs. Natural Emissions (2013) Human vs. Natural Emissions (2013) Show Tables Show Tables Human Natural Human Natural PM2.5 PM2.5 NO NOx VOC 150k t/vr 150k t/vr 100k Emission by Sector (2013) Emission by Sector (2013) VOC NOx PM2.5 VOC NOx PM2.5 Commercial Commercial Businesses Businesses EPA-Licensed EPA-Licensed Industry Industry Non-Road Equipment Non-Road Equipment and Transport and Transport Natural Sources Natural Sources Road Transport Road Transport Household Activities Household Activities 60k t/yr 0k 20k 40k 20k 40k 60k t/yr

Figure 4-1 Emissions by Sector for Baulkham Hills (2013)

The sectors responsible for the majority of emissions for the locality were EPA licenced industry, road transport and the most significant contributor, household activities. As reviewed by GHD (2019), local industrial activity would be of low concern (**Table 4-1**), therefore road transport and household activities were the primary sources of emissions for the locality.



# 4.3 Existing Air Quality

Background air quality was determined by GHD (2019) using information obtained from the NSW Office of Environmental Heritage (OEH) ambient air quality monitoring stations. The nearest, useable dataset for the site was Macquarie Park, located at the Macquarie University Sports Fields in Culloden Road, approx. 11km southeast of the site. The 90th percentile concentrations for background air quality pollutants were reviewed for 2019 to be:

- PM10: 26.8 μg/m³ over 24 hours and 17.2 μg/m³ annual;
- PM2.5: 11 μg/m³ over 24 hours and 7 μg/m³ annual;
- CO: 0.3 mg/m³ per hour or 0.3 mg/m³ over 8 hours; and
- $NO_2$ : 24.4 µg/m<sup>3</sup> over 1 hour and 11.3 µg/m<sup>3</sup> annual.

Using the average annual concentrations of PM10 and PM2.5, GHD derived a conservative ration of 0.5 for particulate emissions for the AQA. The annual average background concentrations were relatively high, indicating poor air quality on a regional level.

## 4.4 Summary of Background Air Quality

A high background PM2.5 concentration of 7  $\mu$ g/m³ was recorded by GHD (2019) accounting for 87.5% of the allowable assessment criteria of 8  $\mu$ g/m³. Exceedances of the criteria were detected for proposed buildings along Showground Road (10 m from the roadway) however emissions from the Sydney Metro Northwest or surrounding industrial and development were not expected to impact on the air quality of the development.

Given the elevated  $PM_{2.5}$  concentrations in ambient air, additional  $PM_{2.5}$  concentrations emitted during construction would potentially impact air quality in the surrounding areas.  $PM_{2.5}$ , being the measure of depositional dust would be of primary concern for the construction phase of works.



# 5. Air Quality Impacts

#### 5.1 Construction Activities

As stated in **Section 4.2**, the locality was contributing to elevated  $PM_{2.5}$  concentrations and as a result, any further increases in depositional dust has the potential to impact air quality in the vicinity of the site. With reference to **Section 1.2**, the construction phase of works will involve:

- Bulk Excavation of site soils to at least 19 mBGL of the existing site, for the construction of the basement car park;
- The installation of foundations, underground services and lift pits and/or crane pads;
- Construction of the above ground structures; and
- Landscaping.

Site preparation works, including demolition was complete, and site stripping has removed all trees and plantings across the site. Activities of greatest concern to air quality to be completed for construction were identified as:

- Soil disturbance activities, including bulk excavation, drilling and/or piling, general earthworks, the installation of services and landscaping;
- The importation and stockpiling of material (i.e. aggregate and soils) and uncovered loads;
- Cutting, grinding and sawing activities and the operation of concrete / asphalt agitators;
- Wind erosion in areas of exposed soil within an open environment; and
- The operation of mobile plant, including excavators, piling rigs and haulage trucks, including the use and idling of machinery and trucks and driving over unpaved surfaces.

## 5.2 Potential Impacts

A review of background air quality data (see **Section 4.4**) shows that elevated levels of background particulate matter (i.e.  $PM_{2.5}$ ) is likely to occur at times, hence care should be taken to ensure the constructions works do not intensify air quality impacts. In addition, given the proximity to major roads, background concentrations of combustion gasses could also be be higher than those recorded by GHD (2019) and care is required to minimise gaseous emissions where possible. Sources of dust and emissions from the site during construction may result in the following impacts:

- Dust emissions resulting from demolition works or from exposed soils generating dust;
- Human Health impacts (i.e. breathing or eye irritation) resulting from the generation of particulate matter (dust) where elevated levels persist.
- Negative aesthetic impacts and reduced visibility due to increased particulate and dust.
- Poor working conditions due to health implications.
- Additional cleaning effort/costs leading to damage of personal property as a result of increased particulate in air and/or depositional dust.
- Erosion and/or loss of soils due to windborne loss
- Gaseous / exhaust emissions associated with the combustion of fuel from plant, machinery and vehicles that may generate oxides of nitrogen (NO<sub>x</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>) and trace amounts of non-combustable hydrocarbons such as semi-volatile organic compounds (SVOCs).



The potential for impacts on air quality will depend on a number of factors. Primarily impacts will be dependent on the nature, extent and magnitude of construction activities and their interaction with the natural environment. Potential impacts attributable to construction may occur during work establishment, earthworks, spoil handling, storage and transport and due to plant and vehicle movement and emissions. These are covered in more detail in the following sections. Overall, with the implementation of the control measures identified in **Section 7**, the likely impacts for air quality are expected to be minimal.

## 5.3 Contaminants Related to Air Quality

Given the lack of contamination identified within the site, the primary contaminant of concern for Air Quality during construction was dust, otherwise referred to as Particulate Matter (PM). There are three size fractions for PM, being:

- PM2.5 (i.e. being less than 2.5 microns in size), associated with fuel burning, industrial combustion and vehicle emissions;
- PM10 (i.e. being less than 10 microns in size) associated with coarse grained dusts (i.e. road dust) and construction activities; and
- PM with aerodynamic diameter of 50 microns or less (Total Suspended Particulates TSP).

During mechanical motion and earth movements, the vast majority of PM generated is between 2.5 microns and 50 microns in aerodynamic diameter. PM greater than 10 microns in aerodynamic diameter cannot pass into the human respiratory system; however, PM of this size fraction can result in nuisance to surrounding receptors as a result of dust deposition. Consequently, in relation to PM, two potential impacts from dust generation are considered:

- Ambient concentration of PM10; and
- Dust deposition (as a nuisance issue).

Given the nature of the construction works required, the activities associated with earthworks and construction of the below ground structures and the installation of foundations, services and landscaping were considered to be the activities of greatest concern to the generation of PM.

#### 5.3.1 Weather

Weather can have a large impact on Air Quality. With higher temperatures, and as wind speeds increase there will be a greater potential for dust generation to occur. Weather reporting should be provided to all site contractors on a daily basis, which would be based on Bureau of Meteorology (BoM) information for Seven Hills (Collins Street), 11km to the southwest, and was considered to be the closest station to the site, . The information would be delivered to all staff during toolbox / pre- start meetings, or where required, significant changes in conditions may be announced over the site radio. As stated in **Table 3-2**, the site was typically of a warm to moderate climate, with low levels of rainfall occurring over the summer months. During periods of dry weather and in periods of high wind the likelihood of dust to be generated from onsite activities would increase, and additional controls may be required, or works may cease altogether.

#### 5.3.2 Mobile Plant

It was considered that any mobile plant emissions generated through the combustion of fuel will be short term and minimal, in comparison to the emissions generated by vehicles travelling along the surrounding roadways. Given the short term and low level of emissions of these pollutants from the site during the construction works, fuel combustion contaminants, such as volatile organic compounds (VOCs) or Nitrogen Oxides (NOx) were unlikely to impact air quality.



Pre-start inspections should be completed on all mobile plant to ensure the equipment is well maintained and serviced so that vehicular emissions remain within relevant air quality guidelines and standards. Any equipment or vehicles seen to create excessive emissions should be either replaced or serviced. Given these conditions are met, the most significant issue related to mobile plant at the site would be the generation of dust resulting from driving along unpaved surfaces, and the haulage of soils (including loading and unloading). Currently, it was anticipated that all traffic will gain access to the site from De Clambe Drive in the north. Consideration of the sites proximity to site receptors site is required (Section 3.3) for the selection of internal haulage routes at the site.

# 5.4 Acceptance Limits for Air Quality

As stated in **Section 5.3.2**, the emissions of greatest concern for the site were related to the generation of dust from the construction activities occurring onsite and individual VOC contaminants were not likely to be generated. An acceptable level of air quality will be achieved when:

- No complaints are received from nearby residents or local road users in relation to dust and sediment beyond the site boundary;
- No visible dust is identified at, or beyond the site boundary which has migrated from the site:
- No dust generated within the site has the potential to affect the site workers;
- Site workers and visitors during construction are made aware of the air quality requirements of the site and the existence of this AQMP;
- Relevant measures and procedures are implemented throughout the construction phase of works; and
- Air quality meets the air quality goals and DEC's guidelines for dust as listed in Table 5-1;
- Effective communication is maintained with Council, the NSW EPA and key stakeholders of the development.

A secondary effect resulting from the construction works may include the emissions of pollutants and/or odour levels generated from mobile plant. The levels of odour within the site shall be monitored using olfactory methods (i.e. through smell) as determined by the Project Manager, Site Supervisor and/or Environmental Consultant. The odour would be described as non-detectable, low, moderate or strong and an acceptable limit for the site will be achieved when:

- No detectable odour is identified at the site boundary; and/or
- No odours greater than moderate or strong are present onsite, or that have the potential to affect workers.

# 5.5 Acceptance Limits of Possible Pollutants

GHD (2019) found that dust deposition would be the primary concern for air quality with regards to construction; however the GHD (2019) AQA identified a number of toxic and carcinogenic air pollutants (including VOC and SVOCs) which may be generated as a result of the proposed activities.

In particular, the generation of volatile organic compounds (VOCs) from mobile plant, machinery or vehicles may react under the influence of sunlight, to generate nitrous oxide (NO<sub>2</sub>) and/or photochemical smog. Impacts related to the generation of VOCs would therefore be assessed where secondary effects are identified as a concern. This would be achieved through the monitoring of NO<sub>2</sub> and should meet the criteria presented in **Table 5-1**.



The assessment criteria for pollutants as derived by GHD (2019) to be met by the site are presented in **Table 5-1** below.

Table 5-1 Criteria for Air Quality Pollutants

Pollutant and Averaging Period	Criteria (GHD, 2019)
Annual maximum increase dust <sup>a</sup> concentration	2 g/m <sup>2</sup> /month <sup>b</sup>
Annual maximum total dust <sup>a</sup> concentrations	4 g/m <sup>2</sup> /month <sup>c</sup>
Maximum 1 hour average carbon monoxide (CO) concentrations	30 mg/m <sup>3</sup>
Maximum 8 hour average CO concentrations	10 mg/m <sup>3</sup>
Maximum 1 hour average nitrous dioxide (NO <sub>2</sub> ) concentrations	246 μg/m <sup>3</sup>
Annual average NO <sub>2</sub> concentrations	62 μg/m³
Maximum 1 hour average SO <sub>2</sub>	570 μg/m³
Maximum 24 hour average SO <sub>2</sub> concentrations	228 μg/m <sup>3</sup>
Annual average SO <sub>2</sub> concentrations	60 μg/m³
Maximum 24 hour average PM <sub>10</sub> concentrations	50 μg/m³
Annual average PM <sub>10</sub> concentrations	25 μg/m³
Maximum 24 hour average PM <sub>2.5</sub> concentrations	25 μg/m³
Annual average PM <sub>2.5</sub> concentrations	8 μg/m³
Total Suspended Particulates (Annual)	90 μg/m³

#### Notes:

- a) dust is assessed as insoluble solids as defined by AS 358.10.1-1991 (AM-19)
- b) maximum increase in deposited dust level
- c) maximum total deposited dust level



# 6. Air Quality & Odour Management

## 6.1 Objective of Air Quality & Odour Management

Day to day management of air quality impacts resulting from construction activities will require management of dust, odour and VOC emissions generated onsite. This will occur through the implementation of mitigation measures at the site, and the performance will be determined by visual monitoring of boundary emissions. Continuous control of emissions at the source will assist with the sites compliance with the limits applicable to the site(Section 5.4 and 6.3). Conformance with these limits shall ensure, as far as possible, that construction activities may continue unimpeded, without impacting the surrounding air quality.

Specific air quality targets and performance criteria were established for the management of air quality during construction which was based on recommendations made by GHD (2019). Note, given the ambient concentrations of  $PM_{2.5}$ , air quality monitoring using  $PM_{10}$  concentrations was recommended to assess impacts resulting from the construction activities. These are summarised in Table 6-1 below.

Table 6-1 Air Quality Targets

Impact requiring mitigation	Target	Monitoring and/or mitigation required		
Dust	No visible dust leaving the site boundary	Daily visual inspections at:		
Odour	No odours detected at the site boundary	<ul> <li>Boundary locations M1 to M4;</li> </ul>		
VOCs	No clearly visible exhaust emissions resulting from any machinery or mobile plant to be observed at or beyond the site boundary	In proximity to site works.  See <b>Section 6.3</b> .		
Particulate emissions (PM <sub>10</sub> )	Average daily $PM_{10}$ emissions should not exceed 50 $\mu g/m^3$ over a 24 hr period	Passive dust deposition monitoring of PM <sub>10</sub> to be completed monthly.  See Section 6.3		
Complaints	No complaints related to air quality or dust to be received.	Additional monitoring of the emissions impacting the receiver at offsite locations.  See Section 6.3		

The performance of air quality for the construction works is ultimately the responsibility of all site workers, their visitors and subcontractors carrying out works at the site. The Project Manager holds overall responsibility for the sites conformance with the targets specified in Table 6-1.

Where triggers are, or could exceed the air quality criteria, site management must be informed, and contingency measures implemented. Should repetitive complaints or non-conformances are identified, additional monitoring may be required (i.e. boundary PM<sub>10</sub> monitoring) and should this situation arise, advice from the Environmental Consultant shall be sought.

A Reactive Air Quality Management Procedure is provided in Appendix C.



# 6.2 Roles and Responsibilities

The roles and responsibilities associated with the works are outlined in **Table 6-2**. The Project Manager will have the main responsibility for maintaining and implementing this AQMP. Responsibility for implementing certain components of the AQMP may be delegated to particular project staff and/or contractor(s) nominated to undertake those works.

Table 6-2 Summary of Responsibilities

Role	Brief Description of Responsibilities
Project Manager	<ul> <li>Ensure effective overall management of environmental performance during the site development.</li> </ul>
	<ul> <li>Review this AQMP to ensure compliance with requirements.</li> </ul>
	<ul><li>Ensure the AQMP is implemented.</li></ul>
	<ul> <li>Undertake environmental reviews required by consent conditions and regulatory policies and legislation.</li> </ul>
	• Undertake all community consultation and notifications associated with the works.
Site Supervisor	<ul> <li>Supervise the work activities and ensure all environmental controls are in place.</li> </ul>
	<ul> <li>Monitor daily work routines so that environmental controls are established and maintained as per the AQMP and detailed mitigation measures.</li> </ul>
	<ul> <li>Monitor daily work routines so that environmental protection requirements are communicated to all personnel and contractors under his/her control.</li> </ul>
	<ul> <li>Where necessary stop work activities until adequate environmental safeguards have been implemented.</li> </ul>
	Identify areas of improvement and notify the head contractor.
	<ul> <li>Ensure environmental issues are communicated to all site staff.</li> </ul>
Environmental	Provide advice regarding the requirements of Air Quality for construction at the site;
Consultant	<ul> <li>Outline the monitoring requirements for Air Quality as and when required;</li> </ul>
	<ul> <li>Assist with the investigation and resolution of any complaints received with regards to Air Quality; and</li> </ul>
	<ul> <li>Assist with communicating the performance of Air Quality at the site to key stakeholders and regulators as required.</li> </ul>
All site staff and contractors	All contractors must employ best practices in managing any air quality related impacts during site redevelopment. All contractors must also:
	<ul> <li>Ensure work instructions reflect the requirements of this AQMP and all requirements are implemented.</li> </ul>
	<ul> <li>Ensure all required records/documentation are maintained and submitted to the head contractor.</li> </ul>
	<ul> <li>Ensure training/induction of personnel is carried out and that staff operate in an environmentally responsible manner.</li> </ul>
	<ul> <li>Undertake and report on all monitoring and inspections completed.</li> </ul>
	Report all environmental incidents and near misses.

# 6.3 Ambient Air Monitoring

## 6.3.1 Monitoring Locations

Routine visual monitoring of emissions will be required to mitigate any impacts that may result from the proposed activities. Monitoring will occur in locations both on and off site, depending on the target to be achieved, and includes:

Visual inspections in close proximity to site works;



- At selected boundary locations (M1, M2, M3 and M4) (see Table 6-3 and as presented in Figure 2); and
- Where a complaint has been received by the client, off-site locations may be selected to provide an indication of exposure or to identify background levels of influence.

The on-site boundary monitoring locations are summarised below in Table 6-2.

Table 6-3 Summary of Ambient Air Monitoring Locations

Location ID	Approx. coordinates #	Frequency and Type of Monitoring	Nearby Receptors
M1 De Clambe Drive	E:313489.679, N:6266308.077	Visual inspections (Daily) PM10 monitoring (monthly)	Users of the Castle Hill Showground (20m)
M2	E:313555.751, N:6266298.724		Users of the carpark and the former The Hills Shire Council administration building (<20m)
M3	E:313518.547, N:6266243.057		Users of the Hills Showground Metro Station and commuter carpark (<5m) Residence (70m)
M4	E:313451.179, N:6266255.106		Users of the Station Plaza and commuter carpark (<5m)
Background	E:313305.733 N:6266165.647		Cattai Creek (200m)

Notes: # - Coordinates referenced from (GDA2020-MGA56)

## 6.3.2 Monitoring Frequency

The following monitoring is proposed during the construction activities. Other monitoring may be carried out on an as needs basis (e.g. a specific complaint). The type and frequency of monitoring is presented in **Table 6-4**.

Table 6-4 Ambient Air Quality Monitoring

Monitoring	Performance Indicator	Frequency	
Weather – Meteorological Data Including daily rainfall, temperature and wind (direction and speed) from Seven Hills (Collins St) Station, obtained by BOM	Delivery to site staff during toolbox meetings, announced over site radio where required. Parameters of interest are:  Wind Speed and Direction to determine the site receptors up and down-wind of the site, and the likely risk; and  Temperature as well as rainfall to inform the extent of natural dust attenuation through watering, and if additional watering is necessary.	Daily	
Visual surveillance for dust emission and site inspection for visible dust deposits on surface / mud tracking off site	No dust emissions or sediment tracking beyond the site boundary and no incidents or complaints reported.  Procedure for completing visual surveillance at the site is presented below.	Daily	



Monitoring	Performance Indicator	Frequency
	<ul> <li>A designated person on site will undertake the following visual checks near the site boundary at least once on each working day until the project works are completed.</li> <li>If dust migration beyond the site</li> </ul>	
	boundary is observed, identify the source of the dust being generated at the source (e.g. wheel generated dust, excavators, stockpiles, wind erosion).	
	• Inspect and report on watering of site surfaces (i.e. water cart activity and daily water usage rate), and/or where dust and sediment are seen beyond the site boundary. The weather conditions (Section 3.2) will also be recorded when a non-conformance is reported during a visual surveillance check.	
	<ul> <li>Prepare a summary of the findings as part of an environmental inspection report. Non- conformance (e.g. excessive dust generation, dust/earth/ other materials leaving the site) will be reported immediately to the Project Manager or management.</li> </ul>	
Inspections to verify unusual odours	No unusual odour detected at boundary and no complaints received.	Daily
Plant/equipment inspections including daily pre-start inspections	Inspections undertaken in line with operational requirements and regularly serviced, with inspection sheets maintained.	Daily / as required.
Dust monitoring	No exceedance of monitoring trigger values listed in <b>Table 6-5</b> .	Monthly
		· · · · · · · · · · · · · · · · · · ·

# 6.3.3 Dust Sampling Methods

Dust methods are currently using dust fallout method suitable for construction site based on the Australian Standard AS3580.

The various sampling methods and method references are summarised in Table 6-4.

Table 6-5 Summary of methods and sources

Target analyte	Media	Method reference
Particulate matter	Dust fallout filter (passive)	AS 3580

Notes: \* up to 75 compounds, \*\* 42 compounds

## 6.3.4 Monitoring Triggers

Trigger values are to protect both worker health and the surrounding sensitive receptors including local residents, commuter carpark and metro station users, and the more distant Carrington Childcare.



The trigger values for occupational and non-occupational exposure for the primary on-site chemicals and other VOCs detected were outlined in **Table 6-5**.

Table 6-6 Summary of Trigger Values

Compound	Occupational (TWA) (μg/m³) <sup>1</sup>	Non-occupational (μg/m³)²	HSL Res A/B (μg/m³)³	Monitoring Investigation Levels (µg/m³)⁴
Dust	-	4g/m <sup>2</sup> /month <sup>5</sup>	-	-

- 1 Safework 2013
- 2 US EPA Region 9 Regional Screening Levels (May 2016) Lifetime Carcinogenic Risk 1x10-6 Residential Ambient Air
- 3 NEMP (2013) HSL uses sand at 0 <1 m
- 4 NEPM (2004) Air Toxics 1 year average
- 5 DEC (2005) Air Quality Monitoring Criteria for Deposited Dust
- # Yearly monitoring level requiring 6 measurements per year for human health (NEPM, 2010)

Any exceedances of the above levels, El would undertake a preliminary risk screening to assess the potential risk to the surrounding receptors.

## 6.4 Reporting

Record keeping and reporting requirements may be undertaken by the site project manager and include relevant project team members and stakeholders. The record keeping will include:

- A copy of the complaints register for the month and details of how complaints were addressed and resolved;
- Identification of non-compliance with the conditions of the development consent that includes dust and odour, including a record of visual surveillance undertaken at the site;
- Details of additional measures to be implemented to address any noncompliance;
- Details relating to excavated volumes and types of soil disturbed within the site, including dates of excavation; and
- Details of any fill material imported into site.

## 6.5 Hours of Work

Construction activities were identified as the primary source of dust generated at the site, therefore the period of time when these activities are occurring would be of greatest risk to the sites receptors. For the site, the working hours typically approved by the Hills Shire Council will be specified by consent, to ensure that construction is carried out in a safe and environmentally friendly manner. Any works occurring outside of these hours must be approved by council, and will be subject to conditions. The hours consented for the works were not known, however generalised working hours were expected to be:

- Monday to Friday, 7:00am to 6:00pm;
- Saturday, 8:00am to 1:00pm; and
- Sunday / Public Holidays, no work.

## 6.6 Induction and Training

All employees and contractors work on site will undergo an induction training relating to air quality management issues, prior to being authorised to work within the site. Specific information related to air quality to be included during induction/training will include:



- Information regarding the existence of this AQMP, and the requirements of consent, including the identification of site boundaries (Figure 2) and the site specific environmental measures required;
- Details of the potential sources and emissions of concern (Sections 5.2) and Information regarding typical activities that may impact air quality;
- Details of the mitigation measures for the typical site activities; and
- Incident response procedures, including details of the complaints handling process for the site.

Records of all training activities, including inductions, will be maintained by the Project Manager. These records shall include (but not be limited to):

- Details of the person being inducted, including their employer, the role and activities to be completed within the site and the time period of the works;
- Details of the person responsible for providing the training; and
- Where applicable, reference to the material presented, and a copy of the information provided.

## 6.7 Communication and Complaints

Effective communication between the Project Manager, Site Supervisor, sub-contractors, other members of the project team and external stakeholders is important to ensure effective implementation of the AQMP. Project communication can be categorised into internal and external communications.

#### 6.7.1 Internal Communications

Communication on air quality issues within the project team will be maintained through the following channels:

- Site inductions to be provided by the Project Manager or delegate.
- Daily work briefings briefings by the Site Supervisor prior to work commencement each morning should highlight air quality issues and mitigation measures relevant to the day's works.
- Weekly toolbox talks ongoing training is to be provided by Site Supervisor, nominated delegate or specialist, including issues such as potential sources and emissions of concern, incident response, and other matters as identified from time to time, in accordance with Section 6.4.
- Emergency contact sheets to be located at the site compound, site entrance and other
  appropriate locations. The sheets will contain emergency contact numbers and other
  information such as evacuation maps.

#### 6.7.2 External Communications

#### General

All consultation is to be managed by the Project Manager prior to and throughout the project. The consultation program will follow a project-specific procedure. The site contractor's responsibilities in regards to external communications will include:



- Ensure that appropriate signage is displayed in accordance with the Project Manager's directions and consent conditions.
- Answer initial enquiries and direct further communications to the Project Manager.
- Provide information to the Project Manager for communication to external bodies, include emergency notifications, records, details of complaints or enquiries, and advance notification of work activities of which the community should be advised.
- Undertake incident reporting in accordance with legal and contractual requirements.

#### 6.7.3 Consultation with Community and Regulatory Authority

All community and stakeholder consultation are to be undertaken by the Project Manager in accordance with the consent conditions prior to and throughout the project. The Project Manager's consultation program will be managed through a project-specific procedure.

#### 6.7.4 Complaints Handling

Community and stakeholder consultation are to be undertaken by the Project Manager prior to and throughout the project. This includes the handling of complaints.

The Project Manager will respond to complaints in accordance with a project-specific procedure. Should a complaint or enquiry be directed to the head contractor or other site personnel, these should be recorded and directed to the appropriate contact person at the Project Manager's office.

#### 6.7.5 Incident Reporting

Immediately notify the Project Manager of any unexpected find, pollution incident or situation that may or has the potential to cause material harm to the environment. Evidence will be required that notification was made, in accordance with the POEO Act 1997. When requested by the Project Manager, the Site Supervisor is to provide an incident investigation report, including identification of the cause of the incident and corrective actions taken, in the form directed. The Project Manager will act as a contact in the event of complaints of dust emissions, and is responsible for informing all necessary stakeholders of information pertaining to Air Quality compliance for the site.

#### 6.8 Review of AQMP

This AQMP may be reviewed at any stage during the development to ensure that it addresses ongoing environmental issues and any changes in legislation, policies or guidelines. In particular, environmental incidents, non-conformance or environmental audit outcomes should be considered when undertaking a review, and may trigger a review of amendment. Updating the AQMP is the responsibility of the Site Supervisor. Approval of the updated AQMP is the responsibility of the Project Manager.



# 7. Risk Assessment and Mitigation

This section identifies the risks and evaluates potential environmental impacts, which form the basis for mitigation measures and safeguards to be applied for the project. Where an environmental impact is identified, the most appropriate mitigation measure may depend on factors yet to be determined, such as scheduling, equipment and materials selection, and the construction procedures to be employed.

## 7.1 Risk Assessment

The assessment approach presented in **Figure 7-1** will be used to determine the level of risk for identified potential impacts from the proposed works.

Figure 7-1 Risk Assessment Matrix

<b>₹</b>	How severe are potential adverse impacts on:			What is the likelihood (risk) of this level of severity?			sk) of
Severity	Human-health	Environment	Construction Schedule and/or Project Costs	Very Likely	Likely	Un- Likely	Very Unlikely
Catastrophic	Death, life- threatening injuries, permanent disability/ill health	Catastrophic environmental incident, serious risk and/or damage to onsite or offsite receptors, regulatory involvement, significant onsite and offsite remediation, financial penalties enforced, legal action	Severe delays, significant cost increases, possible project termination	16	15	13	10
Major	Major illness or injury requiring surgery / hospitalisation	Major environmental incident, onsite and offsite contaminant migration, regulatory notification and remediation needed	Lengthy project delays / major cost increases	14	12	9	6
Moderate	Injury or illness requiring treatment and resulting in lost time	Moderate environmental incident, contained onsite, requires some remedial action	Moderate project delays and cost increases	11	8	5	3
Minor	Minor injury or exposure not requiring medical attention	Minor environmental incident, localised	Minor project delays / some additional costs	7	4	2	1

Following this risk assessment system, mitigation measures must be selected as required, with responsibility allocated and the details documented in the relevant table, as part of the ongoing review of the AQMP.



**Table 7-1** Air Quality Management

Aspect	Impact	Risk of Impact	Mitigation Criteria or Management Measure	Risk After Mitigation / Management	Responsibility
Pre-construction					
Vehicle movement, earthworks, stockpile management and materials handling	Generation of dust and air pollution from activities and /or wind erosion.	4	Ensure all control equipment required is made available.  Assess potential for activities to generate dust, in particular filling operations and vehicle movements, and determine appropriate dust suppression measures.	1	Project Manager
Construction					
All works	Release of dust.	7	Implement dust suppression measures appropriate to ensure no dust will migrate from the working area and/or site boundary. These may include use of water carts or dust suppression sprays and work restrictions during windy periods.	1	Project Manager
Operation of plant and equipment	Air pollution from emissions.	2	Ensure equipment and machinery is maintained and switched off when not in use.	1	Site Supervisor
Vehicle movement, handling and transport of soil	Dust generated from earthworks, including materials handling and wheel dust.	4	Cover all loads of excavated material and other erodible materials that are transported to or from the work site.  Avoid or restrict dust generating activities during windy periods.	1	Site Supervisor to advise all during induction
Management of stockpiles, exposed areas and general site	Wind erosion of exposed surfaces and stockpiles.	4	Monitor all work areas, stockpiles and skip bins for dust and either wet or cover any affected areas.  Minimise soil and vegetation disturbance, in order to minimise dust generation.	1	Site Supervisor
Works being performed	Public complaints regarding dust.	3	Signboard at entry will include contact for site management to be available for members of public after hours, 24 hrs a day, 7 days a week, for any comments and/or complaints, including emergencies.	1	Site Supervisor
Post-construction					
Site rehabilitation of exposed surfaces	Wind erosion of exposed surfaces and stockpiles.	2	Rehabilitate exposed surfaces as soon as feasible, either by revegetation, paving, or providing other covering, in accordance with the approved landscape plan.	1	Project Manager / Architect



# 7.2 Management Measures

Detailed measures to be implemented at the site with respect to air quality are summarised in **Table 7-2** below.

Table 7-2 Air Quality Management Measures

Action	Responsibility	Timing
For the general public, display the name and contact details of personnel responsible for air quality / environmental management of the site.	Project Manager	Duration of Works
Record all air quality complaints or incidents that generate dust, either on or off-site. Identify the cause(s) and take appropriate measures to reduce emissions in a timely manner. Detail the measures taken, and make the complaints log available to the regulatory authorities when requested.	Site Supervisor / Project Manager	Duration of Works
Perform visual surveillance daily where receptors ( <b>Section 3.3</b> ) are in close proximity. Take action to resolve any non-conformances and detail within the incidents log.	Site Supervisor	Duration of Works
Increase the frequency of visual surveillance in dry or windy conditions, or while activities with a high potential to generate dust occur.	Project Manager	Duration of Works
If dusty conditions are observed (i.e. 10 m/s average over a 10-minute period (35-40 km/h), stop or relocate activities until conditions improve	Project Manager / Site Supervisor	Duration of Works
Locate stockpile areas and haulage routes in areas to reduce the surface area exposed to prevailing winds where practical. In addition, existing or constructed wind breaks shall be used where practical.	Site Supervisor / Project Manager	Duration of Works
Inform site contractors of daily meteorological conditions as reported, as well as any significant changes that may occur throughout the day.	Site Supervisor	Duration of Works
Prepare and ensure all staff undergo site induction prior to commencing work onsite, and ensure all staff are suitably qualified and experienced for the works to be completed.	Project Manager	Duration of Works

# 7.3 Mitigation Measures

Mitigation measures to be implemented at the site with respect to air quality are provided in **Table 7-4** below.

Table 7-3 Air Quality Mitigation Measures

Mitigation Criteria or Management Measure	Responsibility	
Site Preparation and Bulk Excavation		
Erect solid screens or barriers along the site boundary fencing to screen works on site and limit dust migration.		
Use covered skip bins for all waste, and no burning of wastes is permitted.	- C:4-	
Entry and exit points to the site will be fitted with hardstand material and wheel wash facilities (where required) to limit the amount of material tracked offsite.	Site Management	
Positioning of Stockpile areas shall be as far as reasonably practicable away from residential areas, places of public access and site boundaries.	_	



Mitigation Criteria or Management Measure	Responsibility	
Paved roads will be regularly swept and watered when necessary. Use water assisted road sweepers within the site access and roads surrounding the site to remove any material tracked from the site, as necessary.		
Operation of a water cart on exposed soil areas, unsealed roads and excavation / worked areas during bulk excavation. The water rate will be adjusted accordingly to minimise generation of visible dust and the number and size of the water carts shall be regularly reviewed by the Project Manager to ensure that adequate watering is taking place and dust is kept to a minimum. Care is to be exercised to limit the amount of water used to ensure run-off does not occur and leave the site.	Site Supervisor	
Ensure effective water suppression is used during earthworks and soil disturbance activities. Hand held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground.		
Limit the extent of clearing of vegetation and topsoil to the designated footprint required for construction and appropriate staging of any clearing.	All Staff	
Minimise the exposure of fill and excavated material to active work fronts.		
Ensure sediment and erosion mitigation measures are in place and effective to avoid sediment and stormwater runoff leaving the site.		
Minimise drop heights for material transport to prevent dust dispersal.		
Ensure all on-road vehicles comply with relevant vehicle emission standards, where applicable, and all vehicles switch off engines when stationary and safe to do so (no idling vehicles).		
Keep site fencing, barriers and scaffolding clean through rinsing with water.		
Cover, or fence stockpiles to prevent wind erosion where they are inactive for extended periods (i.e. for two weeks or more).		
Haulage and Mobile Plant Operations		
Watering of all unsealed internal roadways and haulage routes, as well as fill and bulk excavation areas. The water rate will be adjusted accordingly to minimise generation of visible dust.	Site	
Modify work activities during periods of high winds and/or dry conditions by limiting soil disturbance activity.		
All vehicles on-site will be confined to a designated route with a speed limit of 20 km/hr enforced.	Management	
Dirt, sand and other materials that have been tracked onto public roads beyond the site boundary will be cleaned using a road sweeper as soon as practicable, but at a frequency of no less than weekly during construction.		
Internal sealed roads that are part of the final design will be constructed first and used, as far as practicable, for construction-related traffic.		
Trips and trip distances will be controlled and reduced, for example by coordinating delivery and removal of materials to avoid unnecessary trips.	All Staff	
Dirt tracked from the site from construction traffic will be managed using shaker grids and/ or wheel cleaning. If thorough washing can be achieved, wheel washing may be carried out without a specific device, e.g. washing using a tide/ hose.		
All trucks delivering fill or leaving the site with spoil material will have their load covered.		



Mitigation Criteria or Management Measure	Responsibility	
Construction Works		
Rehabilitate exposed surfaces as soon as feasible, either by revegetation, paving, or providing other covering. Rehabilitation is to be consistent with approved landscape plan.	Site Management	
Construction activities shall be re-programmed so that work which could cause a nuisance or danger to people or property is carried out during periods of little wind.		
Ensure effective water suppression is used during earthworks and soil disturbance activities. Hand held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground.	on he All Staff th	
Only use cutting, grinding or sawing equipment that is fitted with, or in conjunction with suitable dust suppression techniques such as water sprays, exhaust ventilation etc. and avoid or restrict dust generating activities during windy periods.		
Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period of time, or during dry windy weather conditions.		

# 7.4 Mitigation Measures for VOCs

Should the investigation trigger level for volatile gases be detected at the site boundaries or in the surrounding area during the project, an investigation will be conducted to determine the source of the emissions, and to evaluate the appropriate measures to be implemented. These measures may include the following actions:

- Alteration in the works program to minimise the extent of disturbed open areas;
- Prompt removal and treatment of contaminated materials that have been exposed and are the source of the emissions;
- Use of fine mist sprays around the excavation area;
- Conducting the work in more favourable weather conditions;
- Use of alternate work practices to minimise the period of impact of the emissions;
- Use of additional features to control emissions from plant and equipment;
- Use of alternate work practices such as using modified equipment;
- Relocation of offending plant and equipment to less sensitive on-site areas;
- Reducing the number of plant and equipment items on-site;
- Covering the exposed areas or stockpiles; and
- Use of deodorants or masking agents.

## 7.5 Suppression Improvements Plan

Dust and emissions will be suppressed to the practical extent, and in addition to the mitigation and management measures detailed above, improvement measures are provided in **Table 7-4** below, for the mitigation of expected non-conformances



Table 7-4 Suppression Improvements Plan

#### **Trigger Action Contingency Measure** Visible dust leaving the · Apply dust suppression techniques (i.e. water; use of covers; stabilisation of boundaries or where stockpiles); visual surveillance Assess wind conditions and stop work if strong; identifies a potential Use of windbreaks, netting screens or semi-permeable fences; issue (Section 6.6) • enclosing shielding or providing filters on plant likely to generate excessive quantities of dust (e.g. dust extractors, filters and collectors on drilling rigs); stopping or relocating construction activities during periods of consistently high wind, i.e. 10 m/s average over a 10-minute period (35-40 km/h) until the wind velocity stops; Water spraying will be undertaken; Speed limits on unsealed access tracks will be reduced to 10 km/h (or lower if required) to further limit dust travelling to the nearest site receptor. Once Complaint is received, conduct an investigation to verify the complaint, which Air Quality complaints received for the project includes: Review most recent dust monitoring results for locality and advise Environmental Consultant for further direction. Additional monitoring may be required, and should consider positioning of monitors at each of the site boundary's, for the collection of TSP and PM10 (at least); Assess results against air quality goals and determine the need for corrective action; Discuss results with affected residents, and discuss an approach for corrective action. Action may include: Replanting or sealing completed works as soon as possible; If the project continues to receive complaints or non-conformances, further dust control measures are to be implemented such as wind fencing, matting or mulching. Nuisance odour Assess wind conditions and stop work if strong; detected at or beyond Remove odour-generating material from site; the site boundary. • Enclosing shielding or providing filters on plant likely to generate excessive Complaint received quantities of dust (e.g. dust extractors, filters and collectors on drilling rigs); Stopping or relocating construction activities during periods of consistently high wind, i.e. 10 m/s average over a 10-minute period (35-40 km/h) until the wind velocity stops. Excessive smoke / Cease use of Mobile Plant; and vehicle emissions Consult mechanic, and remove from site until resolved. Complaint received Asbestos or other air • Stop work, and isolate the area from all foot and road traffic. Inform Site quality contaminants Supervisor and/or Project Manager and contact Environmental Consultant; identified Follow the Unexpected Finds Protocol developed for the site; and Do not proceed with works until advised by Environmental Consultant.



# 8. Statement of Limitations

This AQMP is based on published guidelines and regulations, as referenced throughout the document.

As a sub-plan, this AQMP has been prepared to describe practical measures to be implemented primarily in order to minimise any detrimental impact on the surrounding environment resulting from the site establishment, demolition, earthworks, construction and post-construction phases of the project.

While this AQMP provides overall guidance and direction for dust and odour management, a number of Work Method Statements will need to be prepared for use in site-specific situations.

This report was prepared for Deicorp Projects Showground Pty Ltd and no responsibility is accepted for use of any part of this report in any other context or for any other purpose or by other third parties. This report does not purport to provide legal advice.

This report and associated documents remain the property of El subject to payment of all fees due for this assessment. The report should not be reproduced except in full and with prior written permission by El.



# References

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## **Abbreviations**

ACM Asbestos-Containing Materials
AHD Australian Height Datum
AQMP Air Quality Management Plan

AS Australian Standard
ASS Acid Sulfate Soils

CEMP Construction Environmental Management Plan

DEC Department of Environment

DP Deposited Plan El El Australia

EPA Environment Protection Authority (of New South Wales)

km Kilometres

LGA Local Government Area

m Metres

NOx Nitrous Oxide NO<sub>2</sub> Nitrous Dioxide

OEH Office of Environment and Heritage, NSW (formerly DEC, DECC, DECCW)

POEO Protection of the Environment Operations

PM<sub>2.5</sub> Particulate matter (<2.5 microns) being a measure of dust. PM<sub>10</sub> Particulate matter (<10 microns) being a measure of dust.

SO<sub>2</sub> Sulfur Dioxide

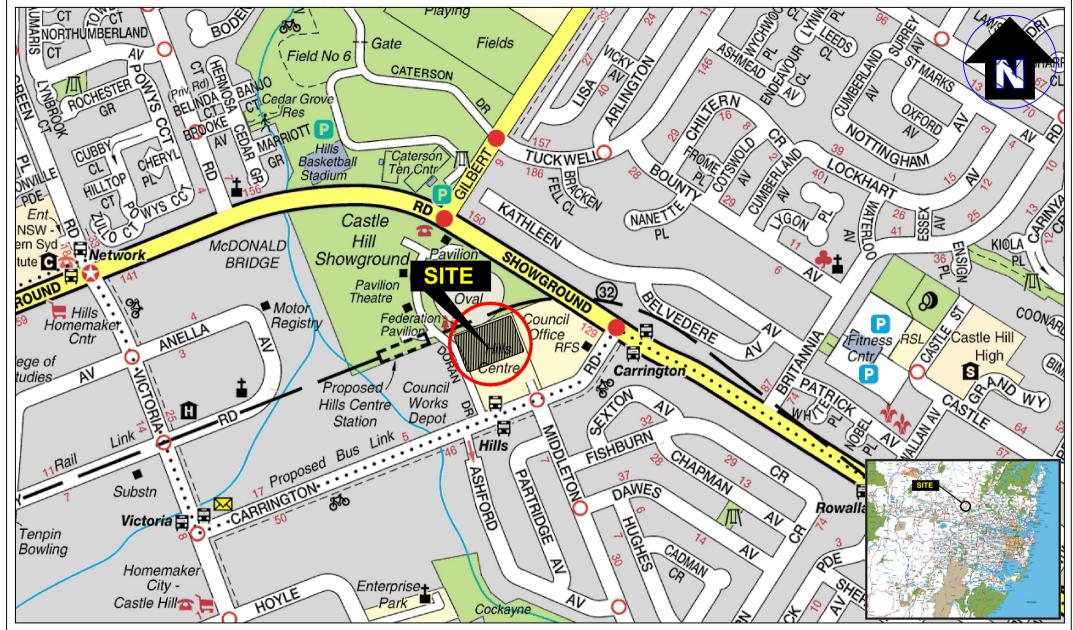
TSP Total Suspended Particulate

UPSS Underground Petroleum Storage System

UST Underground Storage Tank
VOC Volatile Organic Compounds



Appendix A - Figures





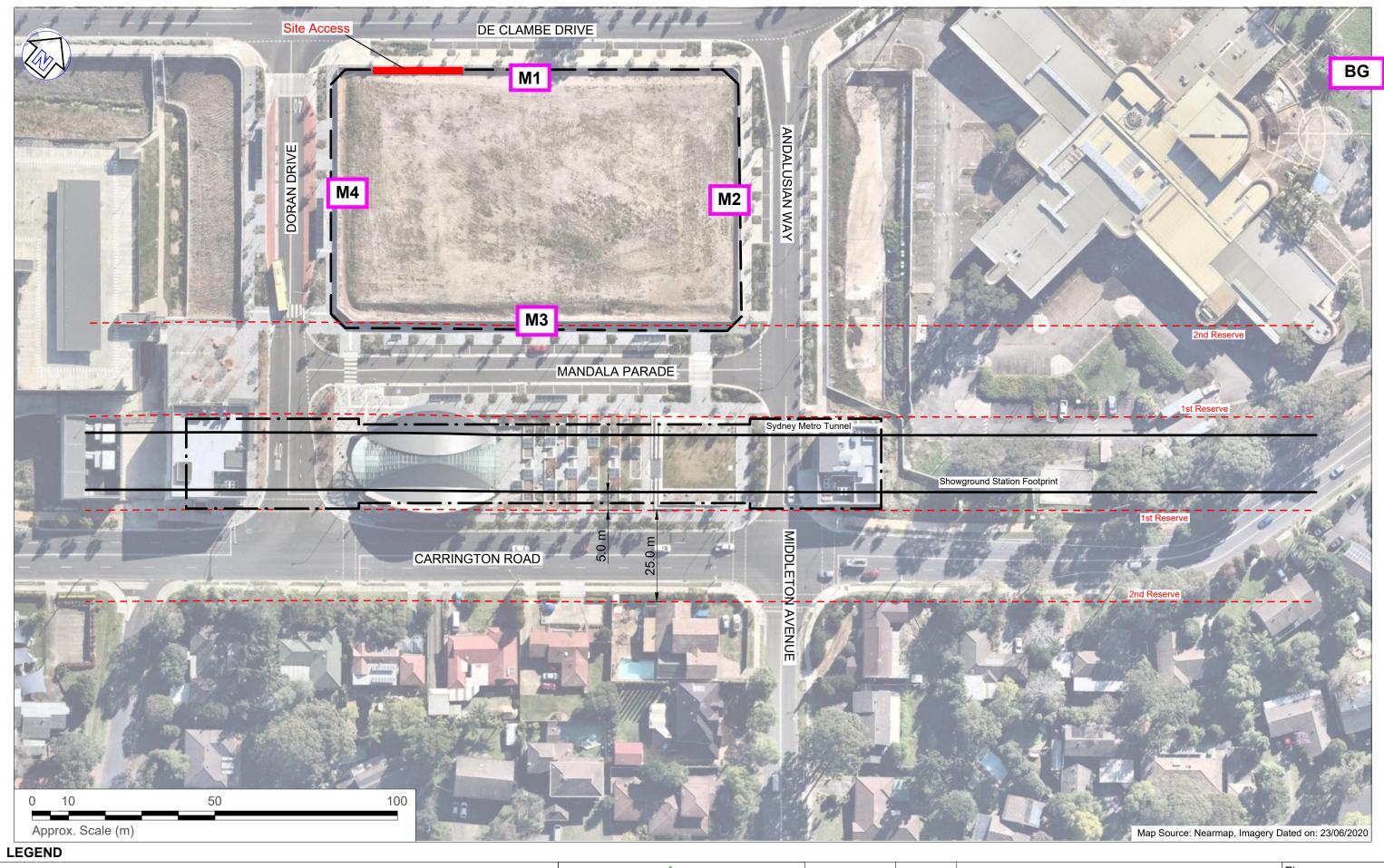
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Appro	ved:	S.E.		
Date:		22-04-21		
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### **Deicorp Pty Ltd**

Air Quality Management Plan 2 Mandala Parade, Castle Hill NSW Site Locality Plan Figure:

1

Project: E24724.E21



--- Approximate Site Boundary

Approximate Site Boundary
 Approximate Sydney Metro Tunnel

Approximate Showground Station Footprint

Approximate 1st & 2nd tunnel reserve extents 5m & 25m away from the tunnel boundaries

XX

Proposed Monitoring Locations



Drawn:	AM.H.	
Approved:	S.E.	
Date:	22-04-21	

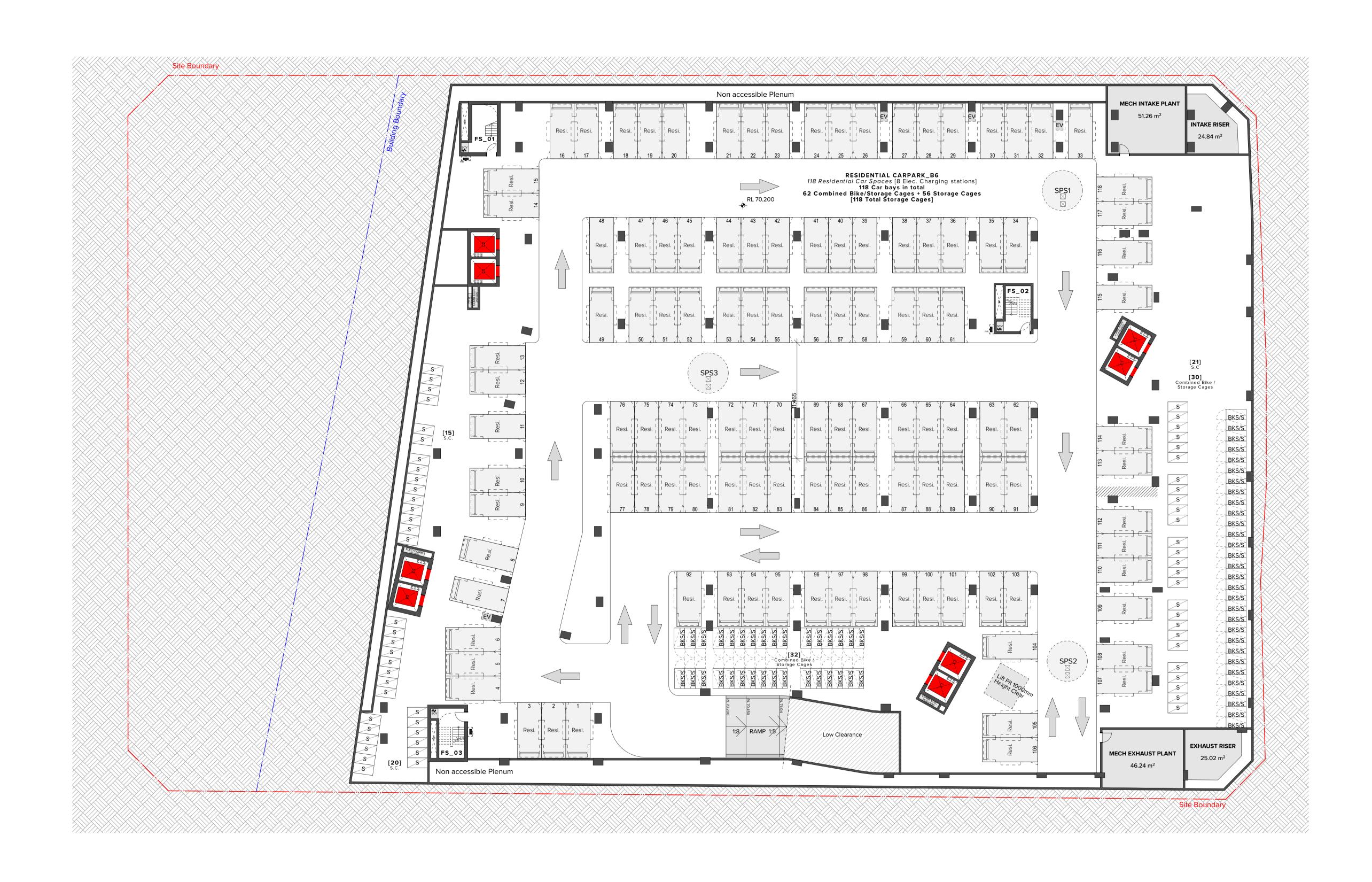
# Deicorp Pty Ltd

Air Quality Management Plan 2 Mandala Parade, Castle Hill NSW Site Layout Plan Figure:

2

Project: E24724.E21

Appendix B – Proposed Development



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Approved by Revision Notes

JMC Draft DA for Review

JMC Retail Update

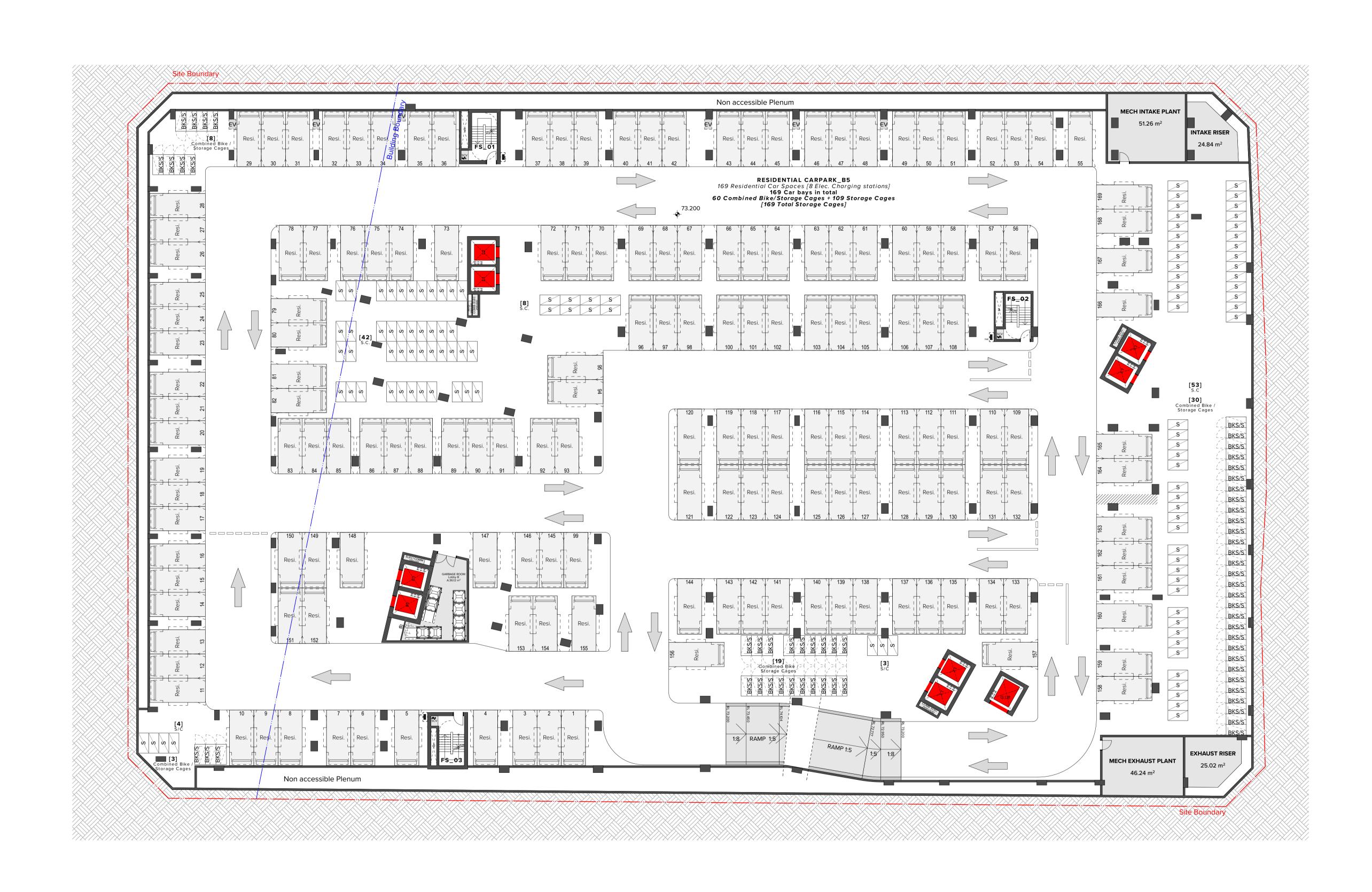
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**Doran Drive** Doran Drive, Castle Hill Castle Hill NSW 2154 Australia **GA PLANS** 

Drawing Title

Basement 06

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Approved by Revision Notes

JMC Draft DA for Review

JMC Retail Update

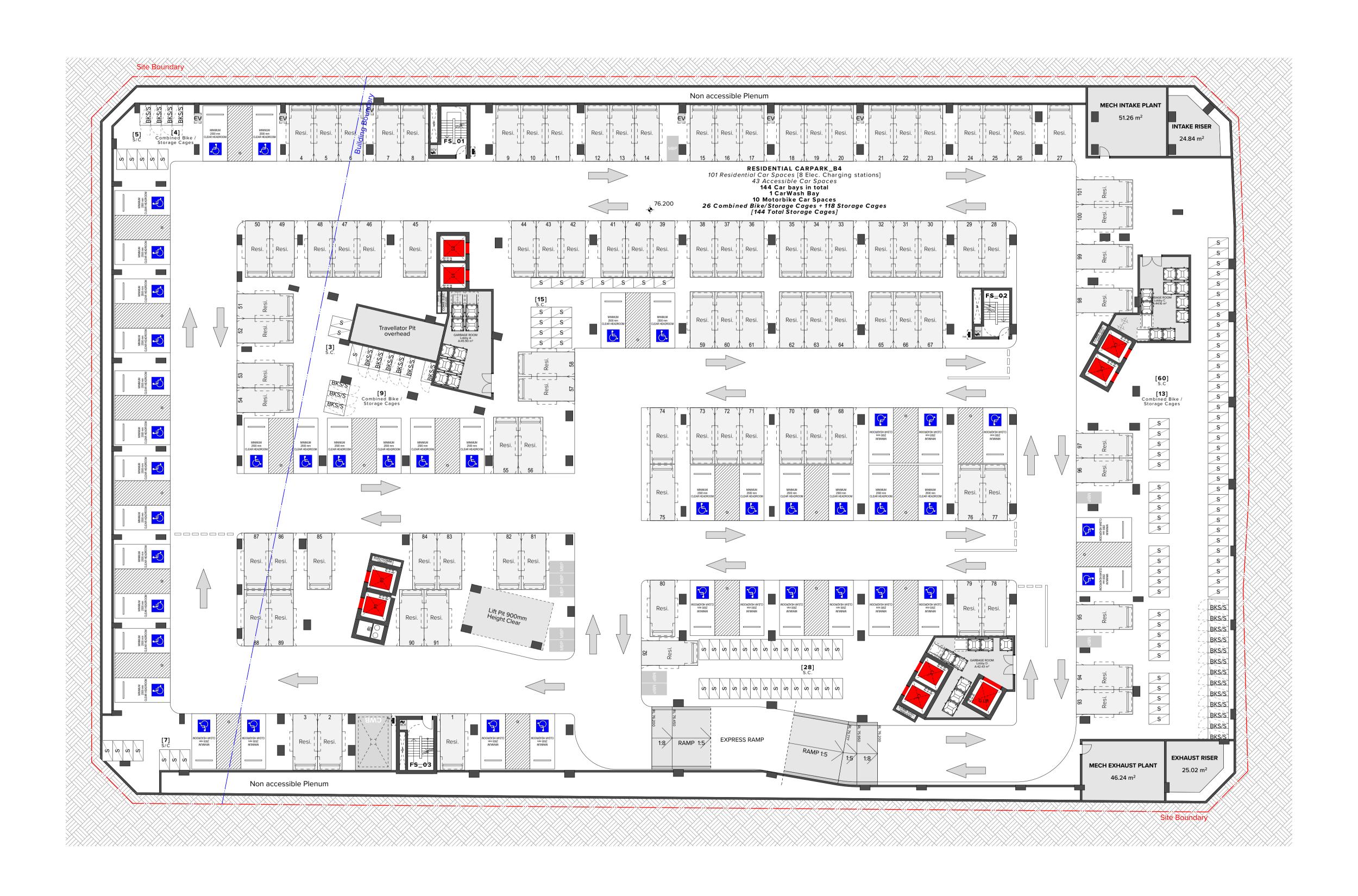
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Drawing Title

Basement 05

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JMC Draft DA for Review

JMC Retail Update

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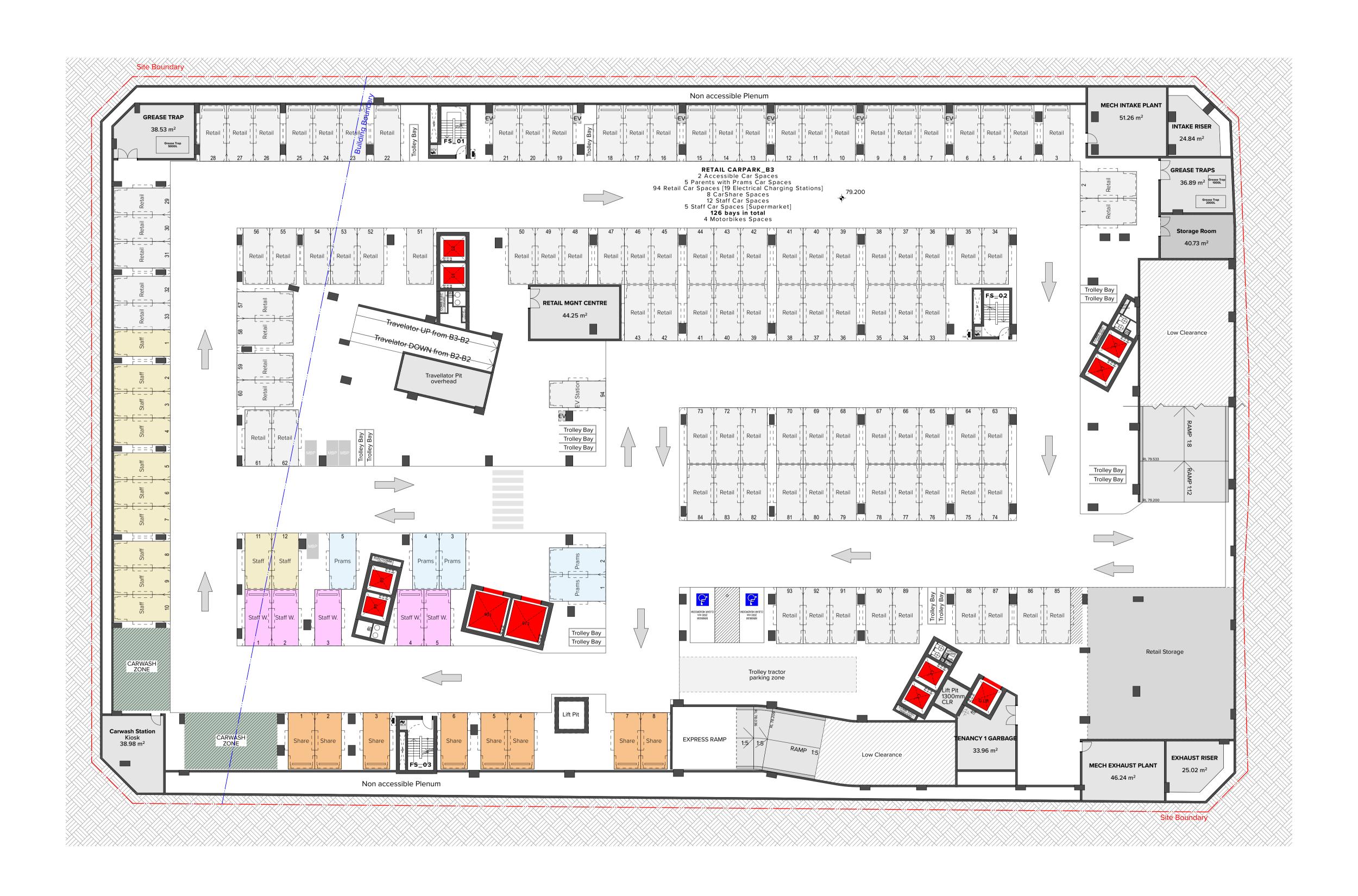
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Drawing Title

Basement 04

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**TURNER** 



CLIENT Deicorp

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 Date
 Approved by
 Revision Notes

 a
 07.06.21
 JMC
 Draft DA for Review

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 25.06.21
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 Retail Update

 02
 06.07.21
 JMC
 DA Submission

Project Title

Doran Drive

Doran Drive, Castle Hill Castle Hill NSW 2154 Australia

Drawing Title

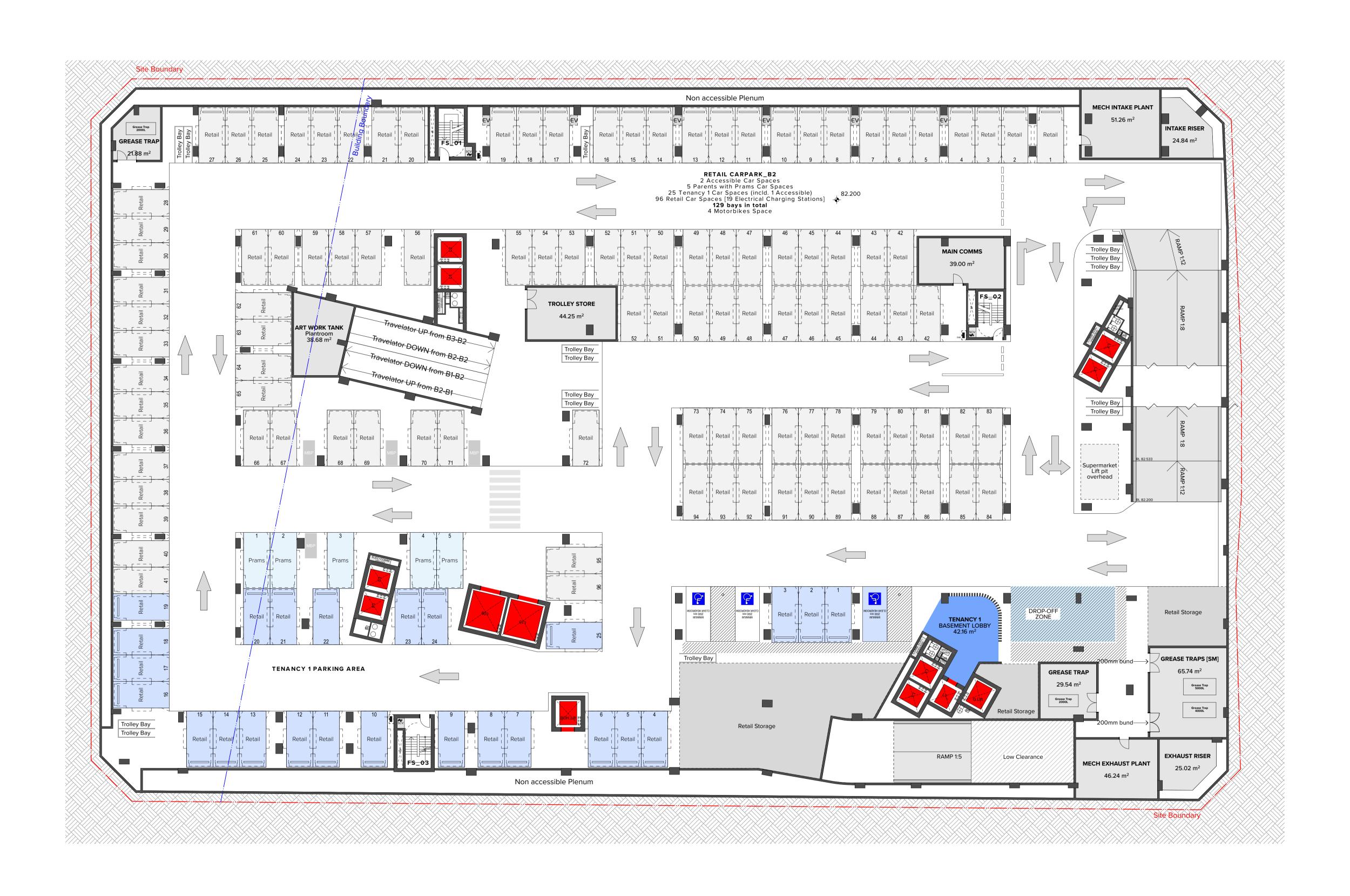
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**TURNER** 



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 Revision Notes

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 07.06.21
 JMC
 Draft DA for Review

 01
 25.06.21
 JMC
 Retail Update

 02
 06.07.21
 JMC
 DA Submission

Project Title

Doran Drive

Doran Drive, Castle Hill Castle Hill NSW 2154 Australia

Drawing Title

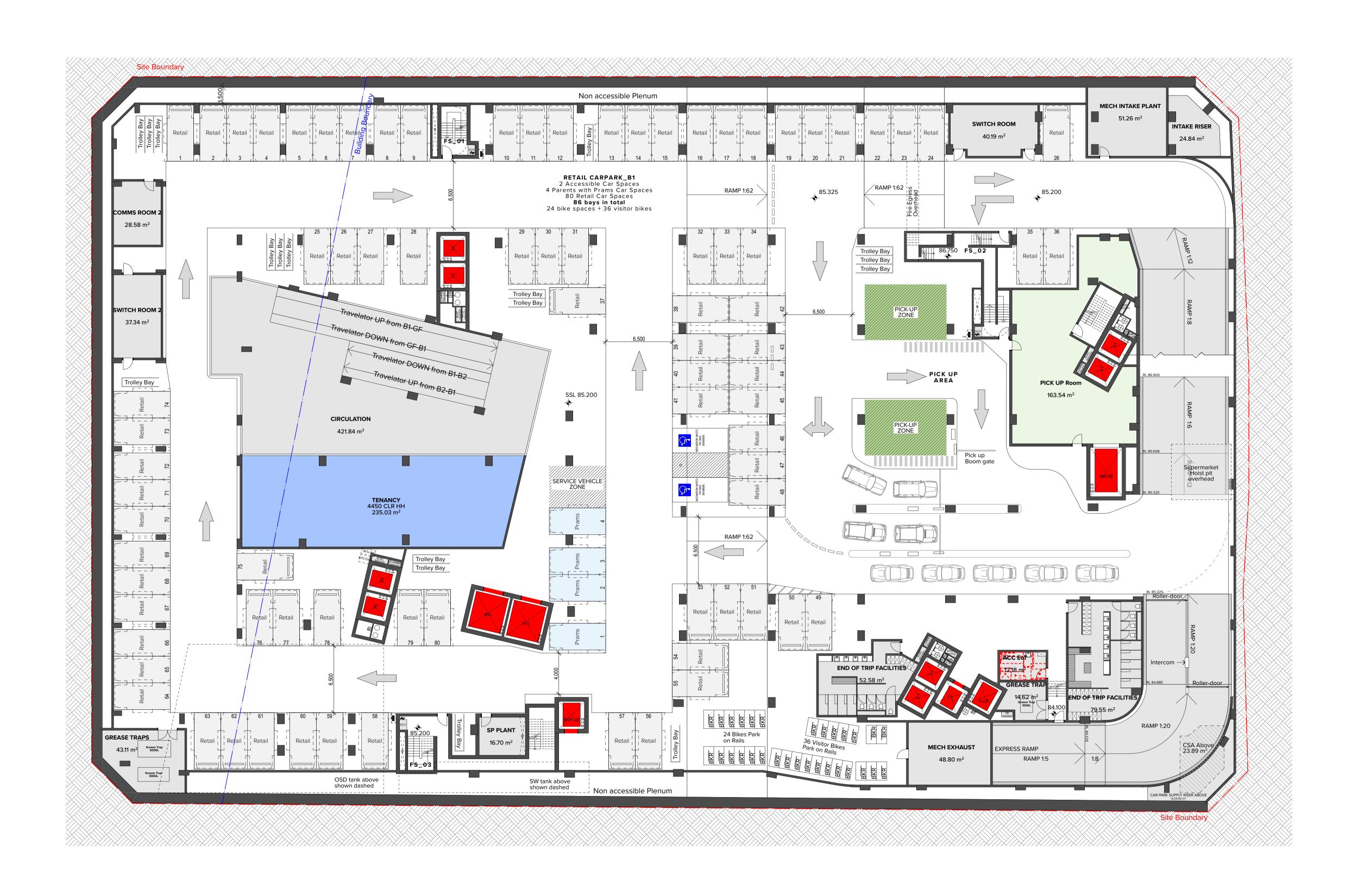
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Basement 02

Scale Project No. Drawn by North

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Status DA Submission DA-110-006 02

**TURNER** 



Deicorp

Approved by Revision Notes

JMC Draft DA for Review

JMC Retail Update

JMC DA Submission Rev Date a 07.06.21 01 25.06.21 02 06.07.21

**Doran Drive** Doran Drive, Castle Hill Castle Hill NSW 2154 Australia **GA PLANS** 

Drawing Title

Basement 01

1:200 @A1, 50%@A3 AM, VT, JL, JE Rev DA-110-007

**TURNER** 



DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476 Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Approved by Revision Notes

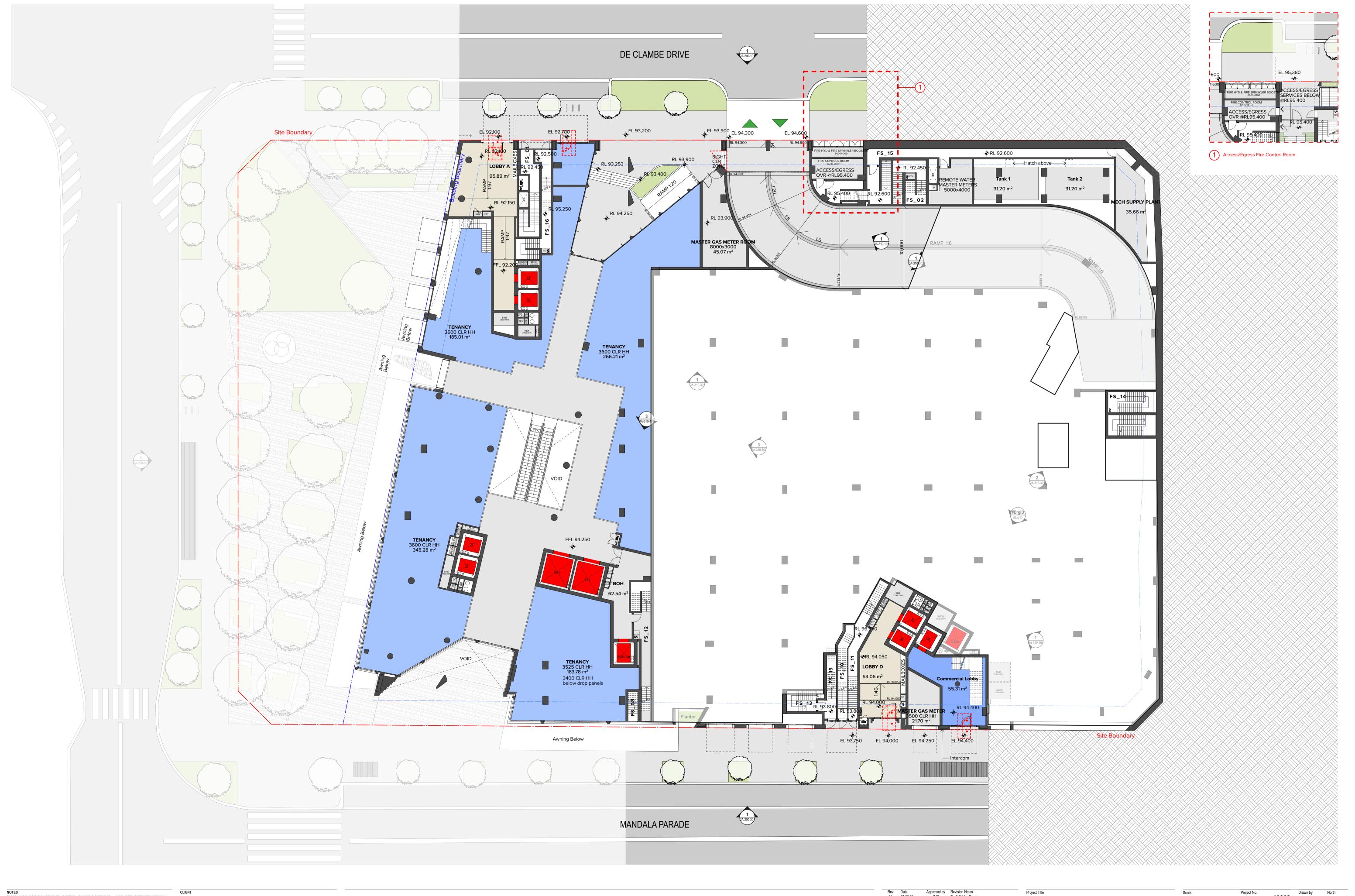
JMC Draft DA for Review

JMC Retail Update

JMC DA Submission 02 25.06.21 03 06.07.21

Doran Drive, Castle Hill Castle Hill NSW 2154 Australia Drawing Title **GA PLANS Ground Level** 

AM, VT, JL, JE Rev 1:200 @A1, 50%@A3 DA-110-008



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Project Title

Doran Drive

Doran Drive, Castle Hill Castle Hill NSW 2154 Australia

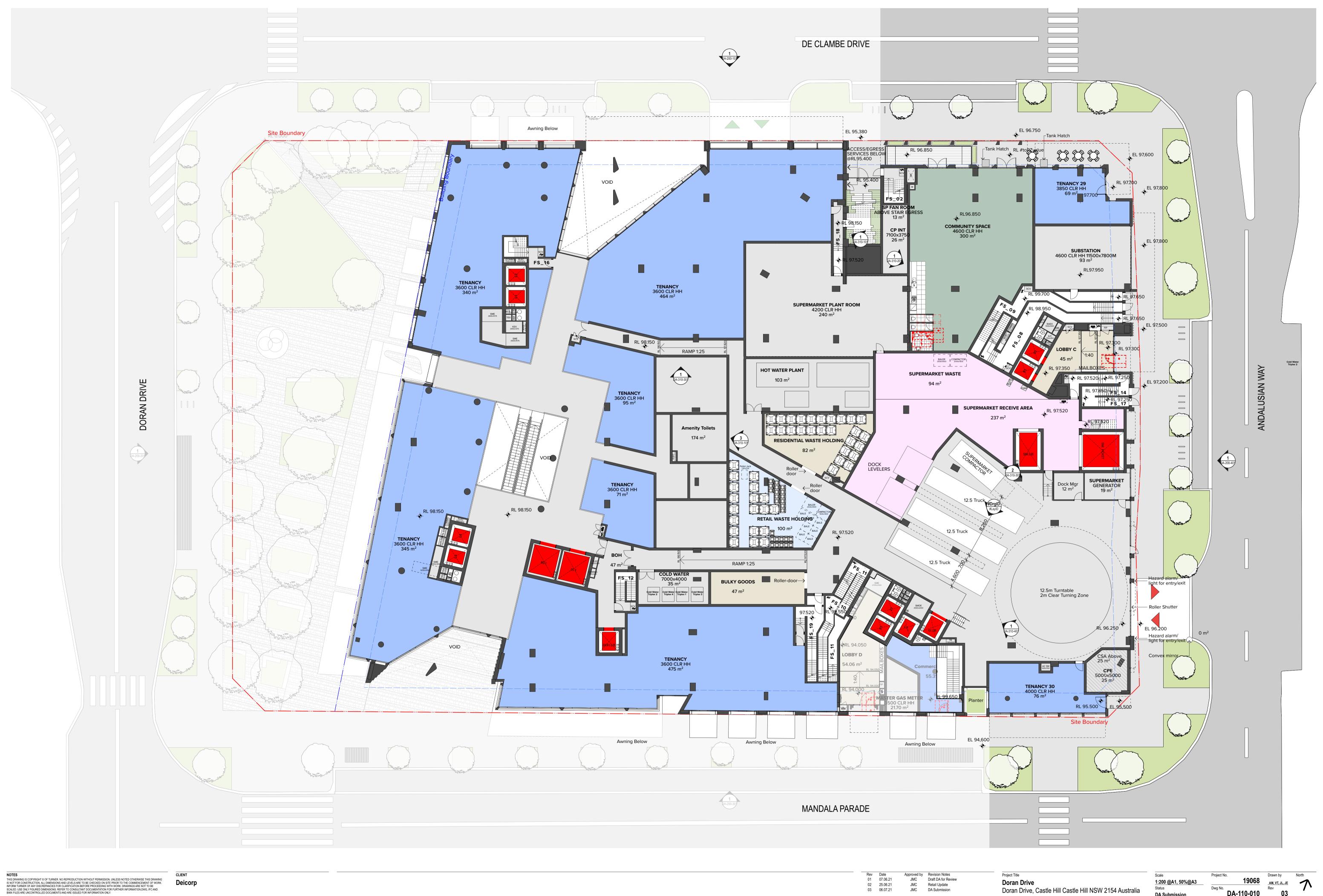
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GA PLANS

**Upper Level** 

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Status
DA Submission
Project No.
19068

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Project Title

Doran Drive

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Drawing Title

GA PLANS
Level 02

Scale
1:200 @A1, 50%@A3
Status
DA Submission
Project No.
19068
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Project Title

Doran Drive

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Drawing Title

GA PLANS
Level 04

 Scale
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Drawing Title

GA PLANS
Level 05

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Drawing Title

GA PLANS
Level 06

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Project Title

Doran Drive

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Drawing Title

GA PLANS
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Project Title

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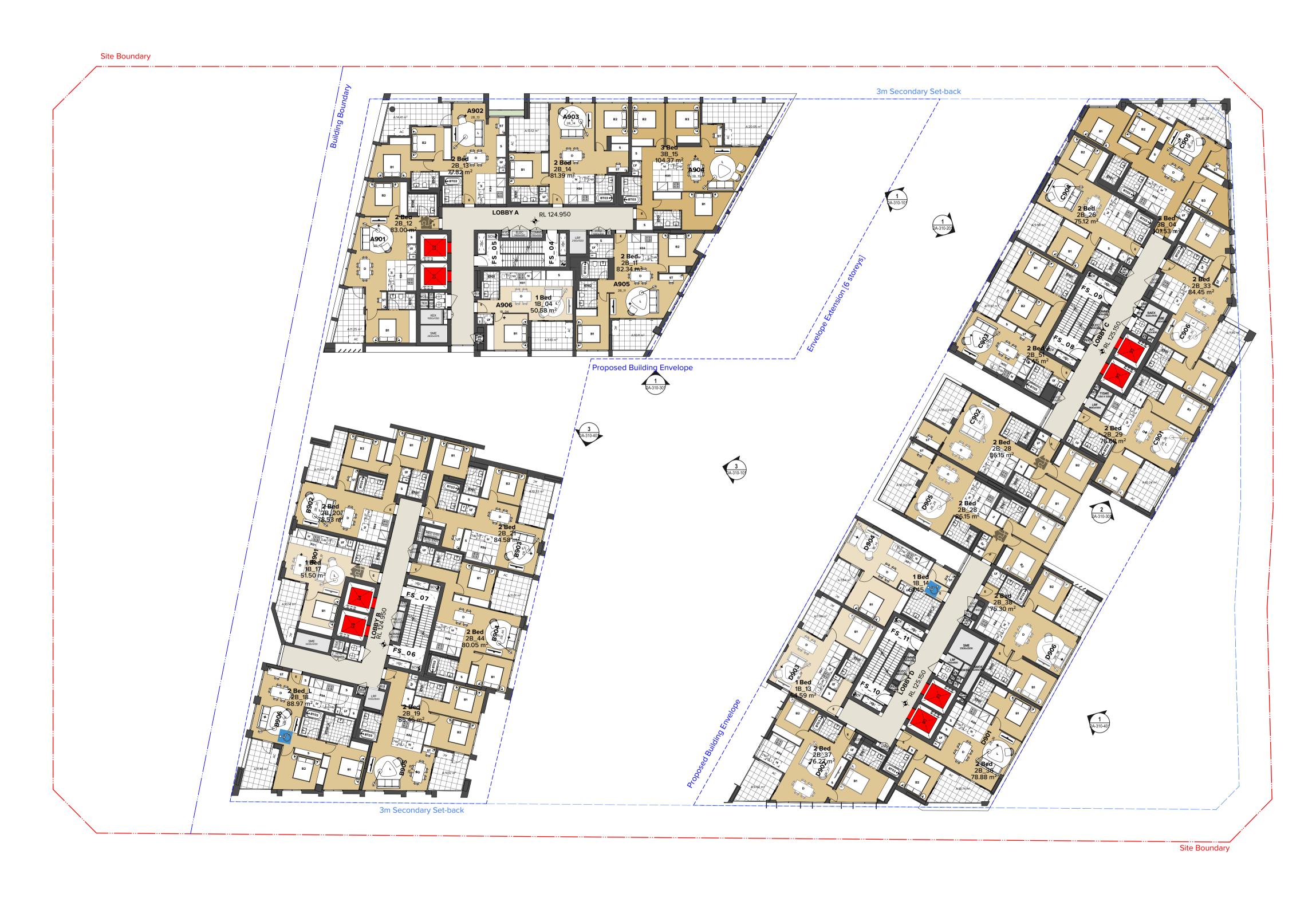
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476 Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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GA PLANS

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Project Title

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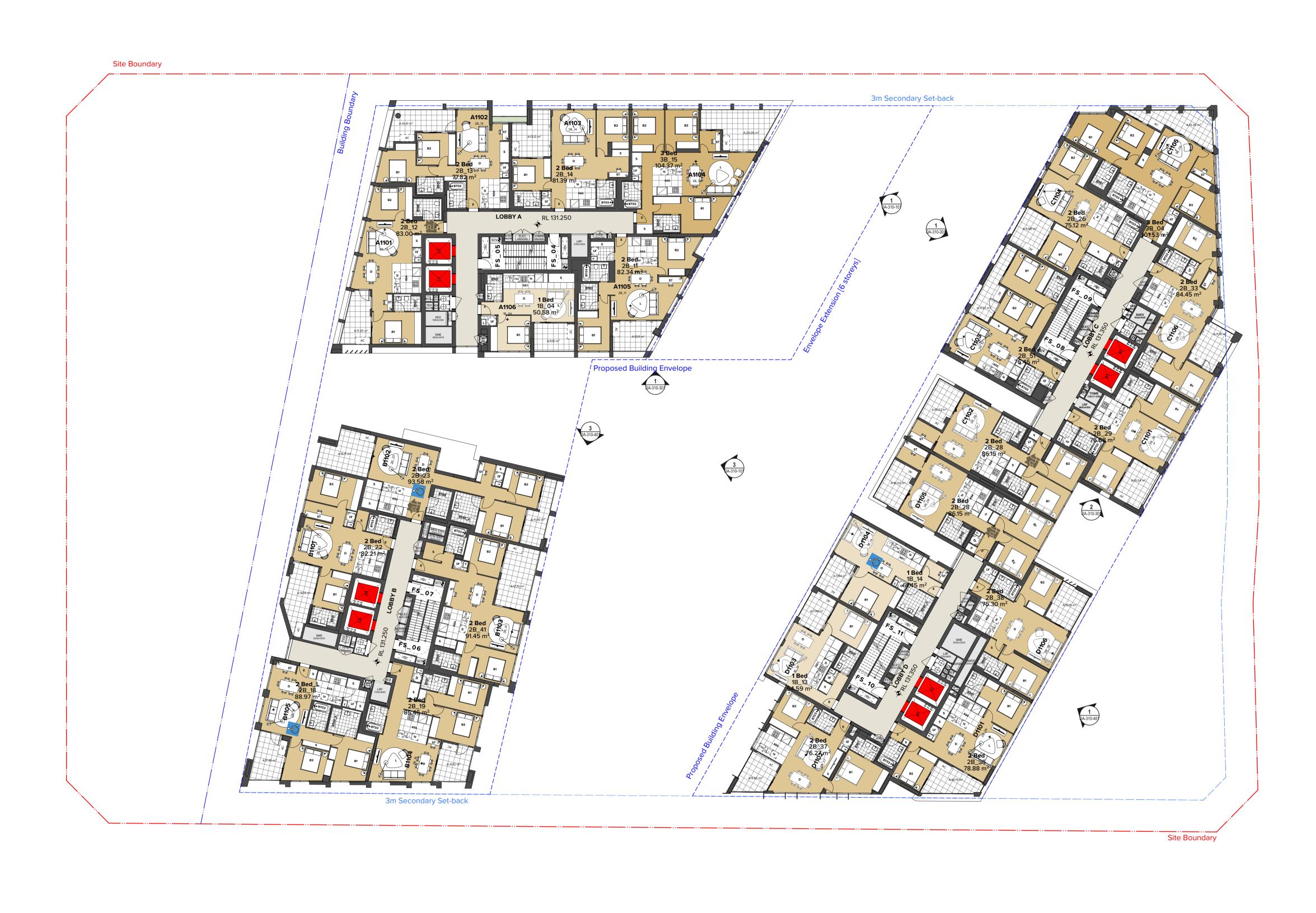
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GA PLANS

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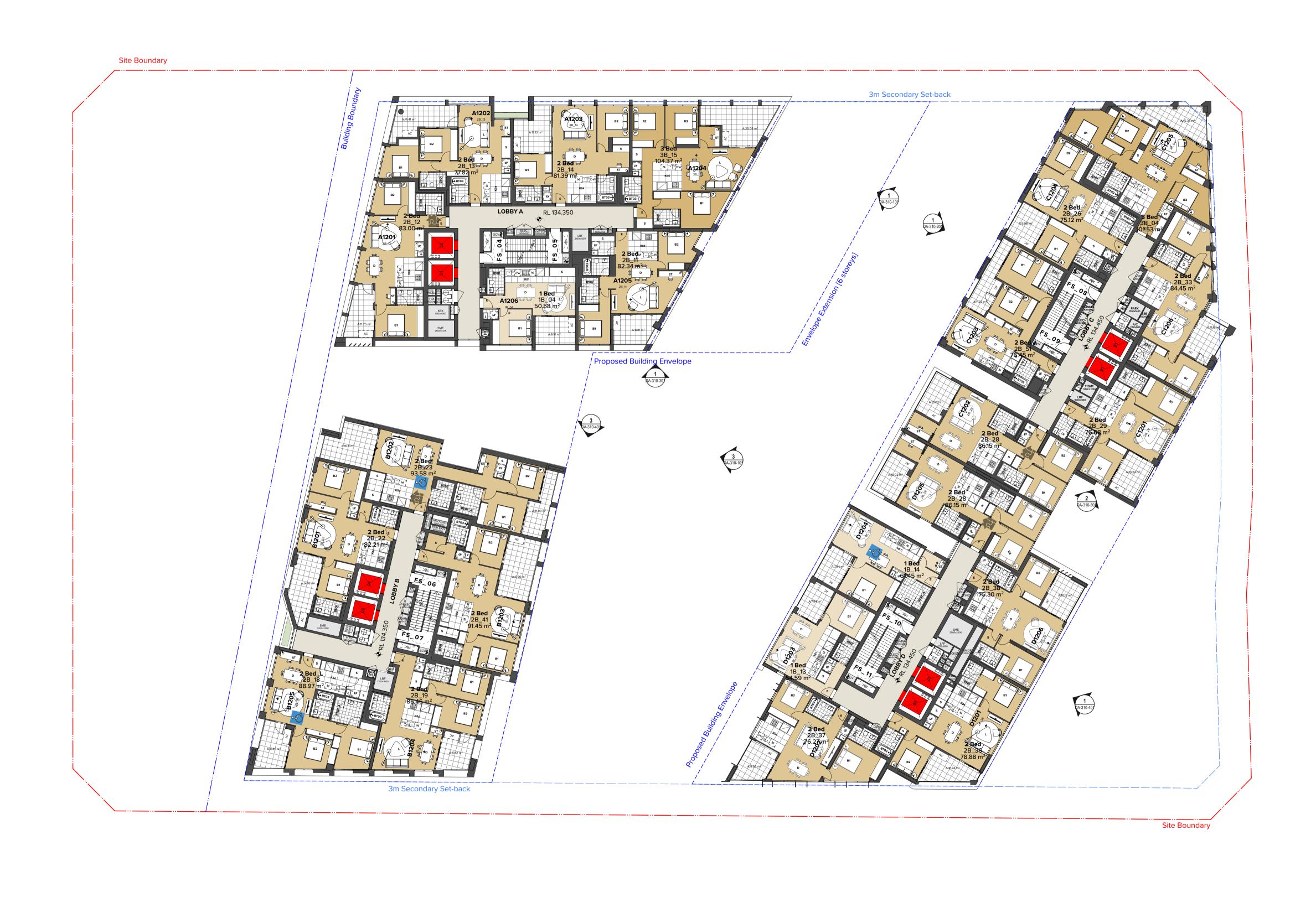
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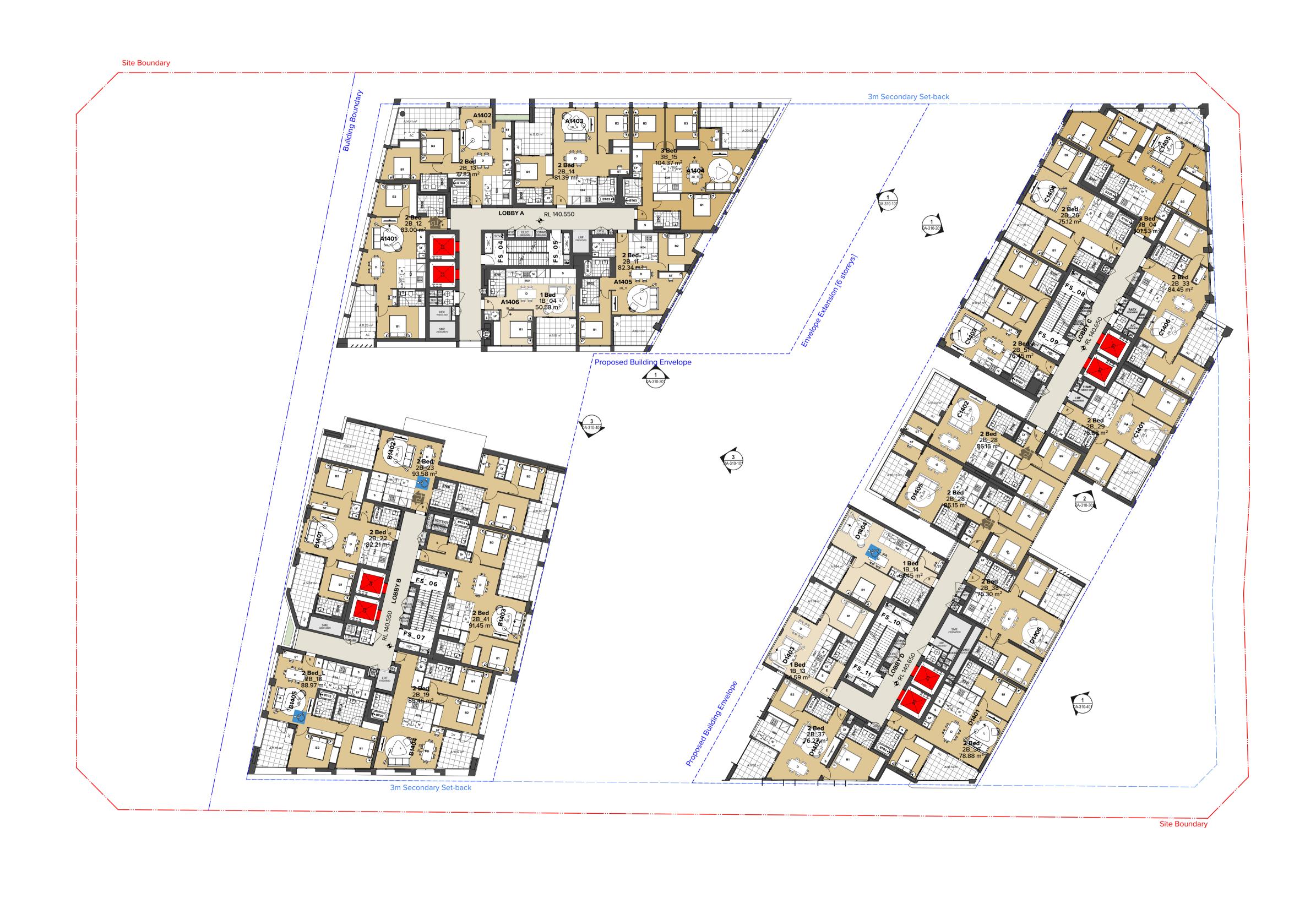






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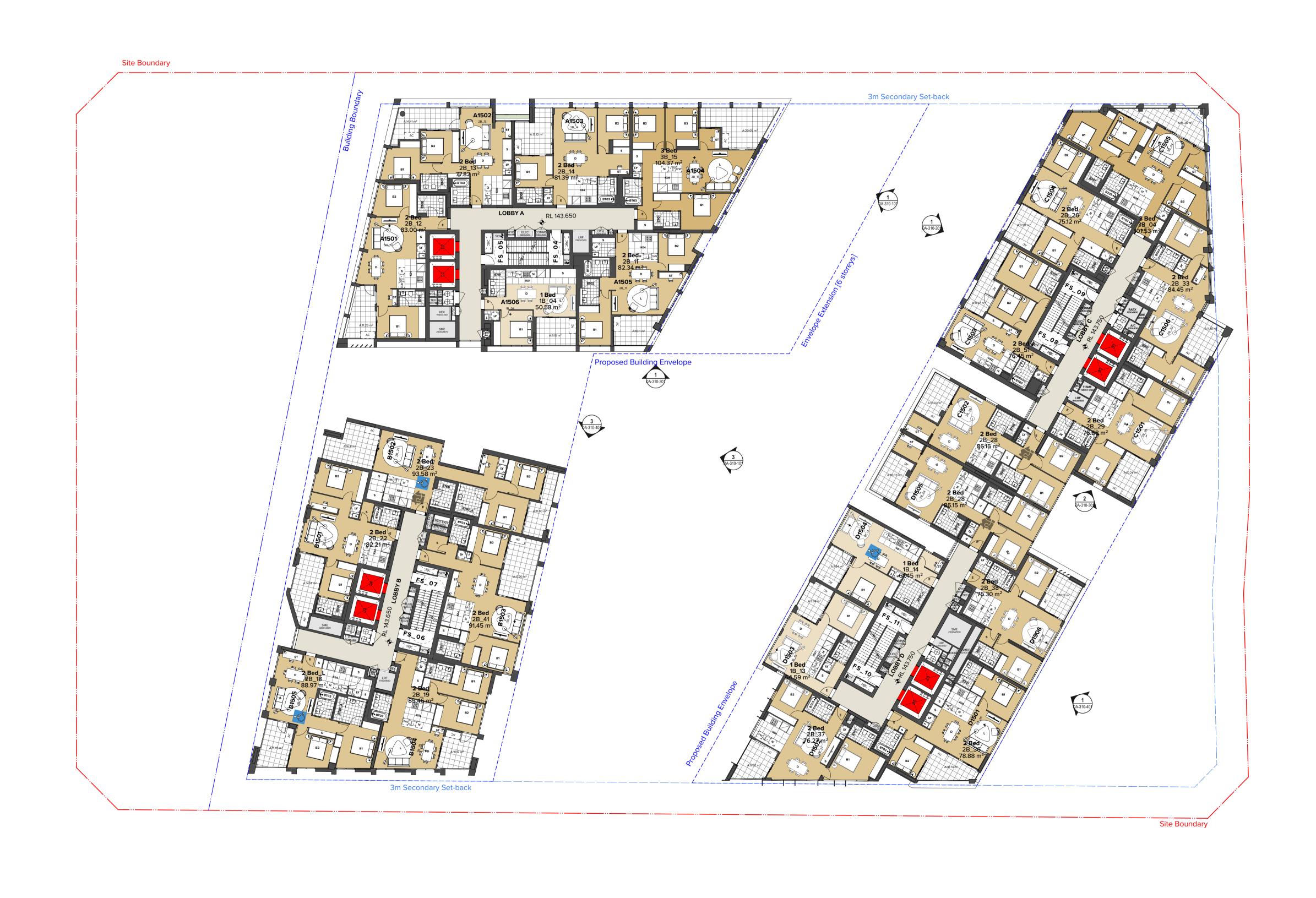




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Project Title

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Doran Drive, Castle Hill Castle Hill NSW 2154 Australia

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GA PLANS

Level 16

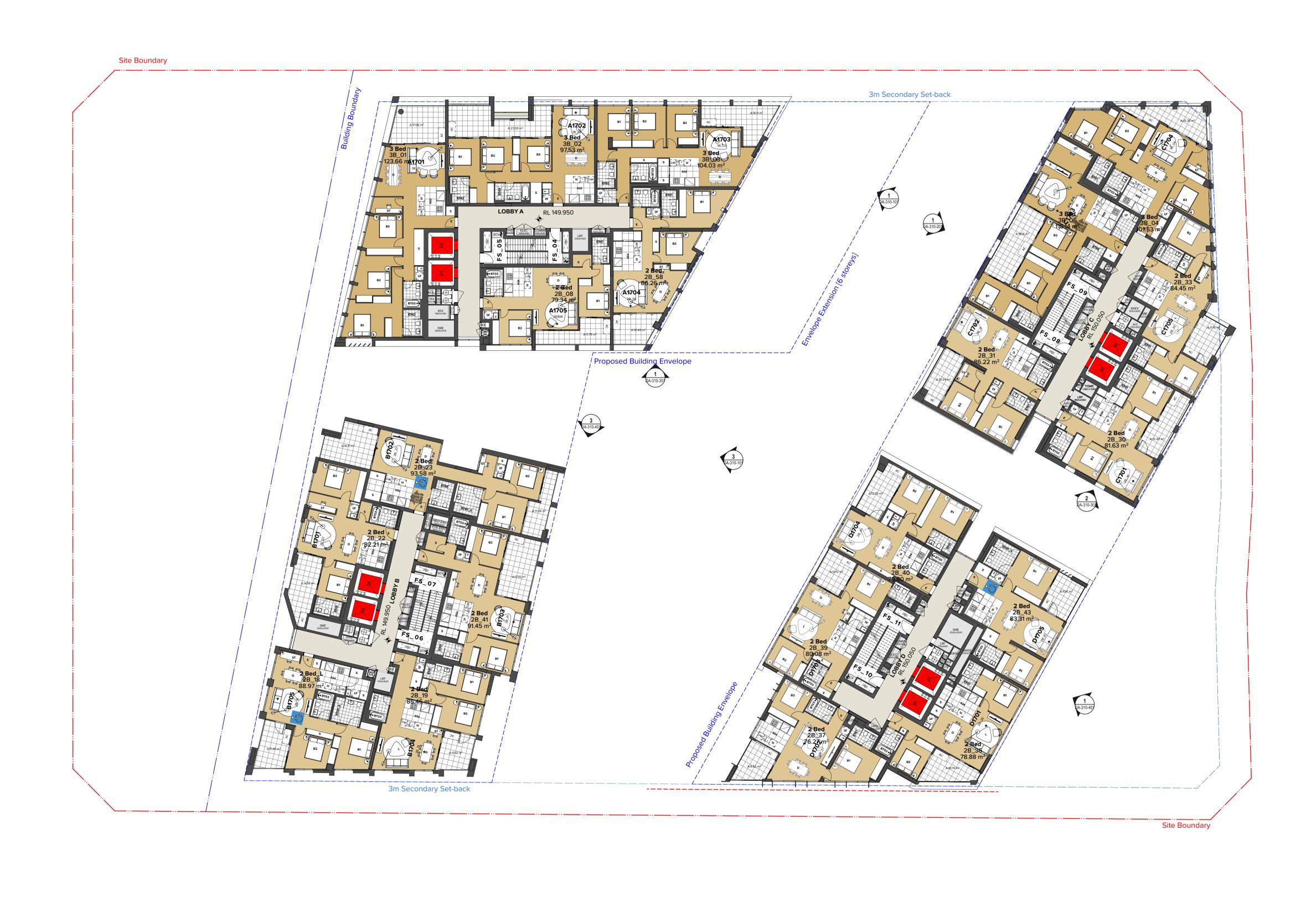
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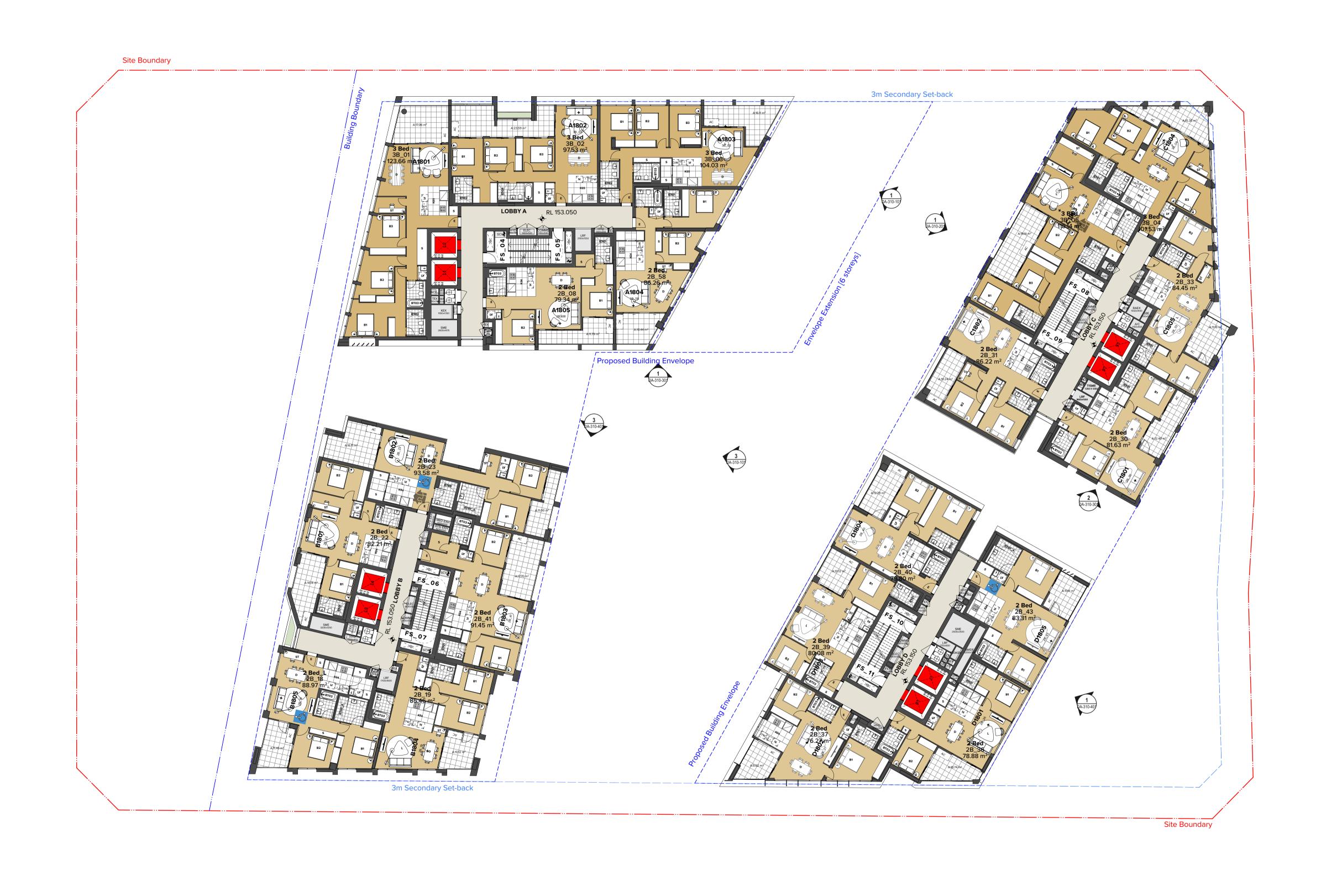


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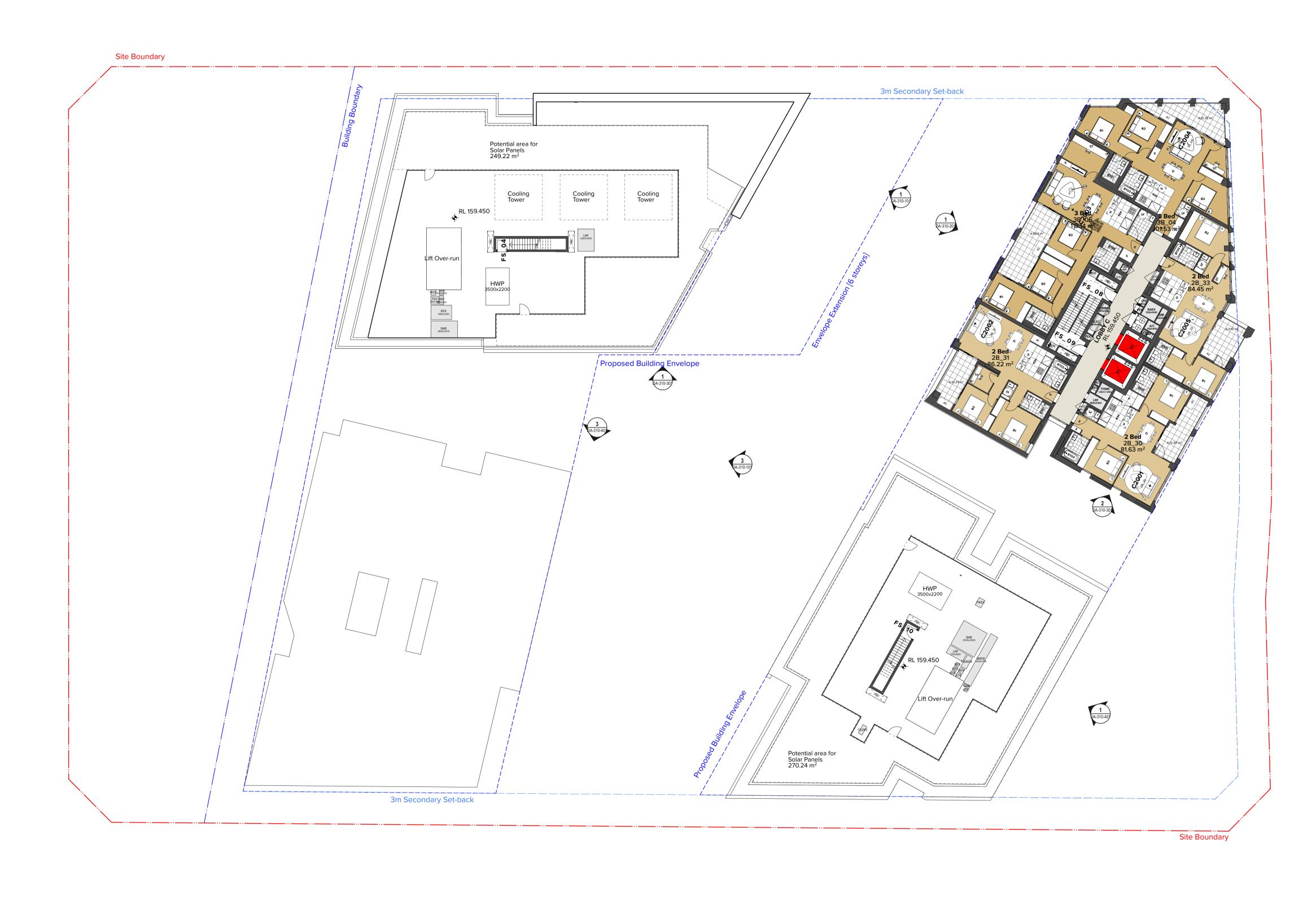
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Doran Drive

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Drawing Title

GA PLANS

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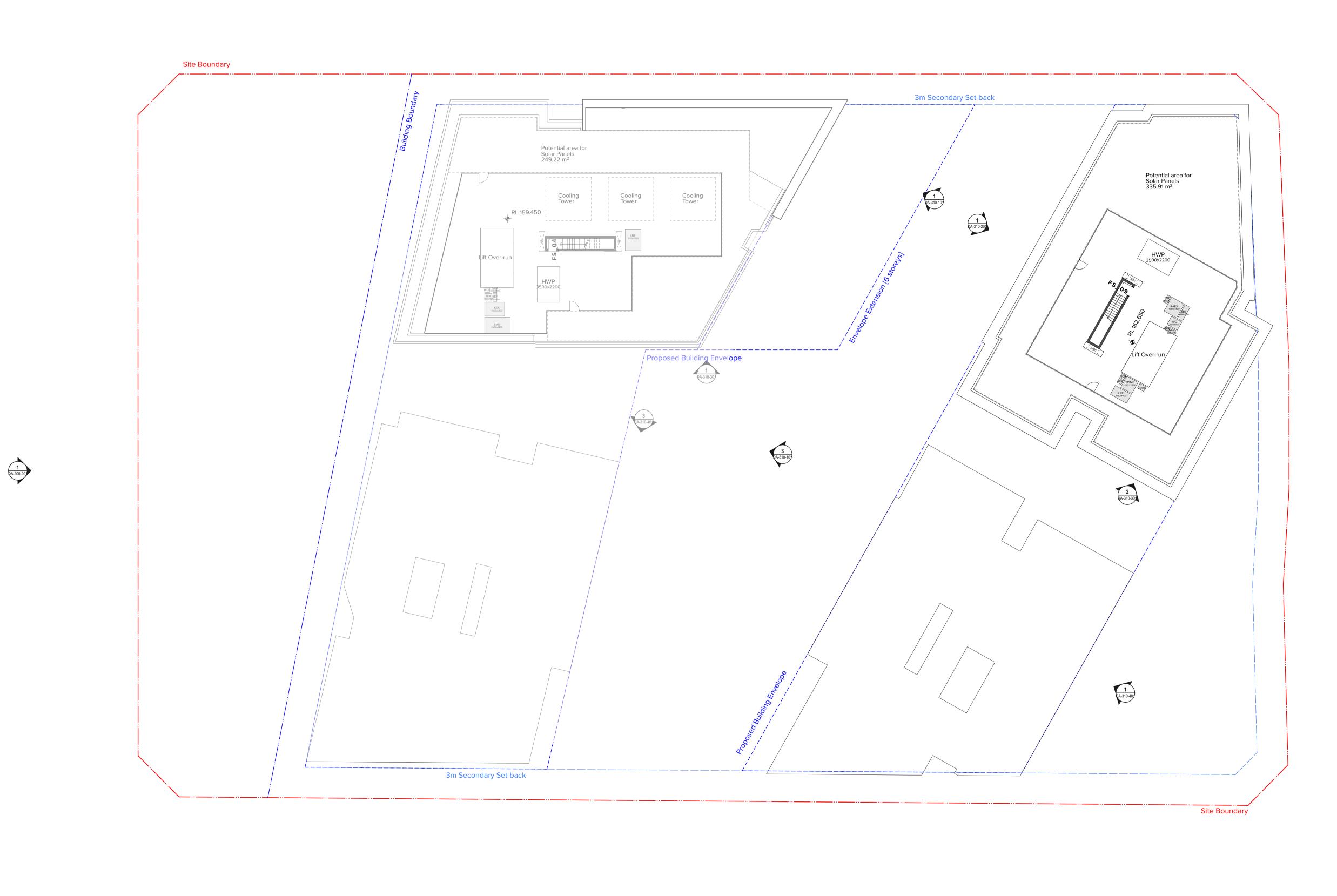
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Level 21

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Appendix C – Reactive Management Procedure

### C.1 Reactive Management Procedure

The Air Quality Assessment (GHD, 2019) identified potential dust (as PM10) emissions to be of primary concern for construction and the Sections 6 and 7 of this AQMP detailed a range of measures to minimise these impacts. However, due to the elevated background concentrations identified, exceedances of the limits for PM10 are possible, and a reactive management procedure was developed using a three-stage approach as follows:

- INVESTIGATE: Site staff to identify the likely reasons for the elevated pollutant concentration and to formulate a contingency response should ACTION (Step 2) be reached. Action should be undertaken at this stage if deemed necessary;
- ACTION: Implement the measures formulated in Section 7 and review their effectiveness; and
- STOP WORK: Where there is a high probability that an exceedance will occur, and the works will continue to generate excessive dust then all works should stop at this stage until the measured pollutant levels are below the action level.

Pollutant	Trigger Stage	Avg Period	Trigger Value	Responsibility	Action Required
	1 Investigate	1 hr	Visible dust / odour extending beyond boundary	Project Manager	Project Manager to contact Environmental Consultant and undertake review of possible dust sources operating during the average period.
		3 hr			Identify possible control measures for these activities, action taken if deemed necessary.
					Complete Environmental Incident / response Form.
	2	1 hr	Visible dust / odour	Environmental Consultant	Environment Consultant to attend site and ensure implementation of the control actions identified in stage 1.
PM10	Action	3 hr	extending beyond boundary		
					Complete Environmental Response Form.
	3	1 hr	85 (μg/m³)	Project Manager / Site	Targeted shut down of site activities until the measured
	Stop Work	top Work 3 hr - 8	80 (μg/m³)	Supervisor & Environmental Consultant	pollutant levels are below the stated Action period trigger value.
					Complete Environmental Response Form.



### C.2 Additional Management Measures

Should the trigger level of PM10 or any other pollutants be reached, then an investigation to determine the source/s of dust and/or emissions would be necessary to determine the appropriate mitigation measures to be implemented. Measures specified by GHD (2019) and within the Air Quality Management Sub- may include the following:

- Increased use of a water cart and/or water sprays to suppress dust in open areas or roadways;
- Installation of temporary sheeting to cover localised exposed areas or stockpiles;
- Ensuring excavated material is moist at the time of exposure and handling;
- Keep stockpiles damp where soil stockpiles are being stored up to 2 weeks;
- Covering soil stockpiles that will remain on the site for more than 2 weeks (where practicable);
- Consolidation of material stockpiles;
- Conducting the work in more favourable weather conditions;
- Use of chemical dust-suppressants provided the chemicals do not pose a contamination or occupational health and safety hazard;
- Use of alternative coverings such as hydromulch to stabilise the surface of open disturbed areas;
- Use of additional dust suppression features on items of dust generating plant and equipment;
- Securing work approval hours that permit emergency dust suppression on non-work days, if the need arises; and
- Ceasing works when works are generating unacceptable dust levels.

