



## **Independent Environmental Audit Report 1 (IA1)**

**Deicorp Construction Pty Ltd**

**Doran Drive Plaza (SSD 15882721)**

**2 Mandala Parade, Castle Hill NSW**



**Audit Date: 22 February 2023**

**Morasey Ref: MEDEI: 2023200-01**

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# Independent Environmental Audit Report 1 (IA1)

Deicorp Construction Pty Ltd

Doran Drive Plaza (SSD 15882721)

Castle Hill NSW

Document Quality Management Details.	
<b>Report Name:</b>	Independent Environmental Audit Report 1 (IA1)
<b>Site Details:</b>	Doran Drive Plaza (SSD 15882721) Castle Hill NSW
<b>Project Number:</b>	2023200-01
<b>Client Name:</b>	Deicorp Construction Pty Ltd
<b>Client Number:</b>	MEDEI

Revision	Date Prepared	Prepared By	Summary of Revision
RevA	20.03.2023	Morasey Environment Pty Ltd	Initial submission to client

Auditor Details	
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## Executive Summary

This report presents the findings of the first Independent Environmental Audit (IA1) conducted by Morasey Environment Pty Ltd on Wednesday 22<sup>nd</sup> February 2023 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 approval on 18 August 2022 to the date of the site inspection on 22 February 2023. The environmental performance of the project was assessed at the time of the site inspection on 22 February 2023.

The details of the Development are as follows:

<b>Application Number:</b>	SSD 15882721
<b>Applicant:</b>	Deicorp Construction Pty Ltd
<b>Consent Authority:</b>	NSW Independent Planning Commission
<b>Site:</b>	2 Mandala Parade, Castle Hill NSW Lot 55 DP 1253217
<b>Date of Consent:</b>	18 August 2022
<b>Development:</b>	Construction of the Doran Drive Plaza Precinct within the Hills Showground Station Precinct, comprising: <ul style="list-style-type: none"><li>• four residential towers above a retail/commercial podium</li><li>• basement car parking</li><li>• infrastructure upgrades, civil and stormwater works</li><li>• outdoor public plaza (Doran Drive Plaza)</li><li>• signage strategy</li><li>• stratum subdivision</li></ul>

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 – IA1

CoA#	Summary of Non-Compliance	
A16	The Scope of Works (SOW) contract issued to Earthworx (excavation contractor) did not include reference to the SSD approval or relevant reports and documents they would be required to comply with. There was no evidence of the SSD approval in site induction material provided as evidence during the audit.	
B20	There was no evidence provided of approvals obtained from adjacent landowners, Sydney Metro and Council, to satisfy B20(e).	
C3	<p>The Project Website has been established, though the following items were missing from the website at the time of the audit:</p> <ul style="list-style-type: none"> <li>(a)</li> <li>(ii) SSD 15882721 Development Consent, including Modifications</li> <li>(iii) CPTMP, AQMP, CNVMP &amp; compliant SWMP</li> <li>(iv) Environmental reporting</li> <li>(v) Summary of monitoring results</li> <li>(viii) Complaints Register</li> </ul>	
C7	There was no evidence of submission of Dilapidation Reports to Council (see also C18).	
C9	There was no evidence of advice from service providers available during the audit as required by C9.	
C18	There was no evidence of submission of Dilapidation Reports to DPE or all affected property owners (i.e. Council) (see also C7).	
C22	<p>The following gaps were identified in the Construction Environmental Management Plan (CEMP):</p> <ul style="list-style-type: none"> <li>(a): <ul style="list-style-type: none"> <li>(viii) Section 8.3, Contamination Management (<b>NB: Does not include an unexpected contamination finds protocol</b>)</li> <li>(x) Section 6 Public Safety, Amenity &amp; Site Security (<b>NB: Section 6 addresses lighting in terms of security but does not address effects of lighting on sensitive receivers as per applicable Australian Standards</b>).</li> <li>(xi) <b>Flora and fauna management has not been addressed in the CEMP.</b></li> </ul> </li> <li>(c) <b>A Noise and Vibration Management Plan has not been prepared as an appendix/Sub-Plan to the CEMP</b></li> <li>(d) <b>An Air Quality Management Plan (AQMP) has been prepared but does not form a Sub-Plan to the CEMP as required.</b></li> <li>(g) <b>There is no reference to land or groundwater contamination in the CEMP and an unexpected finds protocol for contamination and associated communications procedure has not been included.</b></li> <li>(h) <b>Heritage has not been addressed in the CEMP, and an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure has not been included.</b></li> <li>(i) <b>Waste classification is addressed generally in Section 4.8 of the Waste Management Plan.</b></li> </ul>	

CoA#	Summary of Non-Compliance	
	<b><i>These measures do not extend to contamination, or validation requirements.</i></b>	
C23	The Construction Pedestrian and Traffic Management Plan (CPTMP) does not include details on consultation with the Sydney Coordination Office within Transport for NSW (TfNSW) – consultation measures were unable to be verified.	
C24	<p>Koikas Acoustics Pty Ltd prepared a Construction Noise and Vibration Plan of Management with regards to the Sydney Metro Infrastructure, dated 21/12/2022. The Koikas Plan was prepared based on architectural plans only. The Koikas Plan states that not all mitigation measures apply to the development, and that a more detailed Construction Noise and Vibration Management Plan (CNVMP) will be prepared for construction once more information is available.</p> <p>The Construction NVMP had not been prepared at the time of IA1, so verification with C24 could not be complete.</p>	
C25	<p>The following gaps were identified in the Air Quality Management Plan (AQMP):</p> <p><b>(a) Qualifications and experience of the AQMP author were not stated in the Plan and could not be otherwise verified.</b></p> <p>Criteria for air quality monitoring for deposited dust is included in Table 5-1. <b>Section 5.4 states VOCs were unlikely to impact on air quality Introduction to Table 6-5 Summary of trigger values states table includes “trigger values for primary on-site chemicals and VOCs”, but the table is limited to dust.</b></p> <p><b>(b) A mission statement was not included in the AQMP.</b></p> <p>(c)</p> <p><b>(iii) A suppression improvement plan was not included in the AQMP.</b></p> <p><b>(vi) A system and performance review for continuous improvements was not included in the AQMP.</b></p>	
C27	A Reactive Air Quality and Odour Management Plan incorporating an Ambient Air Monitoring Program was not provided, and the C27 requirement was not addressed in the AQMP.	
C29	<p>(a) The ESCP is from the design phase and has not been updated for construction. There is no description of ERSED controls provided (plan only).</p> <p>(b) The SWMP does not include a plan of management for wet weather.</p> <p>(c) The location and path of offsite flows has not been marked on the SWMP.</p> <p>(d) measures for the management of stormwater and flood flows have not been included.</p>	
C30	<p>The Deicorp site compound is leased from Landcom/Sydney Metro and provides off street parking for construction and other vehicles to assist compliance with C30.</p> <p>The CTMP does not address the site compound, as it was more recently acquired as an ancillary facility. The Worker car parking strategy in the CPTMP is generic and has not been updated to include the site compound.</p> <p>There was no evidence of submission of C30 requirements to the Certifier.</p>	
C31	As per Condition A16.	
C36	<p>An Unexpected Finds Protocol (UFP) was not included in the CEMP or SWMP, and was not otherwise provided as evidence during IA1.</p> <p>There was no evidence of submission to the Certifier by Deicorp sighted.</p>	
C37	There was no evidence provided to confirm DPE Water and/or the Natural Resource Access	

CoA#	Summary of Non-Compliance	
	Regulator (NRAR's) satisfaction with the documentation provided to verify compliance with C37.	

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 in addition to those identified in Non-Compliances above.

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 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, **16 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 environmental risk was considered to be vibration and the protection of identified assets for surrounding landowners. No deficiencies in the management of this aspect were identified. Dewatering had not yet commenced at the time of IA1, but will form a focus for subsequent audits when the basement excavation deepens.

While 16 non-compliances were identified during IA1, these were predominantly related to administrative omissions such as submission of documentation to the required party, and CEMP and Sub-plan content (see Section 3.3). It is understood there was a gap in recording of information due to a change in Project Managers early on in the project, and some of the evidence was unable to be recovered.

The implementation of controls for all other environmental aspects assessed during the audit were deemed to be adequate and associated environmental risks were relatively low.

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

# Independent Environmental Audit Report 1

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 first Independent Environmental Audit (IA1) conducted by Morasey Environment Pty Ltd on Wednesday 22<sup>nd</sup> and Friday 24<sup>th</sup> February 2023 for the Deicorp Doran Drive Plaza Precinct Project located in Castle Hill NSW. The project was approved as a State Significant Development (SSD 10425) 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.



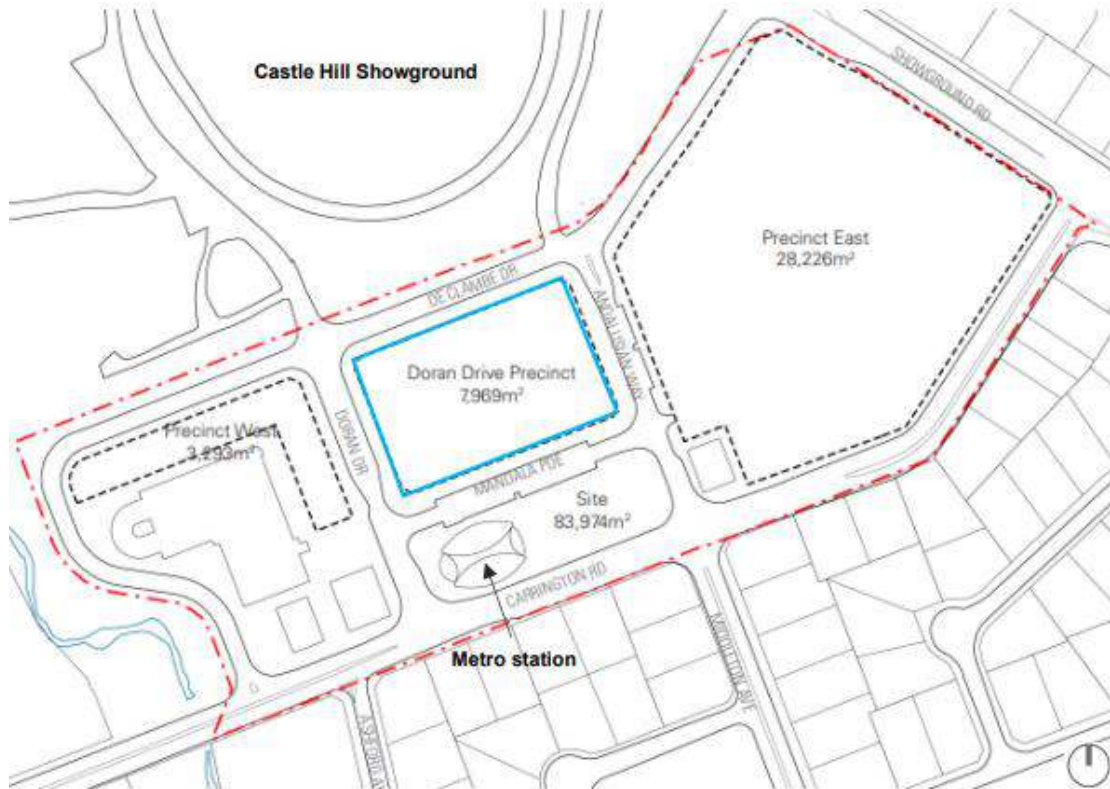


Figure 1: Tallawong Station Precinct South SSD 10425 Site Location, Source: DPE Modification Assessment, 2022



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:

<b>Application Number:</b>	SSD 15882721
<b>Applicant:</b>	Deicorp Construction Pty Ltd
<b>Consent Authority:</b>	NSW Independent Planning Commission
<b>Site:</b>	2 Mandala Parade, Castle Hill NSW Lot 55 DP 1253217
<b>Date of Consent:</b>	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 approval on 18 August 2022 to the date of the site inspection for this Independent Audit 1 (IA1), 22 February 2023. 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 22 February 2023.

### 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 18 January 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 on Wednesday 22 February 2023, and interviews with key Deicorp site and management personnel. The verification of evidence with selected Deicorp Auditees was conducted on Friday 24 February 2023. 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:

- Bill Stavrinos, Manager Major Projects, Deicorp
- Sherry Lee, Senior Contracts Administrator, Deicorp
- Jacob Wells, Cadet, Deicorp
- Haddi Hammond, Cadet, Deicorp
- Bishi Tancev, 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), the Hills Shire Council, Sydney Metro Northwest, Natural Resource Access Regulator (NRAR) and DPE Water were consulted via email on

27 January 2023. 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

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
- At&I 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
- Deicorp Community Communication Strategy, Hills Showground Village, July 2022
- Development Consent, State Significant Development (SSD) 15882721, Consolidated Instrument of Approval, dated 18 August 2022
- EI Australia Air Quality Management Plan (AQMP), E24724.E21\_Rev3, 19/1/2023
- EI Australia Dewatering Management Plan, E24724.E16\_Rev0, 18/11/2021
- EI 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 Aborigicultural Assessment & Tree Protection Plan, Ref No-12422, 19/9/2022.

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, B, C & 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 on 22 February 2023 has also been included.

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

Deicorp identified a moderate overall level of compliance with the assessed CoA of SSD 15882721. During the audit, 16 Non-Compliances with SSD 15882721 were identified (from a total of 176 conditions assessed). Non-compliances identified were predominantly administrative and associated with failure to submit, or provide evidence of submission of some required documents to DPE and Council, and deficiencies in the contents of the CEMP and Sub-plans.

No Non-Compliances with on-site implementation of the CEMP and Sub-Plans were identified (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 – IA1**

CoA#	Summary of Non-Compliance	Recommended Action Due Date Status
A16	<p>The Scope of Works (SOW) contract issued to Earthworx (excavation contractor) did not include reference to the SSD approval or relevant reports and documents they would be required to comply with.</p> <p>There was no evidence of the SSD approval in site induction material provided as evidence during the audit.</p>	<p><b>Recommended Action:</b> Ensure that all employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development in accordance with A16, e.g. via Letter of Award, Contract Documentation, Induction material.</p> <p><b>Due Date:</b> IA2</p> <p><b>Status:</b> OPEN</p>
B20	<p>There was no evidence provided of approvals obtained from adjacent landowners, Sydney Metro and Council, to satisfy B20(e).</p>	<p><b>Recommended Action:</b> Deicorp to provide copies of Sydney Metro and Council approvals to satisfy B20(e).</p> <p><b>Due Date:</b> IA2</p> <p><b>Status:</b> OPEN</p>
C3	<p>The Project Website has been established. The documents available on the website included:</p> <p>(a)</p> <p>(i) Architectural drawings, Landscape drawings &amp; DA approved drawings (as referenced in A2)</p>	<p><b>Recommended Action:</b> Upload the following information to the project website as per the requirements of C3:</p> <p>(ii) SSD 15882721 Development Consent, including Modifications</p> <p>(iii) CPTMP, AQMP, CNVMP &amp; compliant</p>

CoA#	Summary of Non-Compliance	Recommended Action Due Date Status
	(ii) SSD 15882721 Development Consent (1st 3 pages only) (iii) CEMP, Acoustics & Vibration Report & SWMP (vi) Summary of current stage of works (vii) Contact phone number and email address	SWMP (once updated) (iv) Environmental reporting (v) Summary of monitoring results (viii) Complaints Register <b>Due Date:</b> IA2 <b>Status:</b> OPEN
C7	There was no evidence of submission of Dilapidation Reports to Council (see also C18).	<b>Recommended Action:</b> Submit Dilapidation Reports to Council in accordance with C7(b). <b>Due Date:</b> IA2 <b>Status:</b> OPEN
C9	There was no evidence of advice from service providers available during the audit as required by C9.	<b>Recommended Action:</b> Obtain written advice 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 in accordance with C9. <b>Due Date:</b> IA2 <b>Status:</b> OPEN
C18	There was no evidence of submission of Dilapidation Reports to DPE or all affected property owners (i.e. Council) (see also C7).	<b>Recommended Action:</b> Submit Dilapidation Reports to DPE and Council in accordance with C18. <b>Due Date:</b> IA2 <b>Status:</b> OPEN
C22	The following gaps were identified in the Construction Environmental Management Plan (CEMP): (a): (viii) Section 8.3, Contamination Management ( <b>NB: Does not include an unexpected contamination finds protocol</b> ) (x) Section 6 Public Safety, Amenity & Site Security ( <b>NB: Section 6 addresses lighting in terms of security but does not address effects of lighting on sensitive receivers as per applicable Australian Standards</b> ). (xi) <b>Flora and fauna management has not been addressed in the CEMP.</b>	<b>Recommended Action:</b> Review and update the CEMP for compliance with C22. <b>Due Date:</b> IA2 <b>Status:</b> OPEN



CoA#	Summary of Non-Compliance	Recommended Action Due Date Status
	<p>(c) <i>A Noise and Vibration Management Plan has not been prepared as an appendix/Sub-Plan to the CEMP</i></p> <p>(d) <i>An Air Quality Management Plan (AQMP) has been prepared but does not form a Sub-Plan to the CEMP as required.</i></p> <p>(g) <i>There is no reference to land or groundwater contamination in the CEMP and an unexpected finds protocol for contamination and associated communications procedure has not been included.</i></p> <p>(h) <i>Heritage has not been addressed in the CEMP, and an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure has not been included.</i></p> <p>(i) <i>Waste classification is addressed generally in Section 4.8 of the Waste Management Plan. These measures do not extend to contamination, or validation requirements.</i></p>	
C23	<p>The Construction Pedestrian and Traffic Management Plan (CPTMP) does not include details on consultation with the Sydney Coordination Office within Transport for NSW (TfNSW) – consultation measures were unable to be verified.</p>	<p><b>Recommended Action:</b> Provide evidence of consultation with the Sydney Coordination Office within Transport for NSW (TfNSW) was undertaken during preparation of the CPTMP.</p> <p><b>Due Date:</b> IA2</p> <p><b>Status:</b> OPEN</p>
C24	<p>Koikas Acoustics Pty Ltd prepared a Construction Noise and Vibration Plan of Management with regards to the Sydney Metro Infrastructure, dated 21/12/2022. The Koikas Plan was prepared based on architectural plans only. The Koikas Plan states that not all mitigation measures apply to the development, and that a more detailed Construction Noise and Vibration Management Plan (CNVMP) will be prepared for construction once more information is available.</p> <p>The Construction NVMP had not been prepared at the time of IA1, so verification with C24 could not be complete.</p>	<p><b>Recommended Action:</b> Prepare a CNVMP to clearly address compliance with Parts a-p of Condition C24.</p> <p><b>Due Date:</b> IA2</p> <p><b>Status:</b> OPEN</p>
C25	<p>The following gaps were identified in the Air Quality Management Plan (AQMP):</p> <p><b>(d) Qualifications and experience of the AQMP author were not stated in the Plan and could not be otherwise verified.</b></p>	<p><b>Recommended Action:</b> Review and update the AQMP for compliance with C25.</p> <p><b>Due Date:</b> IA2</p> <p><b>Status:</b> OPEN</p>

CoA#	Summary of Non-Compliance	Recommended Action Due Date Status
	<p>Criteria for air quality monitoring for deposited dust is included in Table 5-1. <b>Section 5.4 states VOCs were unlikely to impact on air quality Introduction to Table 6-5 Summary of trigger values states table includes “trigger values for primary on-site chemicals and VOCs”, but the table is limited to dust.</b></p> <p><b>(e) A mission statement was not included in the AQMP.</b></p> <p>(f)</p> <p style="padding-left: 40px;"><b>(iii) A suppression improvement plan was not included in the AQMP.</b></p> <p><b>(vi) A system and performance review for continuous improvements was not included in the AQMP.</b></p>	
C27	<p>A Reactive Air Quality and Odour Management Plan incorporating an Ambient Air Monitoring Program was not provided, and the C27 requirement was not addressed in the AQMP.</p>	<p><b>Recommended Action:</b> Prepare a Reactive Air Quality and Odour Management Plan incorporating an Ambient Air Monitoring Program as per C27.</p> <p><b>Due Date:</b> IA2</p> <p><b>Status:</b> OPEN</p>
C29	<p>(a) The ESCP is from the design phase and has not been updated for construction. There is no description of ERSED controls provided (plan only).</p> <p>(b) The SWMP does not include a plan of management for wet weather.</p> <p>(c) The location and path of offsite flows has not been marked on the SWMP.</p> <p>(d) measures for the management of stormwater and flood flows have not been included.</p>	<p><b>Recommended Action:</b> Prepare a SWMP to address compliance with Condition C29.</p> <p><b>Due Date:</b> IA2</p> <p><b>Status:</b> OPEN</p>
C30	<p>The Deicorp site compound is leased from Landcom/Sydney Metro and provides off street parking for construction and other vehicles to assist compliance with C30.</p> <p>The CTMP does not address the site compound, as it was more recently acquired as an ancillary facility. The Worker car parking strategy in the CPTMP is generic and has not been updated to include the site compound.</p> <p>There was no evidence of submission of C30 requirements to the Certifier.</p>	<p><b>Recommended Action:</b> Review and update the CPTMP to include the site compound and provision of offsite parking, including update of the Worker car parking strategy. Submit updated CPTMP to the Certifier and maintain evidence.</p> <p><b>Due Date:</b> IA2</p> <p><b>Status:</b> OPEN</p>

CoA#	Summary of Non-Compliance	Recommended Action Due Date Status
C31	As per Condition A16.	<b>Recommended Action:</b> As per Condition A16. <b>Due Date:</b> IA2 <b>Status:</b> OPEN
C36	An Unexpected Finds Protocol (UFP) was not included in the CEMP or SWMP, and was not otherwise provided as evidence during IA1.  There was no evidence of submission to the Certifier by Deicorp sighted.	<b>Recommended Action:</b> Prepare an UFP for contamination for the site which has been reviewed and endorsed by an EPA accredited site auditor in accordance with C36. Submit to the Certifier. <b>Due Date:</b> IA2 <b>Status:</b> OPEN
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.	<b>Recommended Action:</b> 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. <b>Due Date:</b> IA2 <b>Status:</b> 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 – IA1**

CoA#	Summary of Non-Compliance	Recommended Action Due Date Status
C26	Monitoring for deposited dust had not commenced at the time of IA1. Bulk excavation of the basement had commenced, generating dust.	<b>Recommended Action:</b> Implement deposited dust monitoring as required by the AQMP. <b>Due Date:</b> IA2 <b>Status:</b> OPEN
C37	Operational ground water take volumes are to be confirmed more accurately once more data is available from the groundwater monitoring wells to demonstrate compliance with the Water Management (General Regulation 2018).	<b>Recommended Action:</b> N/A <b>Due Date:</b> N/A <b>Status:</b> CLOSED
D15	Noise monitoring had not been undertaken at the time of this IA1.	<b>Recommended Action:</b> Consider conducting noise monitoring at sensitive receivers to verify predictions in the CNVMP.

CoA#	Summary of Non-Compliance	Recommended Action Due Date Status
		<b>Due Date:</b> IA2 <b>Status:</b> OPEN
D18	The NVMP was limited to the Plan prepared during the planning phase of the project, and predicted high noise impacts may not be accurate.	<b>Recommended Action:</b> As per C24. <b>Due Date:</b> IA2 <b>Status:</b> OPEN
D20	The current and agreed requirements for vibration monitoring are not set out in the Koikas CNVMP, which needs to be updated for Construction.	<b>Recommended Action:</b> As per C24. <b>Due Date:</b> IA2 <b>Status:</b> OPEN
D21	Heritage is not addressed in the CEMP (including UFP for archaeological resources) or Koikas CNVMP so the potential for vibratory impacts to nearby heritage structures is unknown.	<b>Recommended Action:</b> Review and update the CNVMP to include an assessment of the potential of vibration to impact nearby heritage listed structures. Review and update the CEMP to include Non-Aboriginal Heritage in accordance with Section 7.9.2 of the EIS. <b>Due Date:</b> IA2 <b>Status:</b> OPEN
D28	A consultant had not yet been engaged to manage the dewatering process. A Permit to Discharge system had not been fully established by Deicorp.	<b>Recommended Action:</b> Engage the services of an environmental consultant to manage the dewatering process. Alternatively, establish a Permit to Discharge system / form to ensure adequate records for water quality are maintained. <b>Due Date:</b> IA2 <b>Status:</b> OPEN
D29	There was no evidence of Council consultation or approval for the discharge of site water to stormwater.	<b>Recommended Action:</b> Seek Council approval for the discharge of site water (and groundwater) to stormwater in accordance with D29 and D30. <b>Due Date:</b> IA2 <b>Status:</b> OPEN

## 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** below.

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

EIS Predicted Impact	Assessment of Actual vs Predicted Impacts
Air quality	<p><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.</p> <p><b>Mitigation Measures:</b> As per EIS, Section 7.12.3.</p> <p><b>Actual Impacts (IA1 Assessment):</b> Dust was identified as the main air quality impact of concern during the audit and dust mitigation was assessed.</p>
Soil and contamination	<p><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.</p> <p><b>Mitigation Measures:</b> As per EIS, Section 7.8.3.</p> <p><b>Actual Impacts (IA1 Assessment):</b> No contamination had been identified at the site at the time of IA1.</p>
Noise and vibration	<p><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.</p> <p>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.</p> <p><b>Mitigation Measures:</b> As per EIS, Section 7.13.3.</p> <p><b>Actual Impacts (IA1 Assessment):</b> 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</p>

EIS Predicted Impact	Assessment of Actual vs Predicted Impacts
	known to have occurred.
Erosion and sediment control	<p><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.</p> <p>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.</p> <p><b>Mitigation Measures:</b> As per EIS, Section 7.13.3.</p> <p><b>Actual Impacts (IA1 Assessment):</b> 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.</p>
Aboriginal Heritage	<p><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.</p> <p><b>Mitigation Measures:</b> As per EIS, Section 7.9.1.</p> <p><b>Actual Impacts (IA1 Assessment):</b> No Aboriginal objects had been uncovered at the time of the audit.</p>
Non-Aboriginal Heritage	<p><b>EIS Prediction</b> (EIS, Section 7.9.2): Nil to minor impact on Locally listed heritage sites within the vicinity, i.e. 107 &amp; 128-132 Showground Road, Castle Hill. Nil to low potential for the proposed development to impact on significant archaeological resources.</p> <p><b>Mitigation Measures:</b> As per EIS, Section 7.9.2.</p> <p><b>Actual Impacts (IA1 Assessment):</b> No known impacts to heritage listed items within the vicinity, and no potential archaeological resources had been uncovered at the time of the audit.</p>

### 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

The Hills Shire Council visited the site on 11th January 2023 (after a noise complaint) and raised issues in relation to sediment tracked offsite by heavy vehicles and inadequate dust suppression. These issues were raised as an environmental incident in the Deicorp management system. Actions were raised for close-out and evidence was reviewed including incident report, Council correspondence, Deicorp communication of requirements, and signed Toolbox talk records (Council report and conditions).

The incident was not reported to DPE, but would not be expected to trigger notification requirements due to the associated low environmental risk.

No additional environmental incidents are known to have occurred at the time of IA1.

#### b. Non-Compliances

Non-compliances identified during IA1 are summarised in Section 3.1, Table 1.

There were no additional non-compliances identified by the Proponent during the reporting period.

There were no known notices, orders, penalty notices or prosecutions issued in relation to the consent during the audit period.

#### c. Complaints

A complaint was received by The Hills Shire Council from a resident in January 2023 regarding construction noise (excavation and heavy vehicles) prior to 7am. After a Council investigation and receipt of additional correspondence, the issue was raised as an environmental incident in the Deicorp management system (as per commentary in Section 3.2.3 (a)). Actions were raised for close-out and evidence was reviewed including incident report, Council correspondence, Deicorp communication of requirements, and signed Toolbox talk records (Council report and conditions).

A summary of complaints has been included in the Complaints Register, to be uploaded to the project website ([hillsshowgroundvillagecommunityportal.com.au](http://hillsshowgroundvillagecommunityportal.com.au)).

### 3.2.4 Findings and recommendations from previous audit

Not applicable to IA1.

CoA#	IA1 Summary of Non-Compliance	IA1 Recommendations / Proposed Action	Evidence of Implementation / Status
NA	NA	NA	NA

### 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 a cattle grid for heavy vehicles existing the site, and street sweepers on call.

The most significant risk environmental risk was considered to be vibration and the protection of identified assets for surrounding landowners. No deficiencies in the management of this aspect were identified. Dewatering had not yet commenced at the time of IA1, but will form a focus for subsequent audits when the basement excavation deepens.

While 16 non-compliances were identified during IA1, these were predominantly related to administrative omissions such as submission of documentation to the required party, and CEMP and Sub-plan content (see Section 3.3). It is understood there was a gap in recording of information due to a change in Project Managers early on in the project, and some of the evidence was unable to be recovered.

The implementation of controls for all other environmental aspects assessed during the audit were deemed to be adequate and associated environmental risks were relatively low.

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. The CEMP and Sub-Plans were prepared by suitably qualified consultants, but did not address all relevant project requirements as identified in SSD 15882721 Condition of Approval. Opportunities for improvement and recommendations for Sub-plan revision has been made throughout the Audit Table in Appendix A.

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, **16 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 environmental risk was considered to be vibration and the protection of identified assets for surrounding landowners. No deficiencies in the management of this aspect were identified. Dewatering had not yet commenced at the time of IA1, but will form a focus for subsequent audits when the basement excavation deepens.

While 16 non-compliances were identified during IA1, these were predominantly related to administrative omissions such as submission of documentation to the required party, and CEMP and Sub-plan content (see Section 3.3). It is understood there was a gap in recording of information due to a change in Project Managers early on in the project, and some of the evidence was unable to be recovered.

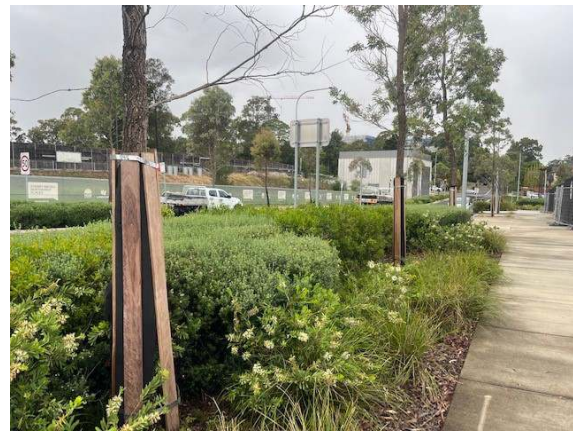
The implementation of controls for all other environmental aspects assessed during the audit were deemed to be adequate and associated environmental risks were relatively low.

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

## 5. Photographs



**Photo 1:** Drain protection in place on Andalusian Way



**Photo 2:** Tree protection in place on Andalusian Way



**Photos 3-6:** Excavation works underway at the time of site inspection.



Photos 7&8: Hoarding in place along site boundaries. Tree protection in place on De Clambe Drive.



Photo 9: Shaker grid in place at heavy vehicle exit onto De Clambe Drive. No tracking observed.



Photos 10&11: Spill kit and waste storage in place.



**Photos 12&13:** Water had accumulated in the SW corner of the site. A sediment settling tank was in place in preparation for dewatering.



**Photo 14:** Controls were in place around the stormwater discharge point



**Photo 15:** Compliant site notices were in place on the boundary hoarding at site accesses



**Photo 16:** Neighbouring Castle Hill Showground Metro Station



**Photo 17:** Diesel fuel cell on hardstand in the site compound

## **Independent Environmental Audit Report**

**Deicorp Construction Pty Ltd**

**Doran Drive Plaza (SSD 15882721)**

**Castle Hill NSW**

**Attachment 1: Independent Audit Table | IA1**

Audit Table – Doran Drive Plaza Precinct SSD 15882721				
Independent Audit 1 (IA1), 22 February 2023				
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
<b>PART A ADMINISTRATIVE CONDITIONS</b>				
<b>Obligation to Minimise Harm to the Environment</b>				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	<ul style="list-style-type: none"> <li>The findings from this audit</li> </ul>	None	Compliant
<b>Terms of Consent</b>				
A2	<p>The development may only be carried out:</p> <p>a) in compliance with the conditions of this consent</p> <p>b) in accordance with all written directions of the Planning Secretary</p> <p>c) in accordance with the EIS, RtS and any RRFI</p> <p>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).</p>	<ul style="list-style-type: none"> <li>The findings from this audit</li> </ul>	None	Compliant
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and</p> <p>b) the implementation of any actions or measures contained in any such document referred to in Condition A3(a).</p>	<ul style="list-style-type: none"> <li>None</li> </ul>	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	<ul style="list-style-type: none"> <li>None</li> </ul>	None	Not Triggered

Audit Table – Doran Drive Plaza Precinct SSD 15882721				
Independent Audit 1 (IA1), 22 February 2023				
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 CONSENT				
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 style="list-style-type: none"> <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>	<p>Planning Consent SSD 15882721 was approved on 18/8/2022.</p> <p>Works physically commenced within the five-year limit as described in Condition A5.</p> <p>Complying Development Certificate #1 (CDC1) was issued for the following scope: “<i>Earthworks, Site Establishment, Minor Excavation (Maximum 3m only), Removal of Existing Site Fill, Installation of bored piles only, and removal of excavated spoil material</i>”. Site establishment works under CDC1 commenced on 10/12/2022.</p> <p>Construction Certificate #1 (CC1) covers scope for bulk excavation, shoring, piling and anchoring. Construction under CC1 commenced on 14/2/2023.</p> <p>Notification of commencement of construction was provided as evidence and was dated 6/2/2023.</p>	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	<ul style="list-style-type: none"> <li>• None</li> </ul>	None	Not Triggered



Audit Table – Doran Drive Plaza Precinct SSD 15882721				
Independent Audit 1 (IA1), 22 February 2023				
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 development applies).			
<b>PRESCRIBED CONDITIONS</b>				
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<ul style="list-style-type: none"> <li>None</li> </ul>	As per the findings of this audit	Compliant
<b>PLANNING SECRETARY AS MODERATOR</b>				
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.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	No disputes are known to have arisen between the Applicant and a public authority during the project.	Not triggered
<b>LEGAL NOTICES</b>				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary at the Planning Secretary Address for Service.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	No legal advice or notices are known to have been served during the project.	Not triggered
<b>EVIDENCE OF CONSULTATION</b>				
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: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<ul style="list-style-type: none"> <li>The findings from this audit relevant to consultation</li> </ul>	Consultation has occurred as required.	Compliant

Audit Table – Doran Drive Plaza Precinct SSD 15882721				
Independent Audit 1 (IA1), 22 February 2023				
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
A11	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the National Construction Code (NCC).</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>Under Part 6 of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works</li> <li>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</li> </ul>	<ul style="list-style-type: none"> <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>EI Australia – Geotechnical Design Compliance Declaration, DEP0002863, 8/12/2022</li> </ul>	<p>Design Compliance Declarations (DCD) were provided as evidence from Architects (Turner), Geotechnical Engineers (EI Australia) and Structural Engineers (ABC Consultants), and state design complies with relevant listed specifications, drawings, Australian Standards and Codes of Practice.</p> <p>Certificates refer to:</p> <ul style="list-style-type: none"> <li>Turner Architectural Drawings</li> <li>Geotechnical Investigation Report by EI Australia E24724.G03_Rev4, 8/11/2022</li> </ul> <p>Design Compliance Declaration states building products comply with the BCA. Certificate refers to:</p> <ul style="list-style-type: none"> <li>All concrete and steel in the drawings in accordance with listed Australian Standards (&amp; BCA 2019 Amdt 1 Part B1)</li> </ul> <p>Drawings are listed in Appendix A of the DCD.</p>	Compliant
<b>OPERATION OF PLANT AND EQUIPMENT</b>				
A12	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>a) maintained in a proper and efficient condition; and</p> <p>b) operated in a proper and efficient manner.</p>	<ul style="list-style-type: none"> <li>Site inspection, dated 22/2/2023</li> <li>Deicorp Pre-Start Form – Excavator Rego EX1501, 23.2.2023</li> </ul>	<p>Piling rigs, excavators and trucks were observed on site during the audit.</p> <p>Evidence of pre-start inspection of the EX1501 excavator was provided as</p>	Compliant

Audit Table – Doran Drive Plaza Precinct SSD 15882721				
Independent Audit 1 (IA1), 22 February 2023				
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
		<ul style="list-style-type: none"> <li>Deicorp Form 10- Plant Register, 23/2/2023</li> <li>Deicorp Statement of Compliance, 14/11/2022</li> <li>Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> </ul>	evidence, as well as a Plant Register listing plant present on site. 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.	<ul style="list-style-type: none"> <li>None</li> </ul>	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 updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	<ul style="list-style-type: none"> <li>None</li> </ul>	None	Not Triggered
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.  <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular</i>	<ul style="list-style-type: none"> <li>None</li> </ul>	See conditions related to monitoring in Part D.	Compliant

Audit Table – Doran Drive Plaza Precinct SSD 15882721				
Independent Audit 1 (IA1), 22 February 2023				
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	<i>documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>			
<b>COMPLIANCE</b>				
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 style="list-style-type: none"> <li>• Site Induction</li> <li>• Earthworx Scope of Works – Castle Hill, Letter 12/9/2022, signed 12/11/2022</li> </ul>	<p><i>The Scope of Works (SOW) contract issued to Earthworx (excavation contractor) did not include reference to the SSD approval or relevant reports and documents they would be required to comply with.</i></p> <p><i>There was no evidence of the SSD approval in site induction material provided as evidence during the audit.</i></p> <p><b><i>Recommendation:</i></b> <i>Ensure that all employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development in accordance with A16, e.g. via Letter of Award, Contract Documentation, Induction material.</i></p>	Non-Compliant
<b>REVISION OF STRATEGIES, PLANS AND PROGRAMS</b>				
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;	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	No known requirement for the revision of strategies, plans and programs on the project to date.	Not triggered

Audit Table – Doran Drive Plaza Precinct SSD 15882721				
Independent Audit 1 (IA1), 22 February 2023				
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	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.			
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. <i>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.</i>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	As per A17	Not triggered
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.	<ul style="list-style-type: none"> <li>DPE Compliance Reporting Post Approval Requirements-2020</li> </ul>	It is understood there is currently no requirement for compliance reporting for the project during Construction (or Pre-Construction) in accordance with DPE’s Compliance Reporting Post Approval Requirements (2020).	Not triggered
A20	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed to by the Planning Secretary.			
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			

Audit Table – Doran Drive Plaza Precinct SSD 15882721				
Independent Audit 1 (IA1), 22 February 2023				
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.			
<b>INDEPENDENT ENVIRONMENTAL AUDIT</b>				
A23	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	<ul style="list-style-type: none"> <li>DPE Independent Audit Post Approval Requirements, 2020</li> <li>This audit (IA1 SSD 15882721, dated 22/2/2023)</li> </ul>	This audit (IA1 SSD 15882721, dated 22/2/2023) 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.	<ul style="list-style-type: none"> <li>DPE Appointment of Experts, SSD 15882721, dated 18/1/2023</li> <li>Auditor Declaration of Independence Form, SSD 15882721, dated 17/1/2023</li> </ul>	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.	<ul style="list-style-type: none"> <li>None</li> </ul>	None	Not triggered
A26	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: <ul style="list-style-type: none"> <li>(a) review and respond to each Independent Audit Report prepared under this consent;</li> <li>(b) submit the response to the Planning Secretary; and</li> <li>(c) make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.</li> </ul>	<ul style="list-style-type: none"> <li>This audit (IA1 SSD 15882721, dated 22/2/2023)</li> </ul>	This audit (IA1 SSD 15882721, dated 22/2/2023) is being conducted in accordance with the Independent Audit Post Approval Requirements, 2020. Compliance with Condition A26 will be verified during the second Independent Audit (IA2).	Not triggered

Audit Table – Doran Drive Plaza Precinct SSD 15882721				
Independent Audit 1 (IA1), 22 February 2023				
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
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.	<ul style="list-style-type: none"> <li>This audit (IA1 SSD 15882721, dated 22/2/2023)</li> </ul>	<p>This audit (IA1 SSD 15882721, dated 22/2/2023) is being conducted in accordance with the Independent Audit Post Approval Requirements, 2020.</p> <p>Compliance with Condition A27 will be verified during the second Independent Audit (IA2).</p>	Not triggered
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.	<ul style="list-style-type: none"> <li>None</li> </ul>	None	Not triggered
<b>SYDNEY METRO CORRIDOR PROTECTION</b>				
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: <p>(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</p> <p>(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.</p>	<ul style="list-style-type: none"> <li>NA</li> </ul>	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	<ul style="list-style-type: none"> <li>NA</li> </ul>	Noted.	Not triggered

Audit Table – Doran Drive Plaza Precinct SSD 15882721				
Independent Audit 1 (IA1), 22 February 2023				
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	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).			
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.	<ul style="list-style-type: none"> <li>• NA</li> </ul>	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.	<ul style="list-style-type: none"> <li>• NA</li> </ul>	Noted.	Not triggered
APARTMENT MIX				
A33	A minimum of 10% of the apartments must have 3 bedrooms.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Deicorp summary of compliance with project details</li> <li>• EIS, Table 6, Project Summary</li> </ul>	Deicorp’s summary of compliance with project details was reviewed during the audit. The summary included the following information: 431 apartments in total across all four towers. 1 BR: 77 2 BR: 311 3 BR: 43 apartments The above information equates to minimum 10% 3 bedroom requirements as per A33.	Compliant



**PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE**

**DESIGN EXCELLENCE AND INTEGRITY**

<p>B1</p>	<p>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.</p>	<ul style="list-style-type: none"> <li>• Turner Confirmation of Architectural Engagement, SDD 15882721, 30/08/2022</li> <li>• Interview with Auditees</li> </ul>	<p>Letter from Turner Architects provided in accordance with Conditions B1, B2 &amp; B3. Letter states: <i>“The architectural design team comprising Turner Architects is to have direct involvement in the design documentation, contract documentation and construction stages of the project.”</i></p>	<p>Compliant</p>
<p>B2</p>	<p>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.</p>	<ul style="list-style-type: none"> <li>• Turner Confirmation of Architectural Engagement, SDD 15882721, 30/08/2022</li> <li>• Interview with Auditees</li> </ul>	<p>Letter from Turner Architects provided in accordance with Conditions B1, B2 &amp; B3. Letter states: <i>“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”</i></p>	<p>Compliant</p>
<p>B3</p>	<p>Evidence of the architectural design team’s commission is to be provided to the Certifier prior to the release of the first Construction Certificate.</p>	<ul style="list-style-type: none"> <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>	<p>Letter from Turner Architects provided in accordance with Conditions B1, B2 &amp; B3. Letter states: <i>“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.”</i>  The Design Architect Engagement was part of the package as submitted to the Certifier for CC1.</p>	<p>Compliant</p>

		<ul style="list-style-type: none"> <li>• Certifier - Satisfaction of Conditions of Consent – Part 1</li> </ul>		
B4	The architectural design team is not to be changed without prior written notice and approval of the Planning Secretary.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	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 style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Approval of MOD 1 &amp; MOD2 – Planning website</li> <li>• Modification 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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	No known review required by SDRP or GANSW.	Not triggered
<b>MATERIALS AND FINISHES</b>				
B7	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: <ul style="list-style-type: none"> <li>• that the loading dock and service openings are minimised; and</li> </ul>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	This condition will be the subject of a later CC.	Not triggered

	<ul style="list-style-type: none"> <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 response to its advice.</li> </ul> <p>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.</p>			
<b>MAXIMUM BUILDING HEIGHT</b>				
B8	<p>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.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	This condition will be the subject of a later CC.	Not triggered
<b>GROSS FLOOR AREA CERTIFICATION</b>				
B9	<p>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>.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	This condition will be the subject of a later CC.	Not triggered
<b>COMMUNITY FACILITIES GFA</b>				
B10	<p>Prior to the issue of any Construction Certificate for work costing \$25,000 or more, 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 Service Payments Corporation Helpline on 131 441 or visit <a href="https://www.longservice.nsw.gov.au/bci/levy/about-the-levy">https://www.longservice.nsw.gov.au/bci/levy/about-the-levy</a>.</p>	<ul style="list-style-type: none"> <li>NSW Long Service Corporation Levy Receipt No. L0000088692, Deicorp Pty Ltd, dated 16/11/2022</li> </ul>	Receipt for NSW Long Service Corporation Levy instalment \$150,400 of Total \$601,594 sighted, dated 16/11/2022.	Compliant
<b>LONG SERVICE LEVY</b>				
B11	<p>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</p>	<ul style="list-style-type: none"> <li>NSW Long Service Corporation Levy Receipt No. L0000088692, Deicorp Pty Ltd, dated 16/11/2022</li> </ul>	Receipt for NSW Long Service Corporation Levy instalment \$150,400 of Total \$601,594 sighted, dated 16/11/2022.	Compliant

Service Payments Corporation Helpline on 131 441 or visit <https://www.longservice.nsw.gov.au/bci/levy/about-the-levy>.

**DEVELOPER CONTRIBUTIONS**

Prior to the issue of the relevant Construction Certificate, the Applicant must obtain evidence of receipt from Council confirming the monetary contribution for the development pursuant to the provisions of The Hills Contribution Plan – Showground Precinct No. 19 has been paid. The Applicant must submit evidence of receipt to the certifier and the Planning Secretary. Payments are to comprise of the following:

Stage 1: Comprising the basement, podium and residential towers A and B

The following contributions are required prior to the issues of a Construction Certificate for Stage 1 of the Development:  
\$4,830,220.39:

Development Category	Rate per m <sup>2</sup> of Total Floor Space:	Total \$7.11
Transport Facilities - Land	\$ 46.67	\$ 584,012.89
Transport Facilities - Capital	\$ 72.63	\$ 908,888.14
Water Management - Capital	\$ 12.64	\$ 158,164.68
Administration	\$ 1.15	\$ 14,330.80
<b>Total</b>	<b>\$ 133.08</b>	<b>\$ 1,665,396.52</b>

	Purpose: 1 bedroom unit	Purpose: 2 bedroom unit	Purpose: 3 bedroom unit	No. of 1 Bedroom Units: 70	No. of 2 Bedroom Units: 159	No. of 3 Bedroom Units: 11	Sum of Units	Total \$7.11
Open Space - Land	\$ 4,502.04	\$ 6,302.84	\$ 7,803.52	\$ 319,142.67	\$ 1,002,150.66	\$ 85,838.67	\$ 1,407,132.00	\$ 1,405,132.30
Open Space - Capital	\$ 2,275.62	\$ 3,185.87	\$ 3,944.41	\$ 159,293.45	\$ 506,553.84	\$ 43,368.55	\$ 709,215.84	\$ 709,235.84
Transport Facilities - Land	\$ 1,119.69	\$ 1,567.03	\$ 1,940.78	\$ 78,278.04	\$ 269,241.13	\$ 21,288.61	\$ 348,807.78	\$ 348,967.78
Transport Facilities - Capital	\$ 1,742.38	\$ 2,439.33	\$ 3,020.12	\$ 121,966.37	\$ 387,853.40	\$ 33,221.30	\$ 543,041.07	\$ 543,041.07
Water Management - Capital	\$ 454.62	\$ 636.89	\$ 788.54	\$ 31,844.42	\$ 101,266.23	\$ 8,673.97	\$ 141,784.73	\$ 141,784.73
Administration	\$ 59.89	\$ 83.94	\$ 103.73	\$ 4,190.51	\$ 13,329.91	\$ 1,141.70	\$ 18,662.13	\$ 18,662.13
<b>Total</b>	<b>\$ 10,154.51</b>	<b>\$ 14,216.32</b>	<b>\$ 17,601.16</b>	<b>\$ 710,815.57</b>	<b>\$ 2,260,395.50</b>	<b>\$ 193,612.80</b>	<b>\$ 3,164,823.87</b>	<b>\$ 3,164,823.87</b>

Stage 2: Comprising residential towers C and D  
The following contributions are required prior to the issues of a Construction Certificate for Stage 2 of the Development:  
\$2,785,045.51:

	Purpose: 1 bedroom unit	Purpose: 2 bedroom unit	Purpose: 3 bedroom unit	No. of 1 Bedroom Units: 6	No. of 2 Bedroom Units: 152	No. of 3 Bedroom Units: 32	Sum of Units	Total \$7.11
Open Space - Land	\$ 4,502.04	\$ 6,302.84	\$ 7,803.52	\$ 27,012.23	\$ 959,011.11	\$ 249,713.50	\$ 1,234,755.83	\$ 1,234,755.83
Open Space - Capital	\$ 2,275.62	\$ 3,185.87	\$ 3,944.41	\$ 13,653.72	\$ 484,252.71	\$ 126,221.23	\$ 624,127.66	\$ 624,127.66
Transport Facilities - Land	\$ 1,119.69	\$ 1,567.03	\$ 1,940.78	\$ 6,718.32	\$ 239,264.23	\$ 62,109.04	\$ 307,991.43	\$ 307,991.43
Transport Facilities - Capital	\$ 1,742.38	\$ 2,439.33	\$ 3,020.12	\$ 10,454.26	\$ 370,778.09	\$ 96,643.78	\$ 477,876.14	\$ 477,876.14
Water Management - Capital	\$ 454.62	\$ 636.89	\$ 788.54	\$ 2,729.53	\$ 96,807.69	\$ 25,233.30	\$ 124,770.87	\$ 124,770.87
Administration	\$ 59.89	\$ 83.94	\$ 103.73	\$ 359.19	\$ 12,743.06	\$ 3,321.30	\$ 16,423.55	\$ 16,423.55
<b>Total</b>	<b>\$ 10,154.51</b>	<b>\$ 14,216.32</b>	<b>\$ 17,601.16</b>	<b>\$ 60,927.09</b>	<b>\$ 2,160,881.23</b>	<b>\$ 363,237.23</b>	<b>\$ 2,785,045.51</b>	<b>\$ 2,785,045.51</b>

The contributions above are applicable at the time this consent was issued and are updated at the time of the actual payment in accordance with the provisions of the applicable plan.

- 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 Shore Council on 17/1/2023 – prior to issue of CC1 (20/1/2023).

Compliant

B12

	<p>Prior to payment of the above contributions, the applicant is advised to contact Council's Development Contributions Officer on 9843 0555. Payment must be made by cheque or credit/debit card. Cash payments will not be accepted.</p> <p>This condition has been imposed in accordance with Contributions Plan No 19. Council's Contributions Plans can be viewed at <a href="http://www.thehills.nsw.gov.au">www.thehills.nsw.gov.au</a> or a copy may be inspected or purchased at Council's Administration Centre.</p>			
<b>STRUCTURAL DETAILS</b>				
B13	<p>Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <p>(a) the relevant clauses of the NCC; and (b) this development consent.</p>	<ul style="list-style-type: none"> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023 – Schedule 4 List of Supporting Plans and Certifications</li> <li>• Structural drawings</li> </ul>	<p>Structural drawings were provided as evidence during the audit.</p> <p>CC1 lists all endorsed structural plans in Schedule 4.</p>	Compliant
<b>EXTERNAL WALLS AND CLADDING</b>				
B14	<p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the NCC.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• NCC</li> </ul>	<p>This condition will be the subject of a later CC.</p>	Not triggered
B15	<p>Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the NCC. The Applicant must provide a copy of the documentation to the Planning Secretary for information.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• NCC</li> </ul>	<p>This condition will be the subject of a later CC.</p>	Not triggered
<b>ACCESS AND SANITARY FACILITIES FOR PEOPLE WITH DISABILITIES</b>				
B16	<p>Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details prepared by a suitability qualified professional demonstrating that the building has been designed and will be constructed to provide access and facilities for people with a disability in accordance with the NCC.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• NCC</li> </ul>	<p>This condition will be the subject of a later CC</p>	Not triggered
<b>MECHANICAL VENTILATION</b>				
B17	<p>The premises must be ventilated in accordance with the NCC and applicable Australian Standards.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	<p>This condition will be the subject of a later CC</p>	Not triggered

		<ul style="list-style-type: none"> <li>• NCC and applicable Australian Standards</li> </ul>		
B18	<p>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.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Clause A2.2(a)(iii) of the NCC</li> </ul>	This condition will be the subject of a later CC	Not triggered
<b>REFLECTIVITY</b>				
B19	<p>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.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	This condition will be the subject of a later CC	Not triggered
<b>SITE STABILITY AND CONSTRUCTION WORK</b>				
B20	<p>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:</p> <p>(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;</p> <p>(b) details of the proposed methods of excavation and support for the adjoining land (including any public place) and buildings;</p> <p>(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;</p> <p>(d) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work; and</p> <p>(e) details of written approvals that have been obtained from the owners of the adjoining land to install any ground or rock anchors</p>	<ul style="list-style-type: none"> <li>• EI Australia Geotechnical Investigation, E24724.G03 Rev4, 8/11/2022</li> <li>• ACE Civil Early Works Management Plan, Rev00, Sept 2022.</li> <li>• ABC Consulting Structural Assessment Report, External Development Adjacent TfNSW Railway Corridor, Report No. 20025-SAR, Nov 2022</li> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> </ul>	<p>EI Australia prepared a Geotechnical Investigation Report, dated 8/11/2022.</p> <p>(a) The Geotechnical Investigation Report addresses part (a) suitability and stability of the site.</p> <p>(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.</p> <p>(c) ABC Consulting Structural Assessment Report, External Development Adjacent TfNSW Railway Corridor, Report No. 20025-SAR, Nov 2022</p>	<b>Non-Compliant</b>

	underneath the adjoining premises (including any public roadway or public place).		CC1 references a number of documents reviewed by the Certifier as evidence of compliance with B20, indicating ' <i>satisfaction of the Certifier</i> '. (d) Condition B20 (b) & (d) are assumed to be <i>satisfied with relevant structural details found on the ABC Consultants Structural Drawings</i> , though a compliance statement from the structural engineer was not provided. <b><i>(e) There was no evidence provided of approvals obtained from adjacent landowners, Sydney Metro and Council, to satisfy B20(e).</i></b> <b><i>Recommendation: Deicorp to provide copies of Sydney Metro and Council approvals to satisfy B20(e).</i></b>	
<b>CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN</b>				
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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• CPTED report prepared by Barker Ryan Stewart Pty Ltd, dated July 2021</li> </ul>	This condition will be the subject of a later CC	Not triggered
<b>ECOLOGICALLY SUSTAINABLE DEVELOPMENT</b>				
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 style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Environmental Performance and ESD Report, prepared by ARUP, dated 1 June 2021.</li> </ul>	This condition will be the subject of a later CC	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	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	This condition will be the subject of a later CC	Not triggered

	Green Star rating in accordance with the Green Star Design and As-Built V.1.3 (Green Building Council Australia).	<ul style="list-style-type: none"> <li>Green Star Design and As-Built V.1.3 (Green Building Council Australia)</li> </ul>		
<b>INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS</b>				
B24	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating:</p> <p>(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);</p> <p>(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;</p> <p>(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</p> <p>(d) systems will reduce unnecessary flushing and will not involve the use of continuous flushing systems.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Water Efficiency and Labelling Scheme (WELS)</li> </ul>	This condition will be the subject of a later CC	Not triggered
<b>MECHANICAL PLANT NOISE MITIGATION</b>				
B25	<p>Prior to the issue of the relevant Construction Certificate, the 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.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Noise Policy for Industry (EPA, 2017)</li> </ul>	<p>It is understood that B25 refers to the use of mechanical plant during the operational phase.</p> <p>This condition will be the subject of a later CC</p>	Not triggered
<b>COMPLIANCE WITH ACOUSTIC ASSESSMENT</b>				
B26	<p>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.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>Acoustic Report, prepared by Koikas Acoustics, dated 10/6/2022</li> </ul>	This condition will be the subject of a later CC	Not triggered



WIND MITIGATION MEASURES				
B27	<p>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.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Pedestrian Wind Study, prepared by RWDI Australia Pty Ltd, dated 24/3/2022</li> </ul>	<p>This condition will be the subject of a later CC</p>	<p>Not triggered</p>
SYDNEY WATER ASSETS				
B28	<p>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.</p> <p><b>Note:</b> Sydney Water’s Tap in™ in online service is available at: <a href="https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm">https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm</a></p>	<ul style="list-style-type: none"> <li>• 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</li> </ul>	<p>Sydney Water Approval sighted for 2 Doran Drive Castle Hill NSW. Based on plans supplied (Australian Locating Services Drawing 207218-US, November 2022) &amp; ABC Consultants Job No. 20025, Drwg No. S01.122, Rev1, 4/10/2022.</p> <p>Proposed building/structure is approved to construction over/adjacent to a Sydney Water Asset, subject to requirements.</p>	<p>Compliant</p>
CAR PARKING				
B29	<p>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:</p> <p>(a) on site car parking spaces provided as follows:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(ii) maximum 341 retail / commercial spaces; and</li> <li>(iii) minimum 7 carshare spaces.</li> </ul> <p>(b) all vehicles must enter and leave the subject site in a forward direction without interfering with any on-street parking space;</p> <p>(c) all vehicles are to be wholly contained on site before being required to stop;</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	<p>This condition will be the subject of a later CC</p>	<p>Not triggered</p>

	<p>(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;</p> <p>(e) appropriate pedestrian advisory signs must be provided at the egress from parking areas;</p> <p>(f) all works/regulatory signposting associated with the development must be at no cost to the relevant roads authority; and</p> <p>(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 AUSTRROADS.</p>			
<b>BICYCLE PARKING</b>				
B30	<p>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:</p> <p>((a) a minimum of 148 residential bicycle parking spaces;</p> <p>(b) a minimum of 36 residential visitor bicycle parking spaces;</p> <p>(c) a minimum of 24 non-residential bicycle parking spaces.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	This condition will be the subject of a later CC	Not triggered
B31	<p>The layout, design and security of bicycle facilities must comply with the applicable Australian Standards.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	This condition will be the subject of a later CC	Not triggered
<b>LANDSCAPING</b>				
B32	<p>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:</p> <p>(a) details of tree planting, including pot sizes;</p> <p>(b) details of soil depth and volume consistent with the recommendations contained in Soil Specification Design Report, prepared by SESL Australia, dated April 2021</p> <p>(c) detail the location, species, maturity and height at maturity of plants to be planted on-site;</p> <p>(d) demonstrate adequate drainage and watering systems for the planters;</p>	<ul style="list-style-type: none"> <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	Not triggered

	<p>(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;</p> <p>(f) details of plant maintenance and watering for the first 12 months;</p> <p>(g) a commitment to replace plants with the same species if any plant loss occurs within the maintenance period;</p> <p>(h) detail of all landscape materials, surfaces and finishes; and</p> <p>(i) evidence of consultation with GANSW and the Applicant's response to its advice.</p>			
<b>PUBLIC ART</b>				
B33	<p>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 &amp; 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.</p>	<ul style="list-style-type: none"> <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	Not triggered
<b>STORMWATER MANAGEMENT SYSTEM</b>				
B34	<p>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:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS;</p> <p>(c) be in accordance within Council's Design Guidelines Subdivisions/Developments and Works Specifications Subdivisions/Developments;</p> <p>(d) be in accordance with applicable Australian Standards;</p> <p>(e) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff (Engineers Australia, 2016)</i> and <i>Managing Urban Stormwater: Council Handbook (EPA, 1997)</i> guidelines;</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Council's Design Guidelines Subdivisions/Developments and Works Specifications Subdivisions/Developments</li> <li>• applicable Australian Standards</li> <li>• <i>Australian Rainfall and Runoff (Engineers Australia, 2016)</i> and <i>Managing Urban</i></li> </ul>	This condition will be the subject of a later CC	Not triggered

	(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	<i>Stormwater: Council Handbook (EPA, 1997) guidelines</i>		
<b>STORMWATER QUALITY</b>				
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 style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Stormwater Management Plan, dated June 2022, prepared by AECOM</li> </ul>	This condition will be the subject of a later CC.	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).	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Flood Impact Assessment report prepared by ACE Civil Stormwater Pty Ltd, dated July 2021 (ref: ACE200124)</li> <li>• City Plan Environmental Impact Statement (EIS), Doran Drive Precinct, 19-276, July 2021</li> </ul>	This condition will be the subject of a later CC. 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	Not triggered

			<p><i>there is reduction in flood levels and hence no adverse impact.”</i></p> <p>The Flood Impact Assessment concluded that the development will not have any potential adverse impact of overland flooding.</p>	
<b>ADAPTABLE UNITS</b>				
B37	<p>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.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	<p>This condition will be the subject of a later CC.</p>	<p>Not triggered</p>
<b>BASIX CERTIFICATION</b>				
B38	<p>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.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• BASIX Certificate Nos. 1205244M_03</li> </ul>	<p>This condition will be the subject of a later CC</p>	<p>Not triggered</p>
<b>WASTE MANAGEMENT</b>				
B39	<p>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:</p> <p>(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;</p> <p>(b) the commercial waste storage areas must accommodate all necessary bins required to service the development as detailed in the Waste Management Plan;</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	<p>This condition will be the subject of a later CC</p>	<p>Not triggered</p>

	<p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(f) the walls of the waste storage areas must be constructed of brickwork;</p> <p>(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);</p> <p>(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);</p> <p>(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’;</p> <p>(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;</p> <p>(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;</p>			
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	<p>(l) 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;</p> <p>(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 inside the waste storage areas, it is not to conflict with the space designated for the placement of bins;</p> <p>(n) the waste storage areas must be provided with internal lighting such as automatic sensor lights;</p> <p>(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> <p>(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</p> <p>(q) finishes and colours of the waste storage areas are to complement the design of the development.</p>			
<b>SYDNEY METRO CORRIDOR PROTECTION</b>				
B40	<p>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:</p> <p>(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:</p> <p>(i) Finite Element Analysis 2 Mandala Parade, Castle Hill NSW Borehole Location and Section Plan dated 22 June 2022</p> <p>(ii) Plaxis 2D Outputs – Deformed Mesh IUI (scaled up 100 times) dated 21 June 2022</p> <p>(iii) Plaxis 2D Outputs – Total Displacements IUI (scaled up 100 times) dated 21 June 2022</p> <p>(iv) Plaxis 2D Outputs – Deformed Mesh IUI (scaled up 500 times) dated 21 June 2022</p> <p>(v) Plaxis 2D Outputs – Deformed Mesh IUI (scaled up 200 times) dated 22 June 2022</p>	<ul style="list-style-type: none"> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</li> <li>• Impact Assessment on Sydney Metro Assets (Doc Ref. E24724.G06_Rev6) Revision 6, prepared by EI</li> </ul>	<p>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.</p> <p><i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i></p>	Compliant

	<p>(vi) Plaxis 2D Outputs – Total Displacements IUI (scaled up 200 times) dated 22 June 2022</p> <p>(vii) Plaxis 2D Outputs – Total Displacements IUI (scaled up 500 times) dated 22 June 2022</p> <p>(viii) Plaxis 2D Outputs – Deformed Mesh IUI (scaled up 200 times) dated 21 June 2022</p> <p>(ix) Plaxis 2D Outputs – Total Displacements IUI (scaled up 200 times) dated 21 June 2022</p> <p>(x) Plaxis 2D Outputs – Total Displacements IUI (scaled up 200 times) dated 22 June 2022</p> <p>(xi) Plaxis 2D Outputs – Total Displacements IUI (scaled up 1.00*103 times) dated 21 June 2022</p> <p>(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:</p> <p>(i) Site Retention Notes – Dwg no. S01.101 Revision P3 dated 12 April 2021</p> <p>(ii) Site Retention Plan – Dwg no. S01.105 Revision P5 dated 11 November 2021</p> <p>(iii) Loading Plan – Dwg no. S01.106 Revision P2 dated 11 November 2021</p> <p>(iv) Shoring Wall Elevation SW1 &amp; SW2 – Dwg no. S01.111 Revision P6 dated 18 November 2021</p> <p>(v) Shoring Wall Elevation SW3 &amp; SW4 – Dwg no. S01.112 Revision P6 dated 18 November 2021</p> <p>(vi) Shoring Wall Elevation SW5 &amp; SW6 – Dwg no. S01.113 Revision P6 dated 18 November 2021</p> <p>(vii) Shoring Wall Elevation SW7 &amp; SW8 – Dwg no. S01.114 Revision P6 dated 18 November 2021</p> <p>(viii) Shoring Sections Sheet 1 – Dwg no. S01.121 Revision P4 dated 12 April 2021</p> <p>(ix) Shoring Sections Sheet 2 – Dwg no. S01.122 Revision P5 dated 11 November 2021</p>	<p>Australia, dated 22 June 2022</p>		
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	<p>(x) Typical Site Retention Details – Dwg no. S01.125 Revision P3 dated 12 April 2021</p> <p>(xi) Foundation Details – Dwg no. S01.131 Revision P1 dated 18 November 2021</p> <p>subject to any amendments to those documents required by Sydney Metro in accordance with this consent.</p>			
B41	<p>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.</p> <p>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.</p> <p>Prior to the commencement of works, the Certifier must provide written verification to Sydney Metro that this condition has been complied with.</p>	<ul style="list-style-type: none"> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</li> <li>• Impact Assessment on Sydney Metro Assets (Doc Ref. E24724.G06_Rev6) Revision 6, prepared by EI Australia, dated 22 June 2022</li> </ul>	<p>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.</p> <p><i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i></p>	Compliant
B42	<p>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.</p>	<ul style="list-style-type: none"> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</li> </ul>	<p>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.</p> <p><i>Sydney Metro note that Condition B54, which relates to craneage and other</i></p>	Compliant

		<ul style="list-style-type: none"> <li>Impact Assessment on Sydney Metro Assets (Doc Ref. E24724.G06_Rev6) Revision 6, prepared by EI Australia, dated 22 June 2022</li> </ul>	<i>aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i>	
B43	<p>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.</p>	<ul style="list-style-type: none"> <li>Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</li> <li>Impact Assessment on Sydney Metro Assets (Doc Ref. E24724.G06_Rev6) Revision 6, prepared by EI Australia, dated 22 June 2022</li> </ul>	<p>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.</p> <p><i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i></p>	Compliant
B44	<p>The development must:</p> <p>(a) comply with State Environmental Planning Policy (Transport and Infrastructure) 2021 and the NSW Department of Planning &amp; Environment's document titled "Development Near Rail Corridors and Busy Roads - Interim Guideline" (2008) and the Sydney Metro Underground Corridor Protection Guidelines (available from <a href="http://www.sydneymetro.info">www.sydneymetro.info</a>);</p> <p>(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</p> <p>(c) not have any noise or vibration impacts on the rail corridor or rail infrastructure.</p>	<ul style="list-style-type: none"> <li>Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</li> <li>Impact Assessment on Sydney Metro Assets (Doc</li> </ul>	<p>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.</p> <p><i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been</i></p>	Compliant

		Ref. E24724.G06_Rev6) Revision 6, prepared by EI Australia, dated 22 June 2022	<i>satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i>	
B45	The Applicant must: (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.	<ul style="list-style-type: none"> <li>Acoustic Response Letter (Doc Ref. 4214R20211027jt) prepared by Koikas Acoustics dated 28 October 2021</li> <li>Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</li> </ul>	<p>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.</p> <p><i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i></p>	Compliant
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 style="list-style-type: none"> <li>Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</li> <li>Impact Assessment on Sydney Metro Assets (Doc Ref. E24724.G06_Rev6) Revision 6, prepared by EI</li> </ul>	<p>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.</p> <p><i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i></p>	Compliant

		Australia, dated 22 June 2022		
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.	<ul style="list-style-type: none"> <li>Electrolysis and Stray Traction Current Report (Doc No. A715-498-293) Revision 4 prepared by Cathodic Protection Services dated 25 November 2021</li> <li>Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</li> </ul>	<p>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.</p> <p><i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i></p>	Compliant
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.	<ul style="list-style-type: none"> <li>Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</li> <li>Interview with Auditees</li> </ul>	<p>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.</p> <p><i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i></p>	Compliant
B49	No work is permitted within the rail corridor, any easements or stratum which benefit Sydney Metro, at any time, unless the prior	<ul style="list-style-type: none"> <li>Letter from Sydney Metro to Deicorp, RE:</li> </ul>	Letter from Sydney Metro confirms that, based on Sydney Metro's review	Compliant

	<p>approval of, or an Agreement with, Sydney Metro has been obtained by the Applicant.</p> <p>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.</p>	<p>State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</p> <ul style="list-style-type: none"> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Interview with Auditees</li> </ul>	<p>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.</p> <p><i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i></p>	
B50	<p>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.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</li> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Interview with Auditees</li> </ul>	<p>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.</p> <p><i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i></p>	Compliant
B51	<p>Prior to the issuing of a Construction Certificate, the following information must be submitted to Sydney Metro for review and endorsement:</p> <p>(a) Machinery to be used during excavation/construction; and (b) Demolition, excavation and construction methodology and staging.</p>	<ul style="list-style-type: none"> <li>• Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent -</li> </ul>	<p>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.</p>	Compliant

	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.	SSD 15882721, dated 20/12/2022 <ul style="list-style-type: none"> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Interview with Auditees</li> </ul>	The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions. <i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i>	
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.	<ul style="list-style-type: none"> <li>• Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</li> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Interview with Auditees</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. <i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i>	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.	<ul style="list-style-type: none"> <li>• Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</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	Compliant

		<ul style="list-style-type: none"> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Interview with Auditees</li> <li>• Tunnel monitoring plan</li> </ul>	<p>satisfaction with each of the relevant conditions.</p> <p><i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i></p>	
B54	<p>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.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Interview with Auditees</li> </ul>	<p>Deicorp was in the process of negotiation with Sydney Metro during IA1 to satisfy B54.</p> <p>This condition will be the subject of a future CC.</p>	Not triggered
B55	<p>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 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.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</li> <li>• Interview with Auditees</li> </ul>	<p>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.</p> <p><i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i></p>	Compliant
B56	<p>If required by Sydney Metro, prior to the issue of a Construction Certificate the Applicant must contact the Sydney Metro Corridor</p>	<ul style="list-style-type: none"> <li>• Letter from Sydney Metro to Deicorp, RE:</li> </ul>	<p>Letter from Sydney Metro confirms that, based on Sydney Metro's review</p>	Compliant

	<p>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.</p> <p>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.</p>	<p>State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</p> <ul style="list-style-type: none"> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Interview with Auditees</li> </ul>	<p>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.</p> <p><i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i></p>	
B57	<p>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.</p> <p>The Certifier must not issue a Construction Certificate until this report has been endorsed by Sydney Metro in writing.</p>	<ul style="list-style-type: none"> <li>• Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</li> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Interview with Auditees Hydrologic assessment report</li> </ul>	<p>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.</p> <p><i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i></p>	Compliant
B58	<p>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.</p>	<ul style="list-style-type: none"> <li>• Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent -</li> </ul>	<p>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.</p>	Compliant



	The Certifier must not to issue a Construction Certificate or Occupation Certificate for the development unless this condition has been satisfied.	SSD 15882721, dated 20/12/2022 <ul style="list-style-type: none"> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Interview with Auditees</li> </ul>	The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions. <i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i>	
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.	<ul style="list-style-type: none"> <li>• Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</li> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Interview with Auditees</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. <i>Sydney Metro note that Condition B54, which relates to craneage and other aerial operations has not been satisfied to date, but is to be satisfied at a later stage prior to issue of Construction Certificate 2 (CC2).</i>	Compliant

## PART C – PRIOR TO COMMENCEMENT OF WORKS

### NOTIFICATION 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 style="list-style-type: none"> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Accredia CDC No A220008/CDC-01, 9/12/22</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>	<p>Notice of Commencement for SSD 15882721 sighted, dated 20/1/2022.</p> <p>Email from Deicorp to DPE &amp; The Hills Shire, dated 20/1/2022 sighted. Email states works are expected to commence on 6/2/2023.</p>	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 style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Email from Deicorp to DPE &amp; The Hills Shire, dated 20/1/2022</li> </ul>	<p>The development is staged as follows:</p> <ul style="list-style-type: none"> <li>• Stage 1 (Towers A&amp;B &amp; Retail)</li> <li>• Stage 2 (Towers C&amp;D)</li> </ul> <p>Only Stage 1 works had commenced at the time of this IA1. Refer also Condition C1.</p>	Compliant

### ACCESS TO INFORMATION

C3	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>(i) the documents referred to in condition A2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(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;</li> <li>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in</li> </ul>	<ul style="list-style-type: none"> <li>• <a href="http://hillsshowgroundvillagecommunityportal.com.au">hillsshowgroundvillagecommunityportal.com.au</a></li> </ul>	<p><b><i>The Project Website has been established. The documents available on the website included:</i></b></p> <p><b><i>(a)</i></b></p> <ul style="list-style-type: none"> <li><b><i>(i) Architectural drawings, Landscape drawings &amp; DA approved drawings (as referenced in A2)</i></b></li> <li><b><i>(ii) SSD 15882721 Development Consent (1<sup>st</sup> 3 pages only)</i></b></li> <li><b><i>(iii) CEMP, Acoustics &amp; Vibration Report &amp; SWMP</i></b></li> <li><b><i>(vi) Summary of current stage of works</i></b></li> <li><b><i>(vii) Contact phone number and email address</i></b></li> </ul>	Non-Compliant
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	<p>any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(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;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary; and</p> <p>(c) address any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.</p>		<p><b><i>Recommendation: Upload the following information to the project website as per the requirements of C3:</i></b></p> <p><b><i>(ii) SSD 15882721 Development Consent, including Modifications</i></b></p> <p><b><i>(iii) CPTMP, AQMP, CNVMP &amp; compliant SWMP (once updated)</i></b></p> <p><b><i>(iv) Environmental reporting</i></b></p> <p><b><i>(v) Summary of monitoring results</i></b></p> <p><b><i>(viii) Complaints Register</i></b></p>	
<b>SURVEY CERTIFICATE</b>				
C4	<p>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:</p> <p>(a) all footings/ foundations; and</p> <p>(b) at other stages of construction - any marks that are required by the principal certifier.</p>	<ul style="list-style-type: none"> <li>LTS Letter RE: 2 Mandala Pde, Castle Hill Showground, dated 7/12/2022</li> <li>Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>Interview with Auditees</li> </ul>	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.	Compliant
C5	<p>Before the issue of an occupation certificate, a registered surveyor must submit documentation to the principal certifier which demonstrates that:</p> <p>(a) no existing survey mark(s) have been removed, damaged, destroyed, obliterated or defaced, or</p> <p>(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.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	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	<ul style="list-style-type: none"> <li>Registered Surveyor's certificate - LTS Letter RE:</li> </ul>	Refer C4 – LTS Letter is the Registered Surveyor's Certificate.	Compliant

	detailing the setting out of the proposed building on the site, including the relationship of the set out building to property boundaries.	2 Mandala Pde, Castle Hill Showground, dated 7/12/2022 <ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	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.	
<b>PROTECTION OF PUBLIC INFRASTRUCTURE AND STREET TREES</b>				
C7	<p>Prior to the commencement of works, the Applicant must:</p> <p>(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;</p> <p>(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</p> <p>(c) ensure all street trees directly outside the site not approved for removal are retained and protected in accordance with the applicable Australian Standards.</p>	<ul style="list-style-type: none"> <li>• DBYD Records (Various), 19/9/2022</li> <li>• HCC Engineers Pre-Dilapidation Report, Hills Plaza (Corner of Doran Drive &amp; Carrington Road), Project Ref: 2022082.NP1, dated 15/9/2022</li> <li>• HCC Engineers Pre-Dilapidation Report, The Hills Showground Metro Station, Project Ref: 2022082.M1, dated 15/9/2022</li> <li>• HCC Engineers Pre-Dilapidation Report, Council Assets, Project Ref: 2022082.CA1, dated 15/9/2022</li> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Rain Tree Consulting Aboricultural Assessment &amp; Tree Protection Plan, Ref No- RTC-12422, 19/9/2022</li> <li>• Tree Removal Plan, 22-999-SKC01, dated 28/7/2022</li> </ul>	<p>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 &amp; Telstra / NBN Co.</p> <p>b) Dilapidation Reports have been prepared for Council Assets, Sydney Metro &amp; Neighbouring Properties (Hills Plaza). The Dilapidation Reports are listed in CC1 confirming submission to and satisfaction of the Certifier.</p> <p><b><i>There was no evidence of submission of Dilapidation Reports to Council (see also C18).</i></b></p> <p><b><i>Recommendation: Submit Dilapidation Reports to Council in accordance with C7(b).</i></b></p> <p>c) An Aboricultural Assessment &amp; 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</p>	<b>Non-Compliant</b>

		<ul style="list-style-type: none"> <li>• Email from Council (Vegetation &amp; Aboricultural Assessment Officer), (approval for tree removal), dated 18/10/2023</li> <li>• Arborist Inspection – Tree Protection Certification, Smart Arbor Professional Consulting, dated 18/11/2022</li> <li>• Australian Standard 4970 Protection of Trees on Development Sites</li> <li>• Site inspection 22/2/2023</li> </ul>	<p>measures had been established in accordance with current Australian Standards, the TPP, 19/9/2022 and Boundary Level Plan by AT&amp;L, 28/7/2022.</p> <p>Six Council trees were approved for removal at the established site access points. Approval email sighted for “3x <i>Eucalyptus sideroxylon</i>, Ironbark tree on the nature strip of Andalusian Way and 3x <i>Eucalyptus sideroxylon</i>, Ironbark tree on the nature strip of De Clambe Drive”.</p> <p>A Tree Removal Plan was also provided as evidence.</p> <p>During IA1, Deicorp was in the process of requesting approval from Council for further street tree removal along De Clambe Drive and Andalusian Way to allow for the establishment of a work zone.</p>	
<b>UTILITIES AND SERVICES</b>				
C8	<p>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.</p>	<ul style="list-style-type: none"> <li>• 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</li> <li>• Interview with Auditees</li> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> </ul>	<p>Sydney Water Approval sighted for 2 Doran Drive Castle Hill NSW. Based on plans supplied Australian Locating Services Drawing 207218-US, November 2022. &amp; ABC Consultants Job No. 20025, Drwg No. S01.122, Rev1, 4/10/22.</p> <p>The proposed building/structure is approved for construction over/adjacent to a Sydney Water Asset, subject to requirements.</p>	Compliant

			An Endeavour Energy substation is planned for construction. An indicative design was available and Deicorp was in the process of obtaining Level 1 approvals. A temporary power connection was in place for the site compound at the time of IA1.	
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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	<p>An Endeavour Energy substation is planned for construction. An indicative design was available and Deicorp was in the process of obtaining Level 1 approvals. A temporary power connection was in place for the site compound at the time of IA1.</p> <p><b><i>There was no evidence of advice from service providers available during the audit as required by C9.</i></b></p> <p><b><i>Recommendation: Obtain written advice 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 in accordance with C9.</i></b></p>	Non-Compliant
<b>DIAL BEFORE YOU DIG SERVICE</b>				
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 style="list-style-type: none"> <li>• Dial Before You Dig, Job No 32757529, Enquiry date 19/9/2022</li> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023 - Satisfaction of</li> </ul>	<p>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 '<i>satisfaction of</i></p>	Compliant

		Conditions of Consent – Part 2 • Interview with Auditees	<i>the Certifier</i> ‘that the proposed excavation will not conflict with any underground utility services’.	
<b>COMMUNITY COMMUNICATION STRATEGY</b>				
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 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
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		
C13	The CCS must be submitted to the Planning Secretary for approval no later than one month before the commencement of construction.	• DPE Letter to Deicorp, RE: CCS, DPE Ref: SSD-15882721-PA-1, 14/9/2022 • Deicorp Community Communication Strategy, Hills Showground Village	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

		(Doran Drive Precinct), July 2022		
C14	Construction must not commence until the CCS has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	<ul style="list-style-type: none"> <li>DPE Letter to Deicorp, RE: CCS, DPE Ref: SSD-15882721-PA-1, 14/9/2022</li> </ul>	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.	<ul style="list-style-type: none"> <li>Interview with Auditees</li> </ul>	Robert Furolo of Deicorp has been engaged as the Communications Manager for the project.	Compliant
<b>DEMOLITION</b>				
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 style="list-style-type: none"> <li>Deicorp Demolition Statement (C16), dated 30/8/2022</li> <li>Interview with Auditees</li> </ul>	Deicorp has confirmed there are no demolition works required for the project that would be relevant to C16.	Not triggered
<b>PRE-CONSTRUCTION DILAPIDATION REPORTS</b>				
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.	<ul style="list-style-type: none"> <li>HCC Engineers Pre-Dilapidation Report, Hills Plaza (Corner of Doran Drive &amp; Carrington Road), Project Ref: 2022082.NP1, dated 15/9/2022</li> <li>HCC Engineers Pre-Dilapidation Report, The Hills Showground Metro Station, Project Ref: 2022082.M1, dated 15/9/2022</li> <li>HCC Engineers Pre-Dilapidation Report, Council Assets, Project Ref: 2022082.CA1, dated 15/9/2022</li> </ul>	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



		<ul style="list-style-type: none"> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> </ul>		
C18	<p>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.</p>	<ul style="list-style-type: none"> <li>• HCC Engineers Pre-Dilapidation Report, Hills Plaza (Corner of Doran Drive &amp; Carrington Road), Project Ref: 2022082.NP1, dated 15/9/2022</li> <li>• HCC Engineers Pre-Dilapidation Report, The Hills Showground Metro Station, Project Ref: 2022082.M1, dated 15/9/2022</li> <li>• HCC Engineers Pre-Dilapidation Report, Council Assets, Project Ref: 2022082.CA1, dated 15/9/2022</li> <li>• Email to Council, dated 16/11/2022 – link to Dilap Reports</li> </ul>	<p>Pre-Construction Dilapidation Reports for Council Assets, Sydney Metro &amp; Neighbouring Properties (Hills Plaza) meet the requirements of C18.</p> <p><b><i>There was no evidence of submission of Dilapidation Reports to DPE or all affected property owners (i.e. Council) (see also C7).</i></b></p> <p><b><i>Recommendation: Submit Dilapidation Reports to DPE and Council in accordance with C18.</i></b></p>	Non-Compliant
C19	<p>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.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Email from Deicorp to Certifier, dated 29/11/2022</li> </ul>	<p>Access not known to have been denied for any Pre-Construction Dilapidation Report required.</p>	Not triggered
C20	<p>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 Applicant to the satisfaction of the public authority responsible for the public way.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	<p>Deicorp advised no damage is known to have been incurred as per C20.</p>	Not triggered
C21	<p>The damage must be fully rectified by the Applicant in accordance with the Council's standards prior to a Certificate of Completion being</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	<p>As per C20.</p>	Not triggered

	issued for Public Domain Works or before the final Occupation Certificate is issued for the development, whichever is the sooner.			
<b>CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</b>				
C22	<p>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:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> <li>(i) hours of work</li> <li>(ii) 24 hour contact details of site manager</li> <li>(iii) community consultation and complaint handling procedure</li> <li>(iv) traffic management</li> <li>(v) noise and vibration management, prepared by a suitably qualified person</li> <li>(vi) management of dust and odour to protect the amenity of the neighbourhood</li> <li>(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</li> <li>(viii) contamination management, including any unexpected contamination finds protocol</li> <li>(ix) waste management</li> <li>(x) external lighting in compliance with applicable Australian Standards</li> <li>(xi) flora and fauna management.</li> </ul> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan;</p> <p>(c) Construction Noise and Vibration Management Sub-Plan;</p> <p>(d) Air Quality Management Sub-Plan;</p> <p>(e) Construction Waste Management Sub-Plan;</p> <p>(f) Construction Soil and Water Management Sub-Plan;</p> <p>(g) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p>	<ul style="list-style-type: none"> <li>• Construction Environmental Management Plan (CEMP), CC1, Barker Ryan Stewart, Rev5, 9/9/2022</li> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023 – Satisfaction of Conditions of Consent Part 2</li> <li>• Accredia CDC No A220008/CDC-01, 9/12/22</li> <li>• El Australia Air Quality Management Plan, Ref: E24724.E21_Rev3, 19/1/2023</li> <li>• Construction Waste Management Plan (CWMP), Barker Ryan Stewart, Rev4, CC Final v2, 8/9/2022</li> <li>• Construction Pedestrian &amp; Traffic Management Plan (CPTMP), Barker Ryan Stewart, Rev4, 9/9/2022</li> </ul>	<p>(a):</p> <ul style="list-style-type: none"> <li>(i) Section 7, Operating Hours</li> <li>(ii) Section 12.7, Construction Contacts</li> <li>(iii) Section 12.4 Communication Protocols</li> <li>(iv) Construction Pedestrian and Traffic Management Plan (CPTMP), Appendix D</li> <li>(v) Section 7 Noise and Vibration Controls</li> <li>(vi) Section 6, Amenity, Section 8.1 Air &amp; Dust Management</li> <li>(vii) Soil and Water Management Plan, Appendix F &amp; Section 9, Stormwater Management &amp; Sediment Control</li> <li>(viii) Section 8.3, Contamination Management (<b>NB: Does not include an unexpected contamination finds protocol</b>)</li> <li>(ix) Section 10 Waste &amp; Material Reuse Management, Appendix C Waste Management Plan</li> <li>(x) Section 6 Public Safety, Amenity &amp; Site Security (<b>NB: Section 6 addresses lighting in terms of security but does not address effects of lighting on sensitive receivers as per applicable Australian Standards</b>).</li> </ul>	<b>Non-Compliant</b>

	<p>(i) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</p>		<p>(xi) <b><i>Flora and fauna management has not been addressed in the CEMP.</i></b></p> <p>(b) Appendix D, Construction Pedestrian and Traffic Management Plan</p> <p>(c) <b><i>A Noise and Vibration Management Plan has not been prepared as an appendix/Sub-Plan to the CEMP</i></b></p> <p>(d) <b><i>An Air Quality Management Plan (AQMP) has been prepared but does not form a Sub-Plan to the CEMP as required.</i></b></p> <p>(e) Appendix C, Waste Management Plan</p> <p>(f) Appendix E, Soil and Water Management Plan</p> <p>(g) <b><i>There is no reference to land or groundwater contamination in the CEMP and an unexpected finds protocol for contamination and associated communications procedure has not been included.</i></b></p> <p>(h) <b><i>Heritage has not been addressed in the CEMP, and an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure has not been included.</i></b></p> <p>(i) <b><i>Waste classification is addressed generally in Section 4.8 of the Waste Management Plan. These measures do not extend to contamination, or validation requirements.</i></b></p>	
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			<p>CC1 references Conditions C22 as evidence of submission to the Certifier prior to the commencement of construction the subject of CC1 – Satisfaction of Conditions of Consent Part 2. It is noted that early works were approved to proceed under a complying development certificate (CDC) prior to CC1 and were limited to “<i>Earthworks, Site Establishment, Minor Excavation (Maximum 3m only), Removal of Existing Site Fill, Installation of bored piles only, and removal of excavated spoil material</i>”.</p> <p><b><i>Recommendation: Review and update the AQMP for compliance with C22.</i></b></p>	
<b>CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN SUB-PLAN</b>				
C23	<p>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:</p> <p>(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;</p>	<ul style="list-style-type: none"> <li>Construction Pedestrian &amp; Traffic Management Plan (CPTMP), Barker Ryan Stewart, Rev4, 9/9/2022</li> <li>Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> </ul>	<p>A CPTMP has been prepared for the project. <b><i>The CPTMP does not include details on consultation with the Sydney Coordination Office within Transport for NSW (TfNSW) – consultation measures were unable to be verified.</i></b></p> <p>The CPTMP meets the requirements of C23 as follows:</p> <p>(a) Section 2            (b) Appendix A Site Management Plan            (c) Appendix A &amp; Appendix B Vehicle Movement Plan            (d) Appendix B Vehicle Movement Plan            (e) Section 2.5 Construction Hours            (f) Section 4.5 Traffic Management Strategy</p>	<b>Non-Compliant</b>

	<p>(h) construction program and construction methodology, including any construction staging;</p> <p>(i) a detailed plan of any proposed hoarding and/or scaffolding;</p> <p>(j) measures to avoid construction worker vehicle movements within the precinct;</p> <p>(k) consultation strategy for liaison with surrounding stakeholders, including other developments under construction;</p> <p>(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</p> <p>(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.</p>		<p>(g) Swept Paths attached in Appendix C, Section 3.5 Vehicular Access</p> <p>(h) Section 2, Project Overview, Section 2.2 Project Staging</p> <p>(i) Appendix A, Site Management Plans</p> <p>(j) Section 4.5 Traffic Management Strategy</p> <p>(k) <b><i>The CPTMP does not include or refer to the consultation strategy for the project.</i></b> Cumulative impacts are mentioned in Section 5.7 - no other projects within the vicinity have been identified.</p> <p>(l) Section 4.5 Traffic Management Strategy</p> <p>(m) Section 4.5 Traffic Management Strategy; Section 5 Impact on Traffic and Transport Operation</p> <p>CC1 references Conditions C22 as evidence of submission to the Certifier – Satisfaction of Conditions of Consent Part 2.</p> <p><b><i>Recommendation: Provide evidence of consultation with the Sydney Coordination Office within Transport for NSW (TfNSW) was undertaken during preparation of the CPTMP.</i></b></p>	
<b>CONSTRUCTION NOISE AND VIBRATION MANAGEMENT SUB-PLAN</b>				
C24	<p>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:</p> <p>(a) identification of the specific activities that will be carried out and associated noise sources at the premises;</p>	<ul style="list-style-type: none"> <li>• Koikas Acoustics Pty Ltd Construction Noise and Vibration Plan of Management with regards to the Sydney Metro</li> </ul>	<p><b><i>Koikas Acoustics Pty Ltd prepared a Construction Noise and Vibration Plan of Management with regards to the Sydney Metro Infrastructure, dated 21/12/2022. The Koikas Plan was prepared based on architectural</i></b></p>	<b>Non-Compliant</b>

	<p>(b) identification of all potentially affected sensitive residential receiver locations;</p> <p>(c) quantification of the rating background noise level (RBL) for sensitive receivers, as part of the Sub-Plan, or as undertaken in the EIS;</p> <p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(g) description of management methods and procedures, and specific noise mitigation treatments/measures that can be implemented to control noise and vibration during construction;</p> <p>(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;</p> <p>(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;</p> <p>(j) measures to identify non-conformances with the requirements of the Sub-Plan, and procedures to implement corrective and preventative action;</p> <p>(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;</p>	<p>Infrastructure, V5, 21/12/2022</p> <ul style="list-style-type: none"> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> </ul>	<p><b><i>plans only. The Koikas Plan states that not all mitigation measures apply to the development, and that a more detailed CNVMP will be prepared for construction once more information is available. The Construction NVMP had not been prepared at the time of IA1, so verification with C24 could not be complete.</i></b></p> <p><b><i>Recommendation: Prepare a CNVMP to clearly address compliance with Parts a-p of Condition C24.</i></b></p>	<p>CC1 references Conditions C24 as evidence of submission to the Certifier – Satisfaction of Conditions of Consent Part 2 indicating ‘satisfaction of the Certifier’.</p>
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	<p>(l) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity;</p> <p>(m) measures to monitor noise performance and respond to complaints;</p> <p>(n) measures to reduce noise related impacts associated with offsite vehicle movements on nearby access and egress routes from the site;</p> <p>(o) procedures to allow for regular professional acoustic input to construction activities and planning; and</p> <p>(p) effective site induction, and ongoing training and awareness measures for personnel (e.g. toolbox talks, meetings etc).</p>			
<b>AIR QUALITY MANAGEMENT SUB-PLAN</b>				
C25	<p>Prior to the commencement of any earthwork or construction, the Applicant shall 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:</p> <p>(a) be 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);</p> <p>(b) relevant environmental criteria to be used in the day-to-day management of dust and volatile organic compounds (VOC/odour);</p> <p>(c) mission statement;</p> <p>(d) dust and VOCs/odour management strategies consisting of:</p> <ul style="list-style-type: none"> <li>(i) objectives and targets;</li> <li>(ii) risk assessment;</li> <li>(iii) suppression improvement plan;</li> <li>(iv) monitoring requirements including assigning responsibility (for all employees and contractors);</li> <li>(v) communication strategy; and</li> <li>(vi) system and performance review for continuous improvements.</li> </ul>	<ul style="list-style-type: none"> <li>• El Australia Air Quality Management Plan (AQMP), Ref: E24724.E21_Rev3, 19/1/2023</li> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023 -- Satisfaction of Conditions of Consent Part 2</li> </ul>	<p>An AQMP was prepared by El Australia and includes the following to comply with C25:</p> <p><b>(a) Qualifications and experience of the AQMP author were not stated in the Plan and could not be otherwise verified.</b></p> <p>(b) Criteria for air quality monitoring for deposited dust is included in Table 5-1. <b>Section 5.4 states VOCs were unlikely to impact on air quality Introduction to Table 6-5 Summary of trigger values states table includes "trigger values for primary on-site chemicals and VOCs", but the table is limited to dust.</b> Odour controls are addressed in Section 5.4.1 Acceptable Limits of Secondary Effects and includes odour from mobile plant, which is to be determined on site using olfactory methods by responsible site personnel (via daily inspections).</p>	<b>Non-Compliant</b>

			<p>(c) <b>A mission statement was not included in the AQMP.</b></p> <p>(d) (i) Objectives Section 1.3, Targets Section 1.4</p> <p>(ii) Risk Assessment, Section 7.1</p> <p>(iii) <b>A suppression improvement plan was not included in the AQMP.</b></p> <p>(iv) Monitoring requirements Section 6.6; Roles &amp; Responsibilities Section 6.2</p> <p>(v) Internal and external communication Section 6.5</p> <p><b>(vi) A system and performance review for continuous improvements was not included in the AQMP.</b></p> <p>CC1 references Conditions C25 as evidence of submission to the Certifier – Satisfaction of Conditions of Consent Part 2.</p> <p><b><i>Recommendation: Review and update the AQMP for compliance with C25.</i></b></p>	
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 style="list-style-type: none"> <li>• EI Australia Air Quality Management Plan (AQMP), Ref: E24724.E21_Rev3, 19/1/2023</li> <li>• Interview with Auditees</li> </ul>	<p>Management and mitigation measures are set out in Section 7.2 and 7.3 of the AQMP. Dust has been identified as the main source of potential air pollution at the site.</p> <p>Criteria for air quality monitoring for deposited dust is included in Table 5-1.</p> <p><b><i>Observation: Monitoring for deposited dust had not commenced at the time of IA1. Bulk excavation of</i></b></p>	Compliant



			<p><i>the basement had commenced, generating dust.</i></p> <p><b><i>Recommendation: Implement deposited dust monitoring as required by the AQMP.</i></b></p>	
C27	<p>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.</p>	<ul style="list-style-type: none"> <li>• EI Australia Air Quality Management Plan (AQMP), Ref: E24724.E21_Rev3, 19/1/2023</li> <li>• Interview with Auditees</li> </ul>	<p>Deicorp advised no odour issues had been identified on the site to date.</p> <p><b>A Reactive Air Quality and Odour Management Plan incorporating an Ambient Air Monitoring Program was not provided, and the C27 requirement was not addressed in the AQMP.</b></p> <p><b><i>Recommendation: Prepare a Reactive Air Quality and Odour Management Plan incorporating an Ambient Air Monitoring Program as per C27.</i></b></p>	Non-Compliant
<b>CONSTRUCTION WASTE MANAGEMENT SUB-PLAN</b>				
C28	<p>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:</p> <p>(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";</p> <p>(b) demonstrate that an appropriate area will be provided for the storage of bins and recycling containers and all waste and recyclable material generated by the works;</p> <p>(c) procedures for minimising the movement of waste material around the site and double handling;</p> <p>(d) waste (including litter, debris or other matter) is not caused or permitted to enter any waterways;</p> <p>(e) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises;</p>	<ul style="list-style-type: none"> <li>• Construction Waste Management Plan (CWMP), Barker Ryan Stewart, Rev 4, 8/9/2022</li> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> </ul>	<p>(a) Section 4.8, Waste Classification Measures</p> <p>(b) Location of waste bins is shown on the Plan provided in Appendix A</p> <p>(c) Section 4.1, Waste Strategy which identifies methods to prevent double handling</p> <p>(d) The site is not located in close proximity to any waterways. Plan commits to measures to be implemented to ensure waste is contained within designated waste bin enclosures.</p> <p>Site Management Plan, Appendix A identifies site fencing and waste storage areas.</p>	Compliant

	<p>(f) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises;</p> <p>(g) details in relation to the transport of waste material around the site (on-site) and from the site, including (at a minimum):</p> <ul style="list-style-type: none"> <li>(i) a traffic plan showing transport routes within the site;</li> <li>(ii) a commitment to retain waste transport details for the life of the project to demonstrate compliance with the <i>Protection of the Environment Operations Act 1997</i>; and</li> <li>(iii) the name and address of each licensed facility that will receive waste from the site (if appropriate).</li> </ul>		<p>(e) Section 4.6, Waste Avoidance and Reduction, details waste vehicle measures</p> <p>(f) Section 4.6, Waste Avoidance and Reduction, requires vehicle cleaning prior to exiting the site</p> <p>(g) (i) Site Management Plan, Appendix A details transport routes within the site.</p> <p>(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.</p> <p>(iii) Details of end destinations for waste streams is provided in Section 4.7</p> <p>CC1 references Conditions C28 as evidence of submission to the Certifier – Satisfaction of Conditions of Consent Part 2, indicating ‘<i>satisfaction of the Certifier</i>’.</p>	
<b>CONSTRUCTION SOIL AND WATER MANAGEMENT PLAN SUB-PLAN</b>				
C29	<p>Prior to the commencement of any earthwork or construction, the Applicant must submit to the satisfaction of the Certifier a Construction Soil and Water Management Sub-Plan which must be prepared by a suitably qualified expert, in consultation with Council and address, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>(a) describe all erosion and sediment controls to be implemented during construction;</li> <li>(b) provide a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the Site);</li> <li>(c) detail all off-Site flows from the Site; and</li> </ul>	<ul style="list-style-type: none"> <li>• Deicorp Construction Soil and Water Management Plan (SWMP), RevB, 6/1/2023</li> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> </ul>	<p>The SWMP submitted as evidence was limited to a for design Erosion and Sediment Control Plan (ESCP). The ESCP includes a sediment fence along the site boundary, shaker grid at the site exit, and drain controls.</p> <p><b><i>(a) The ESCP is from the design phase and has not been updated for construction. There is no description</i></b></p>	<b>Non-Compliant</b>

	<p>(d) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.</p>		<p><i>of ERSED controls provided (plan only).</i></p> <p><i>(b) The SWMP does not include a plan of management for wet weather.</i></p> <p><i>(c) The location and path of offsite flows has not been marked on the SWMP.</i></p> <p><i>(d) measures for the management of stormwater and flood flows have not been included.</i></p> <p><b><i>Recommendation: Prepare a SWMP to address compliance with Condition C29.</i></b></p> <p>CC1 references the CSWMP, reviewed by the Certifier as evidence of compliance with C25, indicating 'satisfaction of the Certifier'.</p>	
<b>CONSTRUCTION PARKING</b>				
C30	<p>Prior to the commencement of any earthwork or construction, the Applicant must submit to the satisfaction of the Certifier evidence that sufficient off-street parking has been provided for heavy vehicles and for site personnel (where required), to ensure that construction traffic associated with the development does not utilise on-street parking or public parking facilities.</p>	<ul style="list-style-type: none"> <li>• Construction Pedestrian &amp; Traffic Management Plan (CPTMP), Barker Ryan Stewart, Rev4, 9/9/2022</li> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> </ul>	<p><i>The Deicorp site compound is leased from Landcom/Sydney Metro and provides off street parking for construction and other vehicles to assist compliance with C30.</i></p> <p><i>The CTMP does not address the site compound, as it was more recently acquired as an ancillary facility. The Worker car parking strategy in the CPTMP is generic and has not been updated to include the site compound.</i></p> <p><i>There was no evidence of submission of C30 requirements to the Certifier.</i></p> <p><b><i>Recommendation: Review and update the CPTMP to include the site compound and provision of offsite</i></b></p>	<b>Non-Compliant</b>

			<i>parking, including update of the Worker car parking strategy. Submit updated CPTMP to the Certifier and maintain evidence.</i>	
<b>COMPLIANCE</b>				
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.	<ul style="list-style-type: none"> <li>• Earthworks Scope of Works – Castle Hill, Letter 12/9/2022, signed 12/11/2022</li> <li>• Interview with Auditees</li> </ul>	<i>As per Condition A16.</i>	<b>Non-Compliant</b>
<b>BARRICADE PERMIT</b>				
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.	<ul style="list-style-type: none"> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Interview with Auditees</li> </ul>	C32 is not included in CC1. Deicorp advised C32 is not currently relevant to the scope of works during IA1 as no works are planned in a public place, road or footpath. C32 may become relevant at a later stage if an application to Council for the use of the footpath as a work zone is approved.	Not triggered
<b>HOARDING</b>				
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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	Deicorp advised hoarding around the site is on the site boundary and does not extend onto a public road.	Not triggered
<b>OUTDOOR LIGHTING</b>				
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)	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	This condition will be the subject of a later CC.	Not triggered

	lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.			
<b>PUBLIC LIABILITY INSURANCE</b>				
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.	<ul style="list-style-type: none"> <li>• Deicorp P/L Coverforce Certificate of PL Insurance, \$20M, 30/6/2022-2023</li> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Interview with Auditees</li> </ul>	CC1 references a Coverforce Certificate of Insurance, reviewed by the Certifier as evidence of compliance with C35, indicating 'satisfaction of the Certifier'.	Compliant
<b>REMEDIATION – UNEXPECTED FINDS PROTOCOL</b>				
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.	<ul style="list-style-type: none"> <li>• Detailed Site Investigation (DSI) by El Australia, dated 9/7/2021 (ref: E24724.E02_Rev2)</li> <li>• Accredia, CC1 No. A220008/CC-01, 20/1/2023</li> <li>• Interview with Auditees</li> </ul>	<p>According to the DSI, there was no contamination of land or groundwater at the site above adopted investigation criteria, and no requirement for remediation identified. Nonetheless, the site should operate under an Unexpected Finds Protocol (UFP) for contamination.</p> <p><b><i>An UFP was not included in the CEMP or SWMP, and was not otherwise provided as evidence during IA1.</i></b></p> <p><b><i>There was no evidence of submission to the Certifier by Deicorp sighted.</i></b></p> <p><b><i>Recommendation: Prepare an UFP for contamination for the site which has been reviewed and endorsed by an EPA accredited site auditor in accordance with C36. Submit to the Certifier.</i></b></p>	Non-Compliant

GROUNDWATER REQUIREMENTS AND MANAGEMENT				
C37	<p>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):</p> <p>(a) demonstrate adequate groundwater entitlements can be obtained for the project's operational water take;</p> <p>(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;</p> <p>(c) develop a Ground Water Management Plan for the construction phase;</p> <p>(d) develop a dewatering reporting schedule covering duration of construction; and</p> <p>(e) develop a proposed operational phase (after building completion) monitoring and reporting schedule.</p>	<ul style="list-style-type: none"> <li>• El Australia Dewatering Management Plan, Castle Hill, Ref: E24724.E16_Rev0, 18/11/2021</li> <li>• El Australia Groundwater Take Assessment, Castle Hill, Ref: E24274.G12_Rev1, 11/5/2022</li> <li>• El Australia Groundwater Monitoring Report No. 1, Castle Hill, Ref: E24724, 7/2/2022</li> </ul>	<p>A Dewatering Management Plan has been prepared by El Australia for the project.</p> <p>(a) Groundwater Take Assessment provides estimate of groundwater take volumes that require pumping during construction &amp; operation and to assess whether tanking is required for the basement.</p> <p>Section 4.1 estimates groundwater take during <b>Construction</b> to be 1.09 ML/8 months (which equates to <b>1.64 ML/Year</b>).</p> <p>Section 4.2 estimates groundwater take during <b>Operation</b> to be <b>1.63 ML/Year</b> (assuming a drained basement design).</p> <p>El concludes that groundwater flows could be controlled by a sump and pump system and tanking is unwarranted.</p> <p><b>(b)</b> As the project's predicted construction and operational water take is less than 3ML per year, a Water Access Licence (WAL) is unlikely to be required under Schedule 4 Clause 7 of the <i>Water Management (General) Regulations 2018</i>, <b>though this should be confirmed by DPE Water / NRAR.</b></p> <p><b><i>Observation: Operational ground water take volumes are to be confirmed more accurately once more data is available from the</i></b></p>	<p><b>Non-Compliant</b></p>

			<p><b><i>groundwater monitoring wells to demonstrate compliance with the Water Management (General Regulation 2018.</i></b></p> <p>(c) The El Australia Dewatering Management Plan, Castle Hill, Ref: E24724.E16_Rev0, 18/11/2021 is understood to meet the requirement for a Groundwater Management Plan as per C37(c).</p> <p>(d) Reporting of groundwater quality results is addressed in Section 5.3 &amp; 5.3.3 of the Dewatering Management Plan and includes the requirement for a summary report to be prepared upon completion of the initial assessment, Interim Monitoring Reports, and a Dewatering Completion Report. These requirements are understood not to have been triggered at the time of the audit as dewatering activities had not commenced.</p> <p><i>(e) A DMP and/or monitoring and reporting schedule for the operational phase had not yet been prepared at the time of AI1, but is anticipated to be developed following construction of the basement. This program should take into account water quality and volumes identified during basement construction.</i></p> <p><b><i>There was no evidence provided to confirm DPE Water and/or NRAR's satisfaction with the documentation</i></b></p>	
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			<p><i>provided to verify compliance with C37.</i></p> <p><b><i>Recommendation:</i></b> <i>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.</i></p>	
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PART D – DURING CONSTRUCTION				
APPROVED PLANS 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.	<ul style="list-style-type: none"> <li>Site inspection 22/2/2023</li> </ul>	Copies of approved plans were available for review on site in the project office.	Compliant
SITE NOTICE				
D2	<p>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:</p> <p>(a) state the name, address and telephone number of the principal certifier for the work;</p> <p>(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;</p> <p>(c) state the approved hours of work;</p> <p>(d) state that unauthorised entry to the work site is prohibited;</p> <p>(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;</p> <p>(f) the notice is to be durable and weatherproof and is to be displayed throughout the works period; and</p> <p>(g) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing.</p>	<ul style="list-style-type: none"> <li>Site inspection 22/2/2023</li> <li>Site Notice: Castle Hill Showground, 2 Mandala Parade, Castle Hill NSW 2154</li> </ul>	<p>Site Notices were displayed at the site entrances on De Clambe Drive and Andalusian Way, and included the following:</p> <p>(a) Name, address and contact details for the Certifier, Accredia Pty Ltd</p> <p>(b) Name, address and contact details of the Principal Contractor/Builder (Deicorp Construction), including after hours contact for the Site Manager</p> <p>(c) Approved hours of work (7am-6pm M-F, 8am-1pm Sat)</p> <p>(d) 'Construction Site, Unauthorised Persons Keep Out' displayed</p> <p>(e) Site Notices were larger than minimum size</p> <p>(f) Site Notices were made from durable and weatherproof material</p> <p>(g) Notices were at eye level on hoardings at both site entrances.</p>	Compliant
HOURS OF CONSTRUCTION				
D3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p>	<ul style="list-style-type: none"> <li>Interview with Auditees</li> <li>CEMP &amp; CNVMP</li> <li>The Hills Shire Council (Building Landuse Officer)</li> </ul>	Deicorp advised works are only conducted during standard working hours, as documented in the CEMP & CNVMP, and displayed on the Site Notice.	Compliant

		<p>email to Deicorp, dated 11/1/2023</p> <ul style="list-style-type: none"> <li>• Deicorp Environmental Incident Report (form 19-Incident Investigation Report), dated 12/1/2023</li> <li>• Deicorp Form 26-Toolbox Talk Form, dated 16/1/2023</li> <li>• Email from B. Stavrinou RE: Hours of construction work and site management issues identified, dated 13/1/2023</li> </ul>	<p>A complaint was received by The Hills Shire Council in January 2023 regarding construction noise (excavation and heavy vehicles) prior to 7am. After a Council investigation and receipt of additional correspondence, the issue was raised as an environmental incident in the Deicorp management system. Actions were raised for close-out and evidence was reviewed including incident report, Council correspondence, Deicorp communication of requirements, and signed Toolbox talk records (Council report and conditions).</p>	
D4	No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• CEMP &amp; CNVMP</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 style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• CEMP &amp; CNVMP</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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	No out of hours works are known to have been undertaken.	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 style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• CEMP &amp; CNVMP</li> </ul>	The requirements of D7 are documented in the CEMP & CNVMP. Rock hammering was being undertaken at the time of inspection (9am) as part of the basement excavation. The Deicorp Site Manager was aware of the respite hours for noise intensive works.	Compliant
<b>INCIDENT NOTIFICATION, REPORTING AND RESPONSE</b>				

D8	<p>The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• CEMP &amp; CNVMP</li> <li>• The Hills Shire Council (Building Landuse Officer) email to Deicorp, dated 11/1/2023</li> <li>• Deicorp Environmental Incident Report (form 19-Incident Investigation Report), dated 12/1/2023</li> <li>• Deicorp Form 26-Toolbox Talk Form, dated 16/1/2023</li> <li>• Email from B. Stavrinou RE: Hours of construction work and site management issues identified, dated 13/1/2023</li> </ul>	<p>The Hills Shire Council visited the site on 11/1/2023 (after a noise complaint) and raised the following issues:</p> <ul style="list-style-type: none"> <li>• Sediment tracked offsite by heavy vehicles</li> <li>• Inadequate dust suppression.</li> </ul> <p>The issue was raised as an environmental incident in the Deicorp management system.</p> <p>Actions were raised for close-out and evidence was reviewed including incident report, Council correspondence, Deicorp communication of requirements, and signed Toolbox talk records (Council report and conditions).</p> <p>The incident was not reported to DPE, but would not be expected to trigger notification requirements due to the associated low environmental risk.</p>	Not Triggered
D9	<p>Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	As per D8	Not Triggered
<b>NON-COMPLIANCE NOTIFICATION</b>				
D10	<p>The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• CEMP &amp; CNVMP</li> </ul>	<p>No non-compliances are known to have occurred during the project (other than those identified in this IA1).</p> <p>A complaint was made about works commencing before approved construction hours (D3) but could not be verified, and was not escalated by Council after their site inspection on 11/1/2023.</p>	Not Triggered

			Procedures for dealing with NCs and environmental incidents is documented in the CEMP.	
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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	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.	<ul style="list-style-type: none"> <li>• NA</li> </ul>	Noted	Not Triggered
<b>SAFEWORK REQUIREMENTS</b>				
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 style="list-style-type: none"> <li>• Site Management Plan</li> <li>• Site inspection 22/2/2023</li> <li>• Interview with Auditees</li> </ul>	Site Management Plan shows the extent of hoarding around the whole site, gates and padlocks. Security cameras are currently being organised for the site and compound.	Compliant
<b>IMPLEMENTATION OF MANAGEMENT PLANS</b>				
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
<b>CONSTRUCTION NOISE LIMITS</b>				
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 style="list-style-type: none"> <li>• CNVMP</li> <li>• Site inspection 22/2/2023</li> </ul>	<p>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).</p> <p>The implementation of selected CNVMP mitigation measures has been assessed in a later section of the audit.</p> <p>Standard working hours, respite during hammering / noisy works, pre-</p>	Compliant

			<p>start checks for machinery. Noise monitoring is to be conducted in the event of a complaint.</p> <p><b><i>Observation: Noise monitoring had not been undertaken at the time of this IA1.</i></b></p> <p><b><i>Recommendation: Consider conducting noise monitoring at sensitive receivers to verify predictions in the CNVMP.</i></b></p>	
D16	<p>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.</p>	<ul style="list-style-type: none"> <li>• CNVMP</li> <li>• Interview with Auditees</li> </ul>	<p>There has been no known instance of deliveries, including concrete trucks, arriving out of hours during the project.</p> <p>Earthworx has organised for queuing to be undertaken in the showground area. Queuing can also be undertaken in the site compound if required.</p> <p>The requirement to meet D16 has been included in the CNVMP.</p>	Compliant
D17	<p>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.</p>	<ul style="list-style-type: none"> <li>• Deicorp Pre-Start form – Excavator Rego EX1501, 23.2.2023</li> <li>• Deicorp Form 10- Plant Register, 23.2.2023</li> </ul>	<p>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.</p>	Compliant
D18	<p>The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the 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.</p>	<ul style="list-style-type: none"> <li>• Koikas CNVMP, 21/12/2022</li> <li>• Interview with Auditees</li> </ul>	<p>The highest noise impact predicted in the Koikas CNVMP is use of the circular saw, predicted to reach levels of 84 dB(A) LAeq at 10m. Other plant predicted to generate high noise impact included the angle grinder (80 dBA), Hand tools (88dBA) and Dump trucks (89 dBA).</p>	Not triggered

			<p>The Koikas CNVMP does not predict noise impacts at the nearest sensitive receivers.</p> <p><b><i>Observation: The NVMP was limited to the Plan prepared during the planning phase of the project, and predicted high noise impacts may not be accurate.</i></b></p> <p><b><i>Recommendation: As per C24 - Prepare a CNVMP to clearly identify sensitive receivers and predicted noise impacts to ensure the requirements of D18 can be implemented.</i></b></p>	
D19	<p>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.</p>	<ul style="list-style-type: none"> <li>• Koikas CNVMP</li> <li>• Interview with Auditees</li> <li>• The Hills Shire Council (Building Landuse Officer) email to Deicorp, dated 11/1/2023</li> <li>• Deicorp Environmental Incident Report (form 19-Incident Investigation Report), dated 12/1/2023</li> <li>• Deicorp Form 26-Toolbox Talk Form, dated 16/1/2023</li> <li>• Email from B. Stavrinou RE: Hours of construction work and site management issues identified, dated 13/1/2023</li> </ul>	<p>No offensive noise is known to have occurred on site to date.</p> <p>A complaint was received by The Hills Shire Council from a resident in January 2023 regarding construction noise (excavation and heavy vehicles) prior to 7am. After a Council investigation and receipt of additional correspondence, the issue was raised as an environmental incident in the Deicorp management system. Actions were raised for close-out and evidence was reviewed including incident report, Council correspondence, Deicorp communication of requirements, and signed Toolbox talk records (Council report and conditions).</p>	Compliant

VIBRATION CRITERIA				
D20	<p>Vibration caused by construction at any residence or structure outside the Site must be limited to:</p> <p>(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);</p> <p>(b) for human exposure to vibration, the evaluation criteria set out in the <i>Environmental Noise Management Assessing Vibration: A Technical Guideline</i> (Department of Environment and Conservation, 2006) (as may be updated or replaced from time to time).</p>	<ul style="list-style-type: none"> <li>• Koikas CNVMP</li> <li>• Koikas Acoustics Letter RE: Additional Vibration Monitoring, 22/11/2022</li> <li>• GKA Management Rail Risk Management Plan, Castle Hill, RevB, 20/10/2022</li> <li>• LTS Weekly Vibration Monitoring Reports, 20/1/2023, 7/2/2023</li> <li>• Interview with Auditees</li> <li>• Site Inspection, 22/2/2023</li> <li>• <i>Environmental Noise Management Assessing Vibration: A Technical Guideline</i></li> </ul>	<p>No vibratory impact to structures or human comfort is known to have occurred to date.</p> <p>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.</p> <p>A Vibration Monitoring Plan has been setout 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).</p> <p><b><i>Observation: The current and agreed requirements for vibration monitoring are not set out in the Koikas CNVMP, which needs to be updated for Construction.</i></b></p> <p><b><i>Recommendation: As per C24</i></b></p> <p>LTS Surveyors have been engaged to conduct vibration monitoring in the Sydney Metro tunnels.</p> <p>Two vibration monitors are also present on the SE boundary of the site (attached with a ground spike) –</p>	Compliant

			<p>Paragon Engineering has been engaged to manage vibration monitoring and weekly reporting.</p> <p>Inclinometers are also present on the site boundary to measure movement of the shoring wall.</p> <p>There have been no known exceedances of the vibration trigger levels as per the CNVMP.</p>	
D21	<p>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.</p>	<ul style="list-style-type: none"> <li>• Acoustic Logic CNVMP</li> <li>• City Plan Environmental Impact Statement (EIS), Doran Drive Precinct, 19-276, July 2021</li> <li>• Interview with Auditees</li> </ul>	<p>Vibratory compactors are not known to have been used on the site to date and are unlikely to be required during the project.</p> <p>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. I68) &amp; 128-132 Showground Road (Item No. I69).</p> <p>Whilst Castle Hill Showground is not currently listed under any statutory instrument as a heritage item, a heritage assessment previously prepared did identify it has having heritage significance at a local level.</p> <p>The EIS states there is <i>“nil to low potential for the proposed development to impact on significant archaeological resources”</i>.</p> <p><b>Observation: Heritage is not addressed in the CEMP (including UFP for archaeological resources) or Koikas CNVMP so the potential for vibratory impacts to nearby heritage structures is unknown.</b></p>	Not triggered



			<p><b><i>Recommendation: Review and update the CNVMP to include an assessment of the potential of vibration to impact nearby heritage listed structures.</i></b></p> <p><b><i>Review and update the CEMP to include Non-Aboriginal Heritage in accordance with Section 7.9.2 of the EIS.</i></b></p>	
<b>AIR QUALITY</b>				
D22	<p>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:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<ul style="list-style-type: none"> <li>• AQMP</li> <li>• Site Inspection, 22/2/2023</li> <li>• Interview with Auditees</li> </ul>	<p>(a) A water cart was not in use at the time of inspection, though no tracking was evident from the site and surrounding roads and footpaths were clean.</p> <p>(b) There were no loaded trucks leaving the site at the time of inspection. The requirement for trucks to have their loads covered is documented in the CEMP and AQMP.</p> <p>(c) There were no signs of tracking. A cattle grid was in place across the site exit onto De Clambe Drive, and a separate vehicle entrance had been established.</p> <p>(d) Adjoining De Clambe Drive was clean with no signs of tracking. Deicorp advised a street sweeper was engaged as required.</p> <p>(e) The entire site was exposed due to required basement excavation works, with the exception of the site compound. There was no known feasible alternative to complete the work.</p>	Compliant

SHORING AND ADEQUECY OF ADJOINING PROPERTY				
D23	<p>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:</p> <p>(a) protect and support the building, structure or work from possible damage from the excavation, and</p> <p>(b) where necessary, underpin the building, structure or work to prevent any such damage.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• NA</li> </ul>	Refer to Sydney Metro corridor protection conditions in Part B.	Compliant
TREE PROTECTION				
D24	<p>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.</p>	<ul style="list-style-type: none"> <li>• Site Inspection, 22/2/2023</li> <li>• Interview with Auditees</li> <li>• Rain Tree Consulting Aboricultural Assessment &amp; Tree Protection Plan, Ref No- RTC-12422, 19/9/2022</li> <li>• Tree Removal Plan, 22-999-SKC01, dated 28/7/2022</li> <li>• Email from Council (Vegetation &amp; Aboricultural Assessment Officer), (approval for tree removal), dated 18/10/2023</li> <li>• Arborist Inspection – Tree Protection Certification, Smart Arbor</li> </ul>	<p>An Aboricultural Assessment &amp; 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 Boundary Level Plan by AT&amp;L, 28/7/2022.</p> <p>Six Council trees were approved for removal at the established site access points. Approval email sighted for "3x <i>Eucalyptus sideroxylon</i>, Ironbark tree on the nature strip of Andalusian Way and 3x <i>Eucalyptus sideroxylon</i>,</p>	Compliant

		<p>Professional Consulting, dated 18/11/2022</p> <ul style="list-style-type: none"> <li>• Australian Standard 4970 Protection of Trees on Development Sites</li> </ul>	<p><i>Ironbark tree on the nature strip of De Clambe Drive</i>’.</p> <p>A Tree Removal Plan was also provided as evidence.</p> <p>Deicorp was in the process of preparing a request for approval from Council for further street tree removal along De Clambe Drive and Andalusian Way to allow for the establishment of a work zone.</p>	
<b>EROSION AND SEDIMENT CONTROL</b>				
D25	<p>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 <i>Managing Urban Stormwater: Soils &amp; Construction</i> (4th edition, Landcom, 2004) commonly referred to as the ‘Blue Book’.</p>	<ul style="list-style-type: none"> <li>• Soil and Water Management Plan</li> <li>• Site Inspection, 22/2/2023</li> <li>• Interview with Auditees</li> </ul>	<p>A cattle grid was in place at the secondary site exit/entrance and there was no evidence of tracking onto the road or footpath during the inspection.</p> <p>Disturbed surfaces at risk of draining into adjacent waterways were minimal due to the commencement of basement excavation. As the excavation was still shallow, the risk of overflow during rain events still existed. Erosion and sediment (ERSED) controls were in place around the site boundary, including the low side of the site along Doran Drive.</p> <p>Controls were in place around the stormwater inlet inside the site boundary on the corner of Doran Drive and De Clambe Drive. Controls were well maintained.</p> <p>Waste storage on site was limited to one skip bin. Plans were in place to establish a larger waste storage area inside the site compound on the</p>	Compliant

			corner of De Clambe Drive and Andalusian Way.	
<b>CUT AND FILL</b>				
D26	<p>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:</p> <p>(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</p> <p>(b) the classification and the volume of material removed must be reported to the Certifier.</p>	<ul style="list-style-type: none"> <li>• EI Australia Waste Classification Certificate</li> <li>• Trinitas Group Waste Analysis and Classification Report – ENM (RRO), 25/11/2022</li> <li>• VENM Certificate – AW Edwards Eastern Creek</li> <li>• Resource Recovery Order – Letter from Maroota (reuse for haul roads)</li> <li>• Waste Management Plan</li> <li>• Site Inspection, 22/2/2023</li> <li>• Interview with Auditees</li> </ul>	<p>EI Australia was engaged to classify the fill across the site and produced a Waste Classification Certificate. The fill was classified as General Solid Waste (Non-Putrescible).</p> <p>On 22/11/2022 Trinitas conducted waste analysis and classification for the 2 Mandala Pde site. Trinitas estimated approximately 24,000T of material would be required for removal from the approx. 8,100m<sup>3</sup> site. The material was classified as ENM – RRO.</p> <p>Deicorp keep 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 &amp; Tip details.</p> <p>At the time of IA1, the following waste types had been identified/classified on the site and exported: Unprocessed RRO (to Maroota) and VENM (to AWJ Eastern Creek).</p> <p>Waste dockets were also available on site. The Deicorp Cadet was responsible for reconciling the Material Export Register volumes with the waste dockets.</p>	Compliant
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</i>	<ul style="list-style-type: none"> <li>• Soil and Water Management Plan</li> </ul>	No fill material had been imported to the site at the time of this IA1.	Not triggered

	<p><i>Operations Act 1997</i> or a material identified as being subject to a resource recovery exemption by the EPA.</p>	<ul style="list-style-type: none"> <li>• Site Inspection, 22/2/2023</li> <li>• Interview with Auditees</li> </ul>		
<b>DISPOSAL OF SEEPAGE AND STORMWATER</b>				
D28	<p>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 1997</i>.</p>	<ul style="list-style-type: none"> <li>• Deicorp Dewatering Procedure</li> <li>• EI Australia Dewatering Management Plan, Castle Hill, Ref: E24724.E16_Rev0, 18/11/2021</li> <li>• Site Inspection, 22/2/2023</li> <li>• Interview with Auditees</li> </ul>	<p>During IA1, the basement excavation had just commenced and was at a shallow level across the site. No groundwater seepage had been encountered.</p> <p>The Site Manager advised no seepage or rainwater had required discharge from the site to date, though it had rained the night before the inspection and water had accumulated in the excavation which would need to be dewatered.</p> <p>The discharge of water has been addressed in the Dewatering Management Plan, yet to be approved by DPE Water / NRAR (refer C37). Deicorp had prepared a Dewatering Procedure which was displayed on the wall of the site office. The procedure includes the requirement to test for, and discharge criteria for Total Suspended Solids (TSS) (50mg/L) and pH (6.5-8.5). The procedure will be updated to include a visual inspection for oil and grease.</p> <p><b><i>Observation: A consultant had not yet been engaged to manage the dewatering process. A Permit to Discharge system had not been fully established by Deicorp.</i></b></p>	Not triggered

			<b><i>Recommendation: Engage the services of an environmental consultant to manage the dewatering process. Alternatively, establish a Permit to Discharge system / form to ensure adequate records for water quality are maintained.</i></b>	
D29	Adequate provisions must be made to collect and discharge site stormwater to council stormwater drainage during construction of the development. Prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<ul style="list-style-type: none"> <li>• Deicorp Dewatering Procedure</li> <li>• EI Australia Dewatering Management Plan, Castle Hill, Ref: E24724.E16_Rev0, 18/11/2021</li> <li>• Site Inspection, 22/2/2023</li> <li>• Interview with Auditees</li> </ul>	<p>As per D28, a Dewatering Management Plan had been prepared for the site and Dewatering Procedure had been drafted.</p> <p>A sediment settling tank was in place in the NW corner (low side) of the site. A pump was in place and a hose placed at the proposed stormwater discharge point.</p> <p>Deicorp advised no discharge to stormwater had occurred at the time of this audit (IA1).</p> <p><b><i>Observation: There was no evidence of Council consultation or approval for the discharge of site water to stormwater.</i></b></p> <p><b><i>Recommendation: Seek Council approval for the discharge of site water (and groundwater) to stormwater in accordance with D29 and D30.</i></b></p>	Not triggered
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> .	<ul style="list-style-type: none"> <li>• As per D29</li> </ul>	As per D29 (no groundwater discharge had occurred at the time of IA1).	Not triggered
<b>ASBESTOS</b>				
D31	The Applicant must ensure that any asbestos encountered is monitored, handled, transported and disposed of by appropriately	<ul style="list-style-type: none"> <li>• Site Inspection, 22/2/2023</li> </ul>	No asbestos has been encountered to date.	Not triggered

	qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including: (a) <i>Work Health and Safety Regulation 2017</i> ; (b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016; (c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016; and (d) <i>Protection of the Environment Operations (Waste) Regulation 2014</i> .	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>		
<b>CONSTRUCTION TRAFFIC</b>				
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 style="list-style-type: none"> <li>• Site Inspection, 22/2/2023</li> <li>• Interview with Auditees</li> </ul>	There were no construction vehicles observed to be stopped or parked on public roads during the inspection.	Compliant
<b>ROAD OCCUPANCY LICENCE</b>				
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 style="list-style-type: none"> <li>• Road Opening Permit (ROP) No. 210/2023/RO, ePathway, Temporary water supply, 26/9/2022</li> <li>• The Hills Council Receipt, \$286, Online ePathway payment, 16/2/2023</li> <li>• Interview with Auditees</li> </ul>	Two Road Opening Permits (ROPs) and associated Traffic Control Plans (TCPs) were provided as evidence, as had been required for utilities works associated with the project. There were no active works requiring a ROP/ROL observed during the site inspection.	Compliant
<b>NO OBSTRUCTION OF PUBLIC WAY</b>				
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.	<ul style="list-style-type: none"> <li>• Site Inspection, 22/2/2023</li> </ul>	The public way was not obstructed by any materials, vehicles, refuse skips or the like during the inspection.	Compliant
<b>CONTACT TELEPHONE NUMBER</b>				
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 style="list-style-type: none"> <li>• Site Inspection, 22/2/2023</li> </ul>	24-hour contact number (Site Manager) is on Site Notice. Refer D2.	Compliant

		<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>		
<b>COVERING OF LOADS</b>				
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 style="list-style-type: none"> <li>• Site Inspection, 22/2/2023</li> <li>• Interview with Auditees</li> </ul>	<p>Requirement to cover loads is documented in the CEMP.</p> <p>There were no loads of spoil leaving the site at the time of the site inspection.</p>	Compliant
<b>VEHICLE CLEANSING</b>				
D37	Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not 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.	<ul style="list-style-type: none"> <li>• Site Inspection, 22/2/2023</li> <li>• Interview with Auditees</li> </ul>	<p>There were no signs of tracking. A cattle grid was in place across the site exit onto De Clambe Drive, and a separate vehicle entrance had been established. Deicorp advised a street sweeper was engaged as required.</p>	Compliant
<b>UNCOVERING RELICS OR ABORIGINAL OBJECTS</b>				
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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• City Plan Environmental Impact Statement (EIS), Doran Drive Precinct, 19-276, July 2021</li> </ul>	<p>Section 7.9.1 of the City Plan EIS states <i>“an Aboriginal Heritage Information 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.”</i>.</p> <p>The EIS concludes there is <i>“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”</i>.</p> <p>No relics, Aboriginal objects or human remains are known to have been uncovered during the project.</p>	Not triggered



			<b>Refer C22 including recommendation to prepare an UFP for Heritage and include in the CEMP.</b>	
D39	<p>In this condition:  “relic” means any deposit, artefact, object or material evidence that:  (a) <i>relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and</i>  (b) <i>is of State or local heritage significance; and</i>  “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.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	No relics or Aboriginal objects are known to have been uncovered during the project.	Not triggered
<b>SYDNEY METRO CORRIDOR PROTECTION</b>				
D40	<p>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.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Site Survey Plans</li> <li>• Deciorp Building Practitioner Statement, 11/1/2023</li> </ul>	<p>Deicorp advised works are not within 25m of the rail corridor, reference provided to Site Survey Plans (6m to site boundary).</p> <p>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.</p>	Compliant
D41	<p>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.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Deciorp Building Practitioner Statement, 11/1/2023</li> </ul>	<p>The authorised representatives for the Applicant are nominated as Bishi Tancev (Site Manager), Bill Stavrinou (Manager Major Projects), &amp; Andrew Coleman (Construction &amp; Development Executive) of Deicorp, as notified in letter, dated 11/1/2023, including contact details.</p>	Compliant

			Letter / Building Practitioner Statement references Conditions D40, D41, D44, D46.	
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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	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.	<ul style="list-style-type: none"> <li>• Deciorp Building Practitioner Statement, 11/1/2023</li> </ul>	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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> </ul>	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	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Deciorp Building Practitioner Statement, 11/1/2023</li> </ul>	Deicorp advised no works have occurred within 25m of the rail corridor.	Not triggered

	(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.			
D47	<p>If required by Sydney Metro, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Metro, a joint inspection of the rail infrastructure and property in the vicinity of the development is to be carried out by representatives from Sydney Metro and the Applicant and a dilapidation survey prepared. The dilapidation survey(s) will establish the extent of any existing damage and enable any deterioration during construction to be observed and rectified at the Applicant's cost. The submission of a detailed dilapidation report by the Applicant for review and approval by Sydney Metro will be required within 10 days following the undertaking of any joint inspection, unless otherwise notified by Sydney Metro in writing.</p>	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• HCC Engineers Pre-Dilapidation Report, Hills Plaza (Corner of Doran Drive &amp; Carrington Road), Project Ref: 2022082.NP1, dated 15/9/2022</li> <li>• HCC Engineers Pre-Dilapidation Report, The Hills Showground Metro Station, Project Ref: 2022082.M1, dated 15/9/2022</li> <li>• HCC Engineers Pre-Dilapidation Report, Council Assets, Project Ref: 2022082.CA1, dated 15/9/2022</li> <li>• Sydney Metro Risk Management Plan</li> <li>• Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</li> <li>• Pre-Dilapidation Report, Sydney Metro</li> <li>• Inspection complete with Metro, 15/9/2022</li> </ul>	<p>Deicorp advised joint inspections were confirmed to have been conducted with Metro. Weekly surveys of tunnel assets (LTS) are conducted in accordance with the Sydney Metro Risk Management Plan.</p>	Compliant

		<ul style="list-style-type: none"> <li>LTS conducting tunnel surveys – survey reports</li> </ul>		
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### 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: <ul style="list-style-type: none"> <li>Stratum subdivision plans to be referenced in the development consent</li> </ul>
SSD-15882721-Mod-2	Approved by the Acting Team Leader, Key Sites Assessments on 9 January 2023, for: <ul style="list-style-type: none"> <li>Design changes and staging payment of development contributions</li> </ul>

Construction Environmental Management Plan (CEMP)				
8.1 Air and Dust Management	Soil and other materials stored onsite will be covered to prevent dust	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• CEMP</li> <li>• AQMP</li> <li>• Site inspection 22/2/2023</li> </ul>	<p>Excavated spoil was stockpiled in an area that was continually in the process of being loaded for offsite transport and reuse. Because the stockpile was active the requirement to cover was not triggered.</p> <p>The Site Manager advised a rock ripper would be procured to assist with future sandstone removal.</p> <p><u>Note:</u> Stockpiles on site were temporary, but should be covered if on site for longer than a week as per the Blue Book.</p> <p><u>Note:</u> While water cannons were in use, the use of water sprays on hammer attachments should be considered to further reduce visible dust and reduce the risk of dust leaving the site boundary.</p>	Compliant
	Exposed areas will be watered down to prevent dust, especially on windy days and in close proximity to dwellings and public areas		<p>Light rainfall at the time of inspection, as well as the use of water cannons and hoses was reducing the potential for dust generation, though some dust was still visible during rock hammering.</p> <p>The Site Manager advised a sweeper was in use daily at the site egress, and on surrounding streets.</p>	Compliant
	A shaker pad will be located at exits to remove soil from vehicle tyres		<p>A well-maintained shaker pad and hose was in place at the heavy vehicle egress.</p>	Compliant

8.3 Contamination Management	Chemical spillage kits will be kept on site, staff will be made aware of the appropriate use of kits.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• CEMP</li> <li>• Site inspection 22/2/2023</li> </ul>	A spill kit was observed behind the site container. Another spill kit was located in the site compound.	Compliant
	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.		There was no fuel or chemicals observed on site. A diesel fuel cell and generator were present in the site compound for temporary power supply to the site sheds. The fuel cell and generator were stored on hardstand. Arrangements for connection to mains power was underway.	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 or slurry generation observed at the time of the site inspection.	Not triggered
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)	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• CEMP / Soil and Water Management Plan</li> <li>• Site inspection 22/2/2023</li> </ul>	Disturbed surfaces at risk of draining into adjacent waterways were minimal due to the commencement of basement excavation. As the excavation was still shallow, the risk of overflow during rain events still existed. Erosion and sediment (ERSED) controls were in place around the site boundary, including the low side of the site along Doran Drive. Controls were in place around the stormwater inlet inside the site boundary on the corner of Doran Drive and De Clambe Drive. Controls were well maintained. Waste storage on site was limited to one skip bin. Plans were in place to	Compliant
	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 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.			
	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.		establish a larger waste storage area inside the site compound on the corner of De Clambe Drive and Andalusian Way.	
	Maintenance of control measures: <ul style="list-style-type: none"> <li>• Repair damaged or blocked sections</li> <li>• Remove silt from fencing where built up</li> </ul>			
10 Waste & Material Reuse Management	The construction site will be kept free of rubbish, waste material and debris	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• CEMP / Construction Waste Management Plan</li> <li>• Site inspection 22/2/2023</li> </ul>	The site was clean with no rubbish, uncontained waste material or debris observed.	Compliant
	Chemical waste will be removed from site and disposed of at licenced facilities		There was no chemical waste known to have been generated during the project.	
	General waste will be stored in the designated bin/skip and removed by the waste contractor on a regular basis		There was no waste stored on site with the exception of small amounts of office waste inside site compound buildings, and one skip bin for general construction waste on site.	
	Waste monitoring will be recorded on the daily and weekly inspection report		Monthly reports would be provided by the waste contractor.	
<b>Air Quality Management Plan (AQMP)</b>				
7.3 Mitigation Measures	Erect solid screens or barriers along the site boundary fencing to screen works on site and limit dust migration.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Site inspection 22/2/2023</li> </ul>	Hoarding was in place around the site boundary.	Compliant
	Use covered skip bins for all waste, and no burning of wastes permitted.	<ul style="list-style-type: none"> <li>• Site inspection 22/2/2023</li> </ul>	One skip bin was located on the site for general construction waste. Contents of the bin were not generating dust,	Compliant
	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.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Site inspection 22/2/2023</li> </ul>	A street sweeper was engaged as required.	Compliant

			There was no evidence of tracking onto De Clambe Drive or surrounding public roads at the time of the audit.	
	Ensure effective water suppression is used during earthworks and soil disturbance activities.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Site inspection 22/2/2023</li> </ul>	<p><u>Note:</u> While water cannons were in use, the use of water sprays on hammer attachments should be considered to further reduce visible dust and reduce the risk of dust leaving the site boundary.</p>	Compliant
	Cover, or fence stockpiles to prevent wind erosion where they are inactive for extended periods (i.e. for two weeks or more).	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Site inspection 22/2/2023</li> </ul>	<p>Excavated spoil was stockpiled in an area that was continually in the process of being loaded for offsite transport and reuse. Because the stockpile was active the requirement to cover was not triggered.</p> <p>The Site Manager advised a rock ripper would be procured to assist with future sandstone removal.</p>	Compliant
<b>Construction Noise and Vibration Management Plan (CNVMP)</b>				
4.4 Noise & Vibration Controls	Undertake construction works during standard hours as defined in the ICNG.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Site inspection 22/2/2023</li> <li>• CNVMP</li> <li>• Email from Deicorp Manager Major Projects to the Deicorp site team, sated 13/1/23</li> </ul>	<p>An inspection was undertaken by The Hills Shire Council on 11/1/2023 after a complaint was received about works commencing prior to approved working hours (i.e. 7am-6pm M-F &amp; 8am-1pm Sat), as early as 5.30am.</p> <p>The requirements of the SSD were communicated by the Deicorp Manager Major Projects to the Deicorp site team via email, and Toolbox records, reminding them of the approved working hours, including for deliveries.</p> <p>Deicorp advised there has been no further known work commenced outside of approved working hours</p>	Compliant



			since the initial complaint and Council follow-up.	
	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 style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Site inspection 22/2/2023</li> <li>• CNVMP</li> </ul>	<p>Noise intensive works such as rock breaking are conducted as per the requirements of the SSD approval, i.e. not before 9am, between 12-2pm or after 6pm M-F.</p> <p>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.</p>	Compliant
	The minimum work distances as tabled within this report should be observed at all times, especially regarding structural damage guidelines.	<ul style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Site inspection 22/2/2023</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 style="list-style-type: none"> <li>• Interview with Auditees</li> <li>• Site inspection 22/2/2023</li> <li>• LTS Weekly Vibration Monitoring Reports, 20/1/2023, 7/2/2023</li> </ul>	<p>LTS Surveyors have been engaged to conduct vibration monitoring in the Sydney Metro tunnels.</p> <p>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.</p> <p>Inclinometers are also present on the site boundary to measure movement of the shoring wall.</p>	Compliant

			There have been no known exceedances of the vibration trigger levels as per the CNVMP.	
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## **Independent Environmental Audit Report**

**Deicorp Construction Pty Ltd**

**Doran Drive Plaza (SSD 15882721)**

**Castle Hill NSW**

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

Deicorp Pty Ltd  
ACN 138 180 337  
Level 31/161 Redfern Street  
Redfern NSW 2016

18 January 2023

**Attention:** Poonam Chauham

Dear Ms Chauham

**Doran Drive Plaza - IEA 2023 (SSD 15882721)**  
**Secretary's approval of Independent Environmental Auditor**

I refer to the your correspondence seeking approval of the Planning Secretary for the appointment of an auditor to conduct an independent environmental audit of the Doran Drive Plaza pursuant to SSD 15882721, as modified (**consent**).

The Department of Planning and Environment (**department**) has reviewed the nomination and information you have provided and is satisfied that Ms Josephine Heltborg (**Ms Heltborg**) of Morasey Environment Pty Ltd is suitably qualified, experienced and independent from the project.

Consequently, as nominee of the Planning Secretary, I approve the appointment of Ms Heltborg to conduct the Independent Environmental Audit (**IEA**) and prepare the IEA report.

Please ensure this correspondence is appended to the IEA report.

The IEA must be prepared, undertaken, and finalised in accordance with Condition A24, Schedule 2 of the consent. Failure to meet these requirements will require revision and resubmission of the IEA report.

The department reserves the right to request an alternate auditor or audit team for future audits.

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

If you wish to discuss the matter further, please contact Laura Papoulias on 02 8289 6879, or email [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).

Yours sincerely



**Julia Pope**

**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**

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

### Declaration of Independence Form

<b>Project Name</b>	Doran Drive Plaza Precinct
<b>Consent Number</b>	SSD 15882721
<b>Description of Project</b>	Construction of the Doran Drive Plaza Precinct within the Hills Showground Station Precinct, comprising: <ul style="list-style-type: none"><li>• Four residential towers above a retail/commercial podium</li><li>• Basement car parking</li><li>• Infrastructure upgrades, civil and stormwater works</li><li>• Outdoor public plaza (Doran Drive Plaza)</li><li>• Signage strategy</li><li>• Stratum subdivision</li></ul>
<b>Project Address</b>	2 Mandala Parade, Castle Hill Lot 55 DP 1253217
<b>Proponent</b>	Deicorp Construction Pty Limited
<b>Consent Authority</b>	NSW Independent Planning Commission
<b>Date of Determination</b>	18 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
- v. I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

Notes:

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

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

<b>Name of Proposed Auditor</b>	Josephine Heltborg
<b>Signature</b>	
<b>Qualification</b>	Master of Environmental Management Exemplar Global Auditor Number 111000
<b>Company</b>	Morasey Environment Pty Ltd
<b>Date</b>	17 January 2023



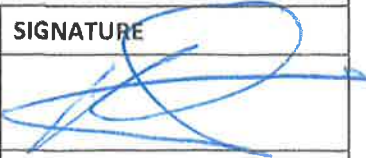









## **Independent Environmental Audit Report**

**Deicorp Construction Pty Ltd**

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

**Attachment 4: Audit Attendee List | IA1**

**SSD 11582721 DORAN DRIVE PLAZA PRECICNT  
INDEPENDENT ENVIRONMENTAL AUDIT 1**

<b>OPENING MEETING – ATTENDEES – 24<sup>th</sup> FEBRUARY 2023</b>		
<b>NAME</b>	<b>POSITION &amp; COMPANY</b>	<b>SIGNATURE</b>
Bill Stavrinos	Manager Major Projects, Deicorp	
Sherry Lee	Senior Contracts Administrator, Deicorp	
Jacob Wells	Cadet, Deicorp	
<b>SITE INSPECTION – ATTENDEES – 22<sup>nd</sup> FEBRUARY 2023</b>		
<b>NAME</b>	<b>POSITION &amp; COMPANY</b>	<b>SIGNATURE</b>
Bill Stavrinos	Manager Major Projects, Deicorp	
Jacob Wells	Cadet, Deicorp	
Haddi Hammond	Cadet, Deicorp	
Bishi Tancev	Site Manager, Deicorp	
<b>CLOSING MEETING – ATTENDEES – 8<sup>th</sup> MARCH 2023</b>		
<b>NAME</b>	<b>POSITION &amp; COMPANY</b>	<b>SIGNATURE</b>
Bill Stavrinos	Manager Major Projects, Deicorp	
Sherry Lee	Senior Contracts Administrator, Deicorp	
Jacob Wells	Cadet, Deicorp	
Bishi Tancev	Site Manager, Deicorp	

## **Independent Environmental Audit Report**

**Deicorp Construction Pty Ltd**

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

**Attachment 5: Consultation Records | IA1**

Department	Contact	Date of Consultation	Format	Response
DPE	Paula Bizimis, Senior Planning Officer, Key Sites Assessments <a href="mailto:paula.bizimis@planning.nsw.gov.au">paula.bizimis@planning.nsw.gov.au</a> <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> <a href="mailto:Laura.Papoulias@planning.nsw.gov.au">Laura.Papoulias@planning.nsw.gov.au</a>	27/1/2023	Email	Response received, 27/1/23 with request to focus on Stormwater and Waste management
DPE Water / NRAR	Jessica Braden   Water Regulation Officer <a href="mailto:jessica.braden@nrar.nsw.gov.au">jessica.braden@nrar.nsw.gov.au</a> <a href="mailto:nrar.enquiries@nrar.nsw.gov.au">nrar.enquiries@nrar.nsw.gov.au</a>	27/1/2023	Email	Request on 27/1/23 to submit consultation via the Major Projects Planning Portal
DPE Water / NRAR	Major Projects Planning Portal	3/2/2023	Web submission	Nil
The Hills Shire Council	<a href="#">Contact Information (nsw.gov.au)</a>	27/1/2023	Web submission	Nil
Sydney Metro	<a href="mailto:info@metronorthwest.com.au">info@metronorthwest.com.au</a>	27/1/2023	Email	Nil

## Jo Heltborg

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**From:** Jo Heltborg  
**Sent:** Friday, 27 January 2023 8:37 AM  
**To:** info@metronorthwest.com.au  
**Cc:** Bill Stavrinou  
**Subject:** Consultation: Independent Audit 1 - SSD 15882721 Doran Drive Plaza Precinct  
**Attachments:** Appointment of Experts\_18012023\_032426.pdf

Good Morning,

I am the Independent Auditor for the Doran Drive Plaza Precinct project, located at 2 Mandala Parade, Castle Hill NSW (SSD 15882721).

Morasey Environment Pty Ltd is currently preparing to undertake the first 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: [Doran Drive Plaza Precinct | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](#)

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

The audit is scheduled to commence on 22<sup>nd</sup> February 2023 and pertains to post-approval requirements and compliance during Construction.

In accordance with Section 3.2 of the Department's IAPAR, we are consulting with Sydney Metro Northwest. We understand that any advice provided during the assessment phase was considered by the Department and the Project was approved subject to conditions.

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 (including Sydney Metro corridor protection conditions A29-A32, B40-B59 & D40-D47), 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 Sydney Metro Northwest let us know if there are any additional key issues it would like examined, relating to post-approval requirements and compliance.

Kind regards,

**Josephine Heltborg**

Director | Principal Environmental Auditor  
Morasey Environment Pty Ltd

**M:**

**E:** [jo@morasey.com.au](mailto:jo@morasey.com.au)

**W:** [www.morasey.com.au](http://www.morasey.com.au)

## Jo Heltborg

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**From:** Jo Heltborg  
**Sent:** Friday, 27 January 2023 8:27 AM  
**To:** compliance@planning.nsw.gov.au  
**Cc:** Laura.Papoulias@planning.nsw.gov.au; Paula Bizimis; Bill Stavrinou  
**Subject:** Consultation: Independent Audit 1 - SSD 15882721 Doran Drive Plaza Precinct  
**Attachments:** Appointment of Experts\_18012023\_032426.pdf

Dear DPE,

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 initial 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 off-site 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.

The onsite component of the initial audit (IA1) is scheduled on Wednesday 22<sup>nd</sup> February 2023.

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

Kind regards,

**Josephine Heltborg**

Director | Principal Environmental Auditor

**M:**

**E:** [jo@morasey.com.au](mailto:jo@morasey.com.au)

**W:** [www.morasey.com.au](http://www.morasey.com.au)