



Independent Environmental Audit Report 5 (IA5)

Deicorp Construction Pty Ltd

Doran Drive Plaza (SSD 15882721)

2 Mandala Parade, Castle Hill NSW



Audit Date: 18 February 2025

Morasey Ref: MEDEI: 2023200-05

Morasey Environment Pty Ltd

Ph: 0414 554 277

jo@morasey.com.au

ABN: 17 637 707 647

MEDEI 2023200-05_IA5_Doran Drive Plaza_SSD 15882721_Feb25_Rev0

Independent Environmental Audit Report 5 (IA5)

Deicorp Construction Pty Ltd

Doran Drive Plaza (SSD 15882721)

Castle Hill NSW

Document Quality Management Details.	
Report Name:	Independent Environmental Audit Report 4 (IA4)
Site Details:	Doran Drive Plaza (SSD 15882721) Castle Hill NSW
Project Number:	2023200-05
Client Name:	Deicorp Construction Pty Ltd
Client Number:	MEDEI

Revision	Date Prepared	Prepared By	Summary of Revision
DRAFT	12.3.2025	J. Heltborg	Draft submission to client
Rev0	12.3.2025	J. Heltborg	Final Submission to client

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

Executive Summary

This report presents the findings of the fifth Independent Environmental Audit (IA5) conducted by Morasey Environment Pty Ltd on Tuesday 18th February 2025 for the Deicorp Doran Drive Plaza Precinct Project located in Castle Hill NSW. The temporal period covered by the audit is from the date of the last independent audit on 20th August 2024 to the date of the site inspection for IA5 on 18th February 2025. The environmental performance of the project was assessed at the time of the site inspection on 18th February 2025.

The details of the Development are as follows:

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

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

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

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

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

Summary of Non-Compliances with CoA in SSD 15882721 (Parts A-D), CEMP & Sub-Plans – IA5

CoA#	Summary of Non-Compliance
Nil	

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

Summary of Observations SSD 15882721 (Parts A-D), CEMP & Sub-Plans – IA5

CoA#	Summary of Observation
Nil	

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

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

The outcome of the audit indicated an excellent 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, **zero Non-Compliances** and **zero Observations 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 ongoing remaining environmental risk was the dewatering of surface and groundwater from the basement, which should be monitored ongoing in accordance with the Dewatering Management Plan during discharge. The majority of works was above-ground and building works were well established, reducing environmental risks overall.

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

Independent Environmental Audit Report 5

Deicorp Construction Pty Ltd

Doran Drive Plaza (SSD 15882721)

Castle Hill NSW

Table of Contents

1.	Introduction.....	1
1.1	Project Description and Location	1
1.1.1	SSD Approval	3
1.2	Audit Objectives.....	3
1.3	Scope.....	3
1.3.1	Audit Period.....	4
1.3.2	Auditor Approval and Declaration of Independence	4
1.4	Regulatory / Approval Requirements	4
1.5	Methodology	4
1.5.1	Site Inspection and Meetings.....	5
1.5.2	Agency Consultation.....	6
1.5.3	Audit Preparation and Document Review	6
2.	Limitations.....	8
3.	Audit Findings	9
3.1	Compliance Status - SSD 15882721, Parts A- D.....	9
3.2	Review of Environmental Performance	10
3.2.1	Actual vs Predicted Impacts	10
3.2.2	Physical extent of the development	11
3.2.3	Incidents, Non-Compliances and Complaints.....	12
3.2.4	Findings and recommendations from previous audit	12
3.2.5	Overview of Environmental Performance	14
3.3	Adequacy of the CEMP and Sub-Plans.....	14
4.	Audit Conclusions	15
5.	Photographs	16
	Attachment 1: Independent Audit Table	21
	Attachment 2: Planning Secretary Appointment of Experts.....	22
	Attachment 3: Independent Audit Declaration Form.....	23
	Attachment 4: Consultation Records	24

1. Introduction

This report presents the findings of the fourth Independent Environmental Audit (IA5) conducted by Morasey Environment Pty Ltd on Tuesday 18th February 2025 for the Deicorp Doran Drive Plaza Precinct Project located in Castle Hill NSW. The project was approved as a State Significant Development (SSD 15882721) on 18th August 2022. Modification 1 (MOD 1) was approved on 14th October 2022 and Modification 2 (MOD 2) was approved on 9th 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 m². The site is bound by De Clambe Drive, Doran Drive, Mandala Parade and Andalusian Way. The site has been cleared of all vegetation as part of the construction phase for the Hills Showground Metro station. Directly to the north of the site is the Castle Hill Showground, while to the south of the site is the Hills Showground Metro station. The site was cleared of all vegetation as part of the construction phase for the Hills Showground Metro Station.

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

Figures 1 and 2 depict the site location.

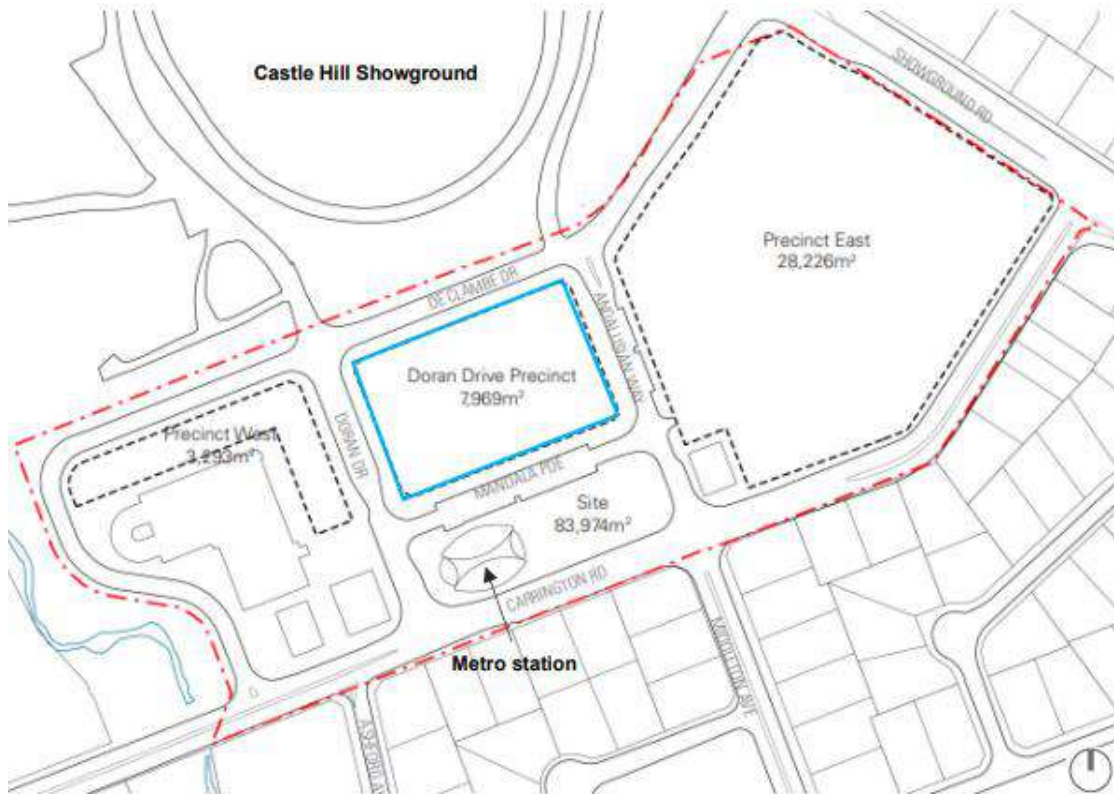


Figure 1: Doran Drive SSD 15882721 Site Location, Source: DPE Modification Assessment, 2022



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

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

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

1.1.1 SSD Approval

Details of the Development are as follows:

Application Number:	SSD 15882721
Applicant:	Deicorp Construction Pty Ltd
Consent Authority:	NSW Independent Planning Commission
Site:	2 Mandala Parade, Castle Hill NSW Lot 55 DP 1253217
Date of Consent:	18 August 2022

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

1.2 Audit Objectives

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

1.3 Scope

The scope of the audit included:

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

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

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

1.3.1 Audit Period

The audit period is between the date of the 4th independent audit on 20th August 2024 to the date of the site inspection for this Independent Audit 5 (IA5) on 18th February 2025. 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 18th February 2025.

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 30th January 2025. The Department's Letter of Agreement to the Independent Auditor is included as **Attachment 2**.

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

1.4 Regulatory / Approval Requirements

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

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

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

1.5 Methodology

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

The audit included an inspection of the active works being conducted verification of evidence with selected Deicorp Auditees on Tuesday 18th February 2025, including interviews with key Deicorp site and management personnel. The audit included the review of project documentation and records

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

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

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

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

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

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

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

The following Auditees were present during the Audit:

- Ken Sun, Project Engineer, Deicorp
- Hadi Hammoud, Cadet, Deicorp
- Luke Fitzgerald, Site Manager, Deicorp

1.5.1 Site Inspection and Meetings

The site inspection, opening and closing meetings were held with Project personnel as identified in Section 1.5. The site inspection was conducted on 18th February 2025 and covered the following areas:

- Doran Drive building site
- Doran Drive site compound

Site inspection photos, observations and notes are presented **Section 5**.

The **opening meeting** was held on site on 18th February 2025. During the opening meeting, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed.

A closing meeting was held remotely (via Teams) with Deicorp on 18th February 2025. At the closing meeting, preliminary audit findings were presented, including a summary of preliminary Non-compliances, Observations and Recommendations.

1.5.2 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, Housing and Infrastructure (DPHI) was consulted via email on 5th February 2025. DPHI responded on 6th February 2025 and requested a review of any works that may have occurred outside the hours of consent, providing details of each alleged (if any) out of hours event. DPHI also requested a review of any alleged work within the rail corridor within the current audit period. Refer **Conditions D3 and D4** in the Audit Table, **Attachment 1** for verification of working hours. Refer **Conditions D40 and D46** in the Audit Table for verification of works within the Sydney Metro corridor protection zone. Evidence of consultation is included in **Attachment 5**.

1.5.3 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
- Accredia Construction Certificate No. A220008/CC-02, dated 27/4/2023
- Accredia Construction Certificate No. A220008/CC-03, dated 18/10/2023
- Accredia Construction Certificate No. A220008/CC-04, dated 22/12/2023
- Accredia Construction Certificate No. A220008/CC-05, dated 8/5/2024
- Accredia Construction Certificate No. A220008/CC-06, dated 23/10/2024
- Acoustic Logic Construction Noise and Vibration Management Plan, Doran Drive Precinct Castle Hill, Rev1 29/3/2023
- 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
- Construction & Environmental Management Plan, Deicorp Projects Showground, Rev7 23/5/2023
- Deicorp Community Communication Strategy, Hills Showground Village, July 2022
- Development Consent, State Significant Development (SSD) 15882721, Consolidated Instrument of Approval, dated 18 August 2022

- Deicorp Showground Construction & Environmental Management Plan (CEMP), Rev7 23/5/2023
- EI Australia Air Quality Management Plan (AQMP), E24724.E21_Rev3, 11/4/2023
- 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 Aboricultural Assessment & Tree Protection Plan, Ref No-12422, 19/9/2022
- SBMG Planning Construction and Traffic Management Plan Sub-Plan, 2 Mandala Parade Castle Hill, Rev0 17/4/2023
- SLR Construction Soil and Water Management Plan, 2 Mandala Parade Castle Hill, v1.0 5/7/2023.

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

Additional audit preparation activities included:

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

2. Limitations

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

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

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

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

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

3. Audit Findings

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

3.1 Compliance Status - SSD 15882721, Parts A- D

The outcome of the audit indicated 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, **zero Non-Compliances** and **zero Observations with SSD 15882721** were identified (from a total of 176 conditions assessed), and **no Non-Compliances with the CEMP and Sub-Plans** (from a total of 27 mitigation measures assessed).

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

Table 1: Summary of Non-Compliances against CoA in SSD 15882721, Parts A-D, CEMP & Sub-Plans – IA5

CoA#	Summary of Non-Compliance	Recommended Action
		Due Date Status
Nil		

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 – IA5

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

3.2 Review of Environmental Performance

3.2.1 Actual vs Predicted Impacts

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

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

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

EIS Predicted Impact	Assessment of Actual vs Predicted Impacts
Air quality	<p>EIS Prediction (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>Mitigation Measures: As per EIS, Section 7.12.3.</p> <p>Actual Impacts (IA5 Assessment): Dust was identified as the main air quality impact of concern during the audit and dust mitigation was assessed; dust risk was predominantly contained to within the Deicorp site compound, with the majority of the actual site boundary sealed and all buildings out of the ground.</p>
Soil and contamination	<p>EIS Prediction (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>Mitigation Measures: As per EIS, Section 7.8.3.</p> <p>Actual Impacts (IA5 Assessment): No contamination had been identified at the site at the time of IA5.</p>
Noise and vibration	<p>EIS Prediction (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>Mitigation Measures: As per EIS, Section 7.13.3.</p> <p>Actual Impacts (IA5 Assessment): Noise levels at nearby receivers had not been verified, with noise monitoring only required in the event of a complaint. Vibration monitoring had been established prior to rock breaking commencement and included monitors at the site boundary and on Sydney Metro infrastructure. Implementation was verified during IA1-IA3, with no requirement to continue the vibration monitoring programs once vibration-generating activities ceased in late 2023. No structural damage or human annoyance at nearby sensitive receivers is known to have occurred.</p>
Noise and vibration	<p>EIS Prediction (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</p>

EIS Predicted Impact	Assessment of Actual vs Predicted Impacts
	<p>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>Mitigation Measures: As per EIS, Section 7.13.3.</p> <p>Actual Impacts (IA5 Assessment): Noise levels at nearby receivers had not been verified, with noise monitoring only required in the event of a complaint. Vibration monitoring had been established prior to rock breaking commencement and included monitors at the site boundary and on Sydney Metro infrastructure. Implementation was verified during IA1-IA3, with no requirement to continue the vibration monitoring programs once vibration-generating activities ceased in late 2023. No structural damage or human annoyance at nearby sensitive receivers is known to have occurred.</p>
Aboriginal Heritage	<p>EIS Prediction (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>Mitigation Measures: As per EIS, Section 7.9.1.</p> <p>Actual Impacts (IA5 Assessment): No Aboriginal objects had been uncovered at the time of the audit.</p>
Non-Aboriginal Heritage	<p>EIS Prediction (EIS, Section 7.9.2): Nil to minor impact on Locally listed heritage sites within the vicinity, i.e. 107 & 128-132 Showground Road, Castle Hill. Nil to low potential for the proposed development to impact on significant archaeological resources.</p> <p>Mitigation Measures: As per EIS, Section 7.9.2.</p> <p>Actual Impacts (IA5 Assessment): No known impacts to heritage listed items within the vicinity, and no potential archaeological resources had been uncovered at the time of the audit.</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.

3.2.3 Incidents, Non-Compliances and Complaints

a. Incidents

There were no environmental incidents reported during the audit period.

b. Non-Compliances

Non-compliances identified during IA5 are summarised in **Section 3.1, Table 1**. There were no self-reported non-compliances reported during the audit period.

Refer to the Audit Table, **Attachment 1** for details.

c. Complaints

There were no complaints related to the project recorded on the Complaints Register for the audit period.

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

3.2.4 Findings and recommendations from previous audit

Evidence of implementation of the recommendations from the 4th Independent Audit (IA4) has been included in **Table 4**. All actions from the previous audit were closed out.

Table 4: Status of Actions from the last audit (IA4) – Non-Compliances

CoA#	IA3 Summary of Non-Compliance	IA4 Recommendations / Proposed Action	Evidence of Implementation / Status
C8	<u>Non-Compliance</u> : Approvals for stormwater connection works underway at the time of the audit on Mandala Pde were requested but not provided as evidence.	Provide a copy of Council and/or Sydney Metro approval for stormwater connection works underway at the time of the audit on Mandala Pde.	Due Date : Email correspondence from Sydney Metro corridor protection sighted. Refer to Audit Table for more information. Status : CLOSED
D3	<u>Non-Compliance</u> : The Hills Shire Council issued a Penalty Notice on 20/5/2024 for work on site outside of permitted hours.	Continue to monitor compliance with approved working hours as per Condition D3.	Due Date : No further out of hours works without approval were identified during IA5. Status : CLOSED
D4	<u>Non-Compliance</u> : The Hills Shire Council issued a Penalty Notice on 20/5/2024 for work on site outside of permitted hours on a Sunday.	Continue to monitor compliance with approved working hours as per Condition D4.	Due Date : No further out of hours works without approval were identified during IA5. Status : CLOSED
D10	<u>Non-Compliance</u> : The Hills Shire Council issued a Penalty Notice on 20/5/2024 for work on site outside of permitted hours. The work out of hours identified by Council on Sunday 19/5/2024 was not raised as a Non-Compliance by the Project, and the NC was not notified to DPHI as required by Condition D10.	Notify DPHI of the Non-Compliance for work outside of Condition D3 and D4 allowable hours on 19/5/2024.	Due Date : Notified in Proponent's Response to IA4 Status : CLOSED

CoA#	IA3 Summary of Non-Compliance	IA4 Recommendations / Proposed Action	Evidence of Implementation / Status
D40	<u>Non-Compliance:</u> During the IA4 site inspection stormwater connection works were underway on Mandala Drive, outside the site boundary. The auditor requested evidence that the works were not within the rail protection zone, but this evidence was not provided within the audit timeframe.	Provide evidence that the stormwater connection works on Mandala Pde are not within the 25m rail protection zone, and if so, provide evidence of geotechnical engineer supervision.	Due Date: Email correspondence from Sydney Metro corridor protection sighted. Refer to Audit Table for more information. Status: CLOSED
D46	<u>Non-Compliance:</u> During the IA4 site inspection stormwater connection works were underway on Mandala Drive, outside the site boundary. The auditor requested evidence that the works were not within the 25m rail protection zone, but this evidence was not provided within the audit timeframe.	Provide evidence that the stormwater connection works on Mandala Pde are not within the 25m rail protection zone, and if so, provide evidence of written notice to Sydney Metro at least 5 business days before the excavation commenced.	Due Date: Email correspondence from Sydney Metro corridor protection sighted. Refer to Audit Table for more information. Status: CLOSED

Table 5: Status of Actions from the last audit (IA4) – Observations / Opportunities for Improvement

CoA# / Management Plan	IA4 Summary of Observation	IA4 Recommendations / Proposed Action	Evidence of Implementation / Status
D22	<u>Observation:</u> A thick layer of bulldust had built up across the hardstand of the Deicorp site compound.	Remove dust build-up to reduce risk of dust leaving site during upcoming dry windy weather.	Due Date: Dust continued to be monitored and managed during IA5 and should continue. Status: CLOSED
D25	<u>Observation:</u> Erosion and sediment controls (geofabric and coir log) at the stormwater inlet on Andalusian Way were deteriorating.	Refresh ERSED controls as required.	Due Date: ERSED controls were in good condition during the IA5 site inspection. Status: CLOSED
D28	<u>Observation:</u> Only three water quality monitoring reports were provided for review during the audit period. There was no record of daily water quality monitoring being conducted during discharge to stormwater.	More frequent water quality monitoring should be undertaken, at a minimum daily during discharge events to provide assurance that the requirements of <i>Protection of the Environment Operations Act 1997</i> are being met.	Due Date: To be re-evaluated during IA6. New action opened during IA5. Status: CLOSED
CEMP Section 8.3 Contamination Management	<u>Observation:</u> There was no spill kit located near the 2,500L crane diesel tank.	Keep a spill kit near the 2,500L crane diesel tank.	Due Date: Spill kit provided. Status: CLOSED

3.2.5 Overview of Environmental Performance

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

The most significant risk ongoing remaining environmental risk was the dewatering of surface and groundwater from the basement, which should be monitored ongoing in accordance with the Dewatering Management Plan during discharge. The majority of works was above-ground and building works were well established, reducing environmental risks overall.

During the previous environmental audit (IA4), six non-compliances and four observations were identified. Evidence supporting the close-out of actions from these non-compliances and observations was reviewed during IA5. All actions were considered to be closed.

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

3.3 Adequacy of the CEMP and Sub-Plans

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

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

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

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

4. Audit Conclusions

The outcome of the audit indicated a good effort by the Deicorp project team on achieving compliance with conditions from Parts A-D of SSD 15882721, and mitigation measures in the CEMP and Sub-Plans. Overall, **zero Non-Compliances** and **zero Observations 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 ongoing remaining environmental risk was the dewatering of surface and groundwater from the basement, which should be monitored ongoing in accordance with the Dewatering Management Plan during discharge. The majority of works was above-ground and building works were well established, reducing environmental risks overall.

During the previous environmental audit (IA4), six non-compliances and four observations were identified. Evidence supporting the close-out of actions from these non-compliances and observations was reviewed during IA5. All actions were considered to be closed.

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

5. Photographs

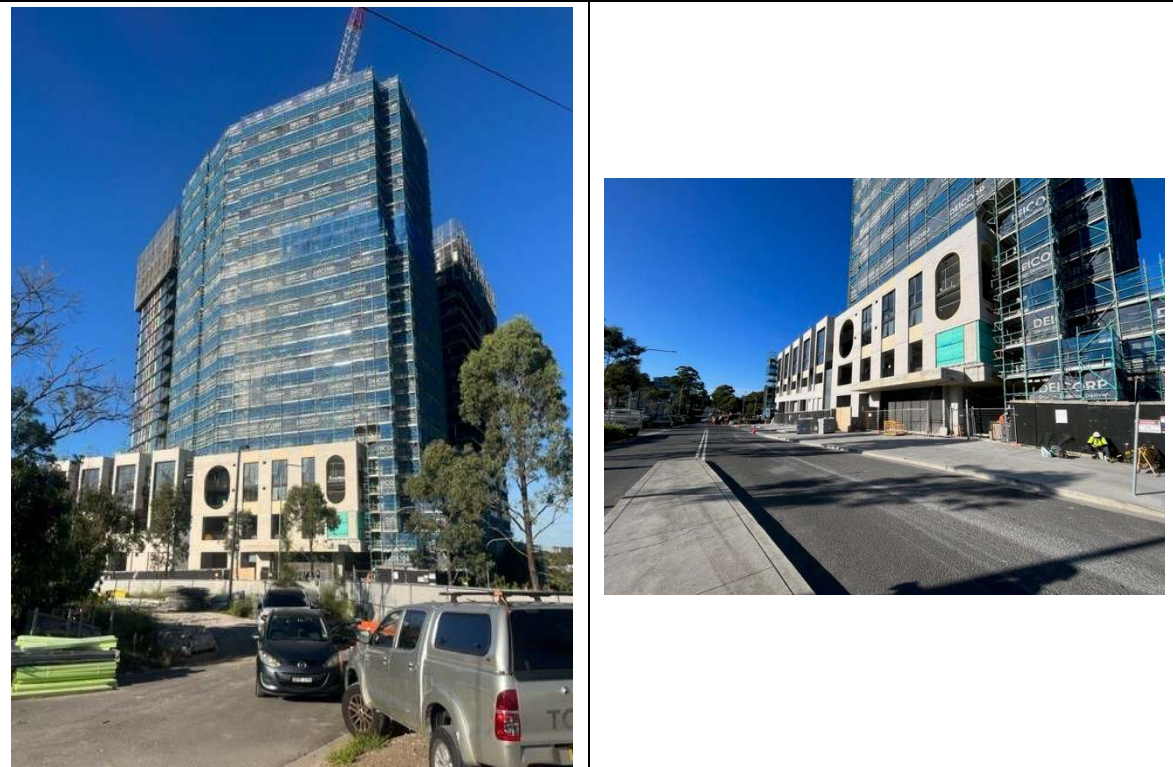
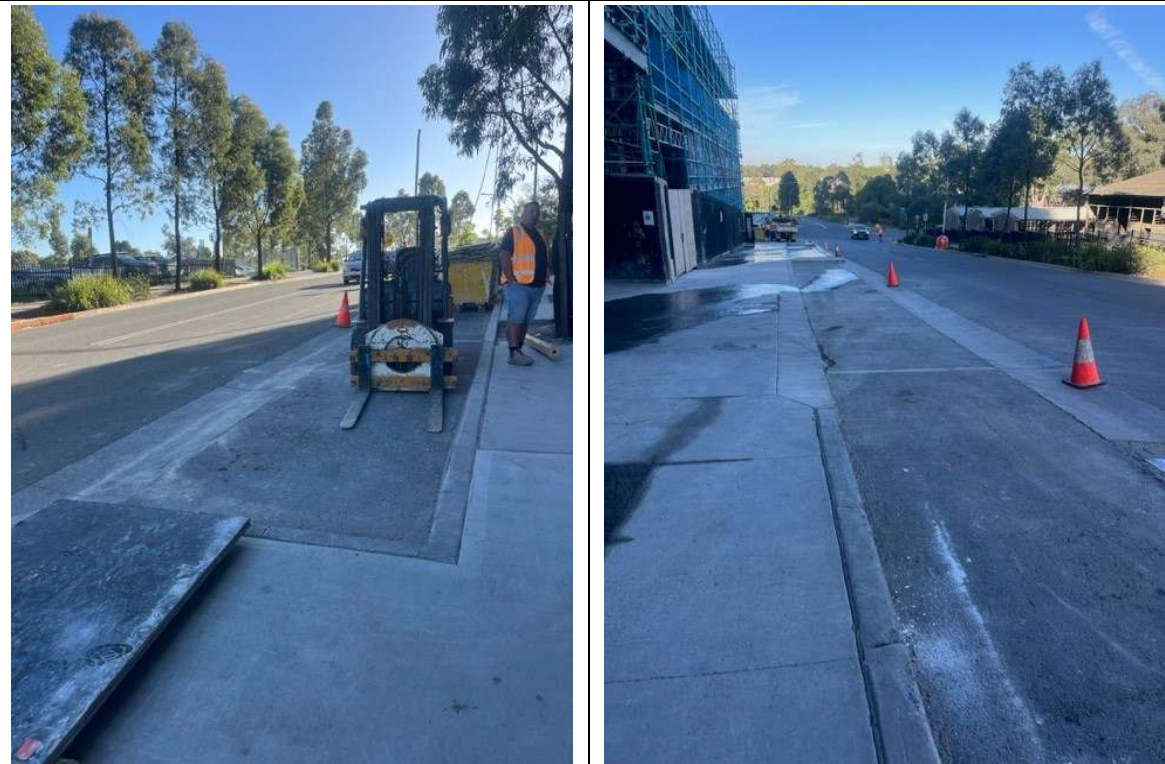


Photo 1&2: The development as viewed from the corner of Andalusian Way and De Clambe Drive



Photos 3&4: Traffic control and pedestrian diversion signage setup around the site



Photos 5&6: De Clambe Drive Work Zone in use and approval in place



Photos 7 & 8: Seepage was observed from under the hoarding along De Clambe Drive. A leak was detected at the time of the audit and managed.



Photo 9: Controls in place on stormwater inlets



Photo 10: Waste skip located in work zone



Photo 11&12: Delivery zone established on the corner of De Clambe and Doran Drive. Crane lifts underway.



Photos 13&14: Hoarding and pedestrian diversion signage place along Mandala Drive opposite Metro station



Photos 15&16: Pedestrian diversion signage place on the corner of Andalusian Way and Mandala Drive for stormwater connection works



Photo 17: Weed management required along Andalusian Way



Photo 18: Spill kit in place in the site compound



Photo 19 & 20: Several full skip bins were observed in the site compound, with waste on the ground in surrounding areas.

Independent Environmental Audit Report

Deicorp Construction Pty Ltd

Doran Drive Plaza (SSD 15882721)

Castle Hill NSW

Attachment 1: Independent Audit Table

Audit Table – Doran Drive Plaza Precinct SSD 15882721 Independent Audit 5 (IA5), 18th February 2025				
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
PART A ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	<ul style="list-style-type: none"> The findings from this audit 	None	Compliant
Terms of Consent				
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"> The findings from this audit 	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"> None 	None	Not Triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition A2. In the event of an inconsistency, ambiguity or conflict between any of the documents	<ul style="list-style-type: none"> None 	None	Not Triggered

Audit Table – Doran Drive Plaza Precinct SSD 15882721 Independent Audit 5 (IA5), 18th February 2025				
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"> Planning Consent SSD 159992721 Accredia Notice of Commencement of Construction, 20/1/2023 Accredia CDC-01, 9/12/2022 Accredia CC-01, 20/1/2023 Accredia, CC-02, 27/4/2023 Accredia, CC-03, 18/10/2023 Accredia, CC-04, 22/12/2023 Accredia, CC-05, 8/5/2024 Accredia, CC-06, 23/10/2024 	<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"> Interview with Auditees 	Noted. Woolworths under the SSD, all other retail and commercial premises are obtaining their own approvals. Further verification of this process was	Not Triggered

Audit Table – Doran Drive Plaza Precinct SSD 15882721 Independent Audit 5 (IA5), 18th February 2025				
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).		not covered under the scope of this audit.	
PRESCRIBED CONDITIONS				
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"> None 	As per the findings of this audit	Compliant
PLANNING SECRETARY AS MODERATOR				
A8	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	<ul style="list-style-type: none"> Interview with Auditees 	No disputes are known to have arisen between the Applicant and a public authority during the project.	Not triggered
LEGAL NOTICES				
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"> Interview with Auditees 	No legal advice or notices are known to have been served during the project.	Not triggered
EVIDENCE OF CONSULTATION				
A10	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p>	<ul style="list-style-type: none"> The findings from this audit relevant to consultation 	Consultation has occurred as required.	Compliant

Audit Table – Doran Drive Plaza Precinct SSD 15882721 Independent Audit 5 (IA5), 18th February 2025				
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.			
A11	<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>Notes:</p> <ul style="list-style-type: none"> • Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	<ul style="list-style-type: none"> • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Turner Architects Architectural Design Verification Statement 19068-AVS-CC1-002, 17/11/2022 • Turner Architects Design Compliance Declaration, 17/11/2022 • ABC Consultants Pty Ltd Design Compliance Declaration, DEP000027 (Concrete & steel), 18/10/2022 • ABC Consultants Pty Ltd Design Compliance Declaration, DEP000027 (Structural), 8/11/2022 • EI Australia – Geotechnical Design Compliance Declaration, DEP0002863, 8/12/2022 	<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"> • Turner Architectural Drawings • Geotechnical Investigation Report by EI Australia E24724.G03_Rev4, 8/11/2022 <p>Design Compliance Declaration states building products comply with the BCA. Certificate refers to:</p> <ul style="list-style-type: none"> • All concrete and steel in the drawings in accordance with listed Australian Standards (& BCA 2019 Amdt 1 Part B1) <p>Drawings are listed in Appendix A of the DCD.</p>	Compliant
OPERATION OF PLANT AND EQUIPMENT				
A12	All plant and equipment used on site, or to monitor the performance of the development must be:	<ul style="list-style-type: none"> • Site inspection, dated 18/2/2025 	The Plant Register was available on site and included (but was not limited	Compliant

Audit Table – Doran Drive Plaza Precinct SSD 15882721 Independent Audit 5 (IA5), 18th February 2025				
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
	a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	<ul style="list-style-type: none"> Deicorp Form 10- Plant Register, to 20/1/2025 Deicorp Form 09-Plant Induction Checklist, 102 Generator, 10/2/2025 	<p>to) elevated work platforms (EWPs), boom lift, generator and telehandler. Compliance with the Deif generator was verified and included check of log book, operators manual, muffler and RCD. Auditees advised If issues are identified a safety issue is raised & service conducted. Commnia is the system used to log issues.</p> <p>Log books for cranes and concrete pumps are issued to Deicorp weekly and reviewed.</p> <p>Plant induction checklists are undertaken and records were available on site for the generator includes verification of log book records, servicing, plant hazard risk assessment, & operator training.</p> <p>No monitoring equipment requiring calibration the responsibility of Deicorp.</p> <p>Records were available for review on site and Auditees were able to explain the required process for plant and equipment maintenance.</p>	
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"> None 	None	Not Triggered

Audit Table – Doran Drive Plaza Precinct SSD 15882721 Independent Audit 5 (IA5), 18th February 2025				
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
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"> None 	None	Not Triggered
MONITORING AND ENVIRONMENTAL AUDITS				
A15	<p>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.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	<ul style="list-style-type: none"> None 	See conditions related to monitoring in Part D.	Compliant
COMPLIANCE				
A16	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<ul style="list-style-type: none"> Deicorp Summary of Site Operating Requirements Deicorp General Scope of Works Site inspection, 18/2/2025 	A Summary of Site Operating Requirements was posted at the induction area and at the worker access to site from the site compound (Gate 9). Included a summary of relevant Conditions of Approval of SSD 15882721.	Compliant

Audit Table – Doran Drive Plaza Precinct SSD 15882721 Independent Audit 5 (IA5), 18th February 2025				
Condition	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
			Deicorp General Scope of Works has been updated and includes the SSD approved working hours. Section 9 Authorities includes a table of relevant DA conditions for contractors. DA conditions are attached to each Letter of Award.	
REVISION OF STRATEGIES, PLANS AND PROGRAMS				
A17	Within three months of: a) the submission of a compliance report under this consent; b) the submission of an incident report under this consent; c) the submission of an Independent Audit under this consent; d) the approval of any modification of the conditions of this consent (excluding modifications made under section 4.55(1) of the EP&A Act); or e) the issue of a direction of the Planning Secretary under this consent which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	<ul style="list-style-type: none"> Interview with Auditees 	Refer to CEMP and Sub-plan updates as evidenced for specific Conditions of Approval. No updates to CEMP and Sub-plans within the audit period.	Compliant
A18	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	<ul style="list-style-type: none"> Interview with Auditees 	As per A17	Compliant

COMPLIANCE REPORTING				
A19	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements outlined in the Compliance Reporting Post Approval Requirements.	<ul style="list-style-type: none">DPE Compliance Reporting Post Approval Requirements-2020	It is understood there is currently no requirement for compliance reporting for the project during Construction (or Pre-Construction) in accordance with DPHI’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 it has been demonstrated to the Planning Secretary’s satisfaction that an operational compliance report has demonstrated operational compliance.			
INDEPENDENT ENVIRONMENTAL AUDIT				
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">DPE Independent Audit Post Approval Requirements, 2020This audit (IA5 SSD 15882721, dated 18/2/2025)	This audit (IA5 SSD 15882721, dated 18/2/2025) 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">DPHI Appointment of Experts, SSD 15882721, dated 30/1/2025	DPHI Letter approves the appointment of (Ms Josephine Heltborg, Principal Environmental Consultant) to conduct the Independent Environmental Audits during Construction 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">None	None	Not triggered

A26	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under this consent; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.	<ul style="list-style-type: none"> • IA4 SSD 15882721, dated 20/8/2024 • IA4 Proponent's (Deicorp) Response to Audit findings, 11/10/2024 • DPHI Letter to Deicorp RE: Doran Drive IEA Oct 2024, dated 23/10/2024 • Doran Drive Showground Project website Welcome to the Showgrounds Village Community Portal 	<p>a) The Proponent's (Deicorp) Response to Audit findings from IA4 was prepared, dated 11/10/2024</p> <p>b) The Proponent's (Deicorp) Response to Audit findings from IA4 was submitted to DPHI on 27/9/2024 & 14/10/2024</p> <p>c) The IA4 Audit Report, and Deicorp's response was available on the Project website</p>	Compliant
A27	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approvals Requirements unless otherwise agreed by the Planning Secretary.	<ul style="list-style-type: none"> • IA4 SSD 15882721, dated 20/8/2024 • IA4 Proponent's (Deicorp) Response to Audit findings, 11/10/2024 • DPHI Letter to Deicorp RE: Doran Drive IEA Oct 2024, dated 23/10/2024 	The IA4 Audit Report, and Deicorp's response to audit findings was submitted to DPHI on 27/9/2024 & 14/10/2024, within two months of the IA4 site inspection (20/8/2024).	Compliant
A28	Notwithstanding the requirements of the Independent Audit Post Approvals Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance.	<ul style="list-style-type: none"> • None 	None	Not triggered
SYDNEY METRO CORRIDOR PROTECTION				
A29	At any time during the construction of the development, Sydney Metro and persons authorised by that entity may give reasonable notice to the Applicant or the Applicant's principal contractor that Sydney Metro or persons authorised by that entity seek to: (a) inspect the development site and all works and structures that may impact on the rail corridor, including at specified "hold points" in the construction of the development; and	<ul style="list-style-type: none"> • NA 	Noted.	Not triggered

	(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.			
A30	Any conditions or other requirements imposed by Sydney Metro as part of its approval/endorsement of any documents provided by the Applicant to Sydney Metro in accordance with these conditions of consent must also be complied with by the Applicant when implementing any approved/endorsed documents, plans, reports during the construction and operation of the development (as applicable).	<ul style="list-style-type: none"> • NA 	Noted.	Not triggered
A31	Where a condition of consent requires Sydney Metro endorsement or approval, the Certifier must not issue a Construction Certificate or Occupancy Certificate, as the case may be, until written confirmation has been received from that entity that the particular condition has been complied with. The issuing of staged Construction Certificates by the Certifier dealing with specific works and compliance conditions can only occur subject to written confirmation from Sydney Metro.	<ul style="list-style-type: none"> • NA 	Noted. Refer Conditions B40-B59 & D40-D47.	Not triggered
A32	All reasonable Sydney Metro costs associated with review of plans, designs and legal must be borne by the Applicant.	<ul style="list-style-type: none"> • NA 	Noted.	Not triggered
APARTMENT MIX				
A33	A minimum of 10% of the apartments must have 3 bedrooms.	<ul style="list-style-type: none"> • Interview with Auditees • Deicorp summary of compliance with project details • EIS, Table 6, Project Summary 	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

B1	The architectural design team comprising Turner (Nominated Architect Nicholas Turner 6695) is to have direct involvement in the design documentation, contract documentation and construction stages of the project.	<ul style="list-style-type: none"> • Turner Confirmation of Architectural Engagement, SDD 15882721, 30/08/2022 • Interview with Auditees 	<p>Letter from Turner Architects provided in accordance with Conditions B1, B2 & B3.</p> <p>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>	Compliant
B2	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.	<ul style="list-style-type: none"> • Turner Confirmation of Architectural Engagement, SDD 15882721, 30/08/2022 • Interview with Auditees 	<p>Letter from Turner Architects provided in accordance with Conditions B1, B2 & B3.</p> <p>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>	Compliant
B3	Evidence of the architectural design team's commission is to be provided to the Certifier prior to the release of the first Construction Certificate.	<ul style="list-style-type: none"> • Turner Confirmation of Architectural Engagement, SDD 15882721, 30/08/2022 • DPIE Post Approval Evidence of Submission, 27/7/2021 • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Interview with Auditees 	<p>Letter from Turner Architects provided in accordance with Conditions B1, B2 & B3.</p> <p>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></p> <p>The Design Architect Engagement was part of the package as submitted to the Certifier for CC1.</p>	Compliant

		<ul style="list-style-type: none"> • Certifier - Satisfaction of Conditions of Consent – Part 1 		
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"> • Interview with Auditees 	There have been no known changes to the architectural design team.	Not triggered
B5	To ensure the scheme retains, or is an improvement upon, the approved design excellence qualities, the Applicant shall notify the Planning Secretary of any proposed modifications to the approved architectural drawings.	<ul style="list-style-type: none"> • Interview with Auditees • Approval of MOD 1 & MOD2 – Planning website • Modification Assessment Reports 	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"> • Interview with Auditees 	No modifications are known to have been made to approved drawings in the audit period.	Not triggered
MATERIALS AND FINISHES				
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"> • that the loading dock and service openings are minimised; and 	<ul style="list-style-type: none"> • Interview with Auditees • Letter from DPE RE: Doran Drive Plaza Precinct – SSD-15882721 - Condition B7 – Materials and Finishes, 26/6/2023 	DPE has provided a letter confirming they are satisfied with the details of final materials and finishes in accordance with Condition B7. <i>"Accordingly, as the nominee of the Planning Secretary, I am satisfied the requirements of Condition B7 of SSD 15882721 have been met and the submitted documents on materials and finishes prepared by Turner, dated 2 June 2023 are endorsed"</i> .	Compliant

	<ul style="list-style-type: none"> the use of high-quality materials and finishes to provide an activated street frontage. (ii) the blank wall facades between Buildings A and B and Buildings C and D, including modulation devices to articulate these facades; and (iii) snapshots at different points in the façade. (d) evidence of consultation with GANSW and the Applicant's response to its advice. <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>			
MAXIMUM BUILDING HEIGHT				
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"> Interview with Auditees Turner Letter RE: Architectural Verification Statement (19068-AVS-CC3-004), 15/6/2023 	Turner Architects provided a letter confirming compliance with the maximum building height / Condition B8.	Compliant
GROSS FLOOR AREA CERTIFICATION				
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 m².</p>	<ul style="list-style-type: none"> Interview with Auditees Turner Letter RE: Architectural Verification Statement (19068-AVS-CC3-005), 15/6/2023 	Turner Architects provided a letter confirming compliance of the gross floor area with Condition B9.	Compliant
COMMUNITY FACILITIES GFA				
B10	<p>Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier evidence, in the form of a draft GFA Certificate, that the community facility GFA will be at least 500m² and be endorsed with the Construction Certificate Plans by the Certifier.</p>	<ul style="list-style-type: none"> Interview with Auditees Architectural Design Verification Statement, Turner, Approval Condition B10, 21/6/2023 	Community space to be provided on Level 2 near the childcare centre. Architectural Design Verification Statement, Turner, Approval Condition B10, 21/6/2023 sighted.	Compliant

LONG SERVICE LEVY																																																																																																	
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 Service Payments Corporation Helpline on 131 441 or visit https://www.longservice.nsw.gov.au/bci/levy/about-the-levy.</p>	<ul style="list-style-type: none">NSW Long Service Corporation Levy, Instalment 4, Receipt No. L0000088692, Deicorp Projects (SHOWGROUND) Pty Ltd, dated 30/4/2024	<p>Receipt for NSW Long Service Corporation Levy instalment \$150,398 of Total \$601,594 sighted, dated 30/4/2024.</p>	Compliant																																																																																													
DEVELOPER CONTRIBUTIONS																																																																																																	
B12	<p>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:</p> <p><u>Stage 1</u>: Comprising the basement, podium and residential towers A and B</p> <p>The following contributions are required prior to the issues of a Construction Certificate for Stage 1 of the Development: \$4,830,220.39:</p> <table><tr><td></td><td>Rate per m² of Total Floor Space: 12,514.00 m2</td><td>Total \$7.11</td></tr><tr><td>Development Category</td><td></td><td></td></tr><tr><td>Transport Facilities - Land</td><td>\$ 46.67</td><td>\$ 584,012.89</td></tr><tr><td>Transport Facilities - Capital</td><td>\$ 72.63</td><td>\$ 908,888.14</td></tr><tr><td>Water Management - Capital</td><td>\$ 12.64</td><td>\$ 158,164.68</td></tr><tr><td>Administration</td><td>\$ 1.15</td><td>\$ 14,330.80</td></tr><tr><td>Total</td><td>\$ 133.08</td><td>\$ 1,665,396.52</td></tr></table> <table><tr><td></td><td>Purpose: 1 Bedroom unit</td><td>Purpose: 2 Bedroom unit</td><td>Purpose: 3 Bedroom unit</td><td>No. of 1 Bedroom Units: 70</td><td>No. of 2 Bedroom Units: 159</td><td>No. of 3 Bedroom Units: 11</td><td>Sum of Units</td><td>Total \$7.11</td></tr><tr><td>Open Space - Land</td><td>\$ 4,502.04</td><td>\$ 6,302.04</td><td>\$ 7,803.52</td><td>\$ 315,142.67</td><td>\$ 1,002,150.96</td><td>\$ 85,838.67</td><td>\$ 1,403,132.30</td><td>\$ 1,403,132.30</td></tr><tr><td>Open Space - Capital</td><td>\$ 2,275.62</td><td>\$ 3,165.07</td><td>\$ 3,944.41</td><td>\$ 159,293.45</td><td>\$ 506,533.84</td><td>\$ 43,388.55</td><td>\$ 709,215.84</td><td>\$ 709,215.84</td></tr><tr><td>Transport Facilities - Land</td><td>\$ 1,119.09</td><td>\$ 1,567.05</td><td>\$ 1,940.78</td><td>\$ 78,178.04</td><td>\$ 259,451.13</td><td>\$ 21,358.61</td><td>\$ 349,987.78</td><td>\$ 349,987.78</td></tr><tr><td>Transport Facilities - Capital</td><td>\$ 1,742.38</td><td>\$ 2,439.33</td><td>\$ 3,020.12</td><td>\$ 121,966.37</td><td>\$ 387,853.40</td><td>\$ 33,221.30</td><td>\$ 543,041.07</td><td>\$ 543,041.07</td></tr><tr><td>Water Management - Capital</td><td>\$ 454.02</td><td>\$ 636.09</td><td>\$ 788.24</td><td>\$ 31,844.52</td><td>\$ 103,366.29</td><td>\$ 8,619.97</td><td>\$ 143,789.77</td><td>\$ 143,789.77</td></tr><tr><td>Administration</td><td>\$ 59.85</td><td>\$ 83.04</td><td>\$ 103.79</td><td>\$ 4,190.52</td><td>\$ 13,329.01</td><td>\$ 1,141.70</td><td>\$ 18,662.13</td><td>\$ 18,662.13</td></tr><tr><td>Total</td><td>\$ 10,194.91</td><td>\$ 14,216.32</td><td>\$ 17,601.16</td><td>\$ 710,815.97</td><td>\$ 2,260,395.50</td><td>\$ 193,612.80</td><td>\$ 3,164,823.87</td><td>\$ 3,164,823.87</td></tr></table> <p><u>Stage 2</u>: Comprising residential towers C and D</p> <p>The following contributions are required prior to the issues of a Construction Certificate for Stage 2 of the Development: \$2,785,045.51:</p>		Rate per m ² of Total Floor Space: 12,514.00 m2	Total \$7.11	Development Category			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	Total	\$ 133.08	\$ 1,665,396.52		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	\$ 6,302.04	\$ 7,803.52	\$ 315,142.67	\$ 1,002,150.96	\$ 85,838.67	\$ 1,403,132.30	\$ 1,403,132.30	Open Space - Capital	\$ 2,275.62	\$ 3,165.07	\$ 3,944.41	\$ 159,293.45	\$ 506,533.84	\$ 43,388.55	\$ 709,215.84	\$ 709,215.84	Transport Facilities - Land	\$ 1,119.09	\$ 1,567.05	\$ 1,940.78	\$ 78,178.04	\$ 259,451.13	\$ 21,358.61	\$ 349,987.78	\$ 349,987.78	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	\$ 454.02	\$ 636.09	\$ 788.24	\$ 31,844.52	\$ 103,366.29	\$ 8,619.97	\$ 143,789.77	\$ 143,789.77	Administration	\$ 59.85	\$ 83.04	\$ 103.79	\$ 4,190.52	\$ 13,329.01	\$ 1,141.70	\$ 18,662.13	\$ 18,662.13	Total	\$ 10,194.91	\$ 14,216.32	\$ 17,601.16	\$ 710,815.97	\$ 2,260,395.50	\$ 193,612.80	\$ 3,164,823.87	\$ 3,164,823.87	<ul style="list-style-type: none">Interview with AuditeesReceipt No. 7450223 to The Hills Shire Council, 8/3/2024, Development ContributionAccredia, CC1 No. A220008/CC-01, 20/1/2023	<p>Receipt for \$2,785,045.51 provided for review. Deicorp payment to The Hills Shire Council on 8/3/2024 for Stage 2 Development Contribution.</p>	Compliant
	Rate per m ² of Total Floor Space: 12,514.00 m2	Total \$7.11																																																																																															
Development Category																																																																																																	
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																																																																																															
Total	\$ 133.08	\$ 1,665,396.52																																																																																															
	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	\$ 6,302.04	\$ 7,803.52	\$ 315,142.67	\$ 1,002,150.96	\$ 85,838.67	\$ 1,403,132.30	\$ 1,403,132.30																																																																																									
Open Space - Capital	\$ 2,275.62	\$ 3,165.07	\$ 3,944.41	\$ 159,293.45	\$ 506,533.84	\$ 43,388.55	\$ 709,215.84	\$ 709,215.84																																																																																									
Transport Facilities - Land	\$ 1,119.09	\$ 1,567.05	\$ 1,940.78	\$ 78,178.04	\$ 259,451.13	\$ 21,358.61	\$ 349,987.78	\$ 349,987.78																																																																																									
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	\$ 454.02	\$ 636.09	\$ 788.24	\$ 31,844.52	\$ 103,366.29	\$ 8,619.97	\$ 143,789.77	\$ 143,789.77																																																																																									
Administration	\$ 59.85	\$ 83.04	\$ 103.79	\$ 4,190.52	\$ 13,329.01	\$ 1,141.70	\$ 18,662.13	\$ 18,662.13																																																																																									
Total	\$ 10,194.91	\$ 14,216.32	\$ 17,601.16	\$ 710,815.97	\$ 2,260,395.50	\$ 193,612.80	\$ 3,164,823.87	\$ 3,164,823.87																																																																																									

	<table><tr><th></th><th>Purpose: 1 bedroom unit</th><th>Purpose: 2 bedroom unit</th><th>Purpose: 3 bedroom unit</th><th>No. of 1 Bedroom Units: 6</th><th>No. of 2 Bedroom Units: 152</th><th>No. of 3 Bedroom Units: 32</th><th>Sum of Units</th><th>Total 57.11</th></tr><tr><td>Open Space - Land</td><td>\$ 4,802.24</td><td>\$ 6,107.84</td><td>\$ 7,803.32</td><td>\$ 27,613.23</td><td>\$ 918,631.11</td><td>\$ 229,144.33</td><td>\$ 1,234,755.83</td><td>\$ 1,234,755.83</td></tr><tr><td>Open Space - Capital</td><td>\$ 2,279.62</td><td>\$ 3,185.87</td><td>\$ 3,944.41</td><td>\$ 13,655.92</td><td>\$ 484,252.73</td><td>\$ 126,211.23</td><td>\$ 624,127.68</td><td>\$ 624,127.68</td></tr><tr><td>Transport Facilities - Land</td><td>\$ 1,119.69</td><td>\$ 1,467.55</td><td>\$ 1,840.78</td><td>\$ 6,718.12</td><td>\$ 238,268.25</td><td>\$ 62,105.06</td><td>\$ 307,091.43</td><td>\$ 307,091.43</td></tr><tr><td>Transport Facilities - Capital</td><td>\$ 1,742.38</td><td>\$ 2,435.73</td><td>\$ 3,020.12</td><td>\$ 10,464.26</td><td>\$ 370,778.69</td><td>\$ 96,643.72</td><td>\$ 477,876.14</td><td>\$ 477,876.14</td></tr><tr><td>Water Management - Capital</td><td>\$ 454.92</td><td>\$ 636.89</td><td>\$ 788.94</td><td>\$ 2,720.53</td><td>\$ 96,807.89</td><td>\$ 25,233.36</td><td>\$ 124,770.87</td><td>\$ 124,770.87</td></tr><tr><td>Administration</td><td>\$ 59.88</td><td>\$ 81.84</td><td>\$ 103.79</td><td>\$ 359.49</td><td>\$ 12,743.08</td><td>\$ 3,221.30</td><td>\$ 16,423.55</td><td>\$ 16,423.55</td></tr><tr><td>Total</td><td>\$ 10,154.51</td><td>\$ 14,216.32</td><td>\$ 17,661.14</td><td>\$ 60,927.69</td><td>\$ 2,160,881.23</td><td>\$ 363,237.23</td><td>\$ 2,785,045.51</td><td>\$ 2,785,045.51</td></tr></table> <p>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. 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. This condition has been imposed in accordance with Contributions Plan No 19. Council’s Contributions Plans can be viewed at www.thehills.nsw.gov.au or a copy may be inspected or purchased at Council’s Administration Centre.</p>		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 57.11	Open Space - Land	\$ 4,802.24	\$ 6,107.84	\$ 7,803.32	\$ 27,613.23	\$ 918,631.11	\$ 229,144.33	\$ 1,234,755.83	\$ 1,234,755.83	Open Space - Capital	\$ 2,279.62	\$ 3,185.87	\$ 3,944.41	\$ 13,655.92	\$ 484,252.73	\$ 126,211.23	\$ 624,127.68	\$ 624,127.68	Transport Facilities - Land	\$ 1,119.69	\$ 1,467.55	\$ 1,840.78	\$ 6,718.12	\$ 238,268.25	\$ 62,105.06	\$ 307,091.43	\$ 307,091.43	Transport Facilities - Capital	\$ 1,742.38	\$ 2,435.73	\$ 3,020.12	\$ 10,464.26	\$ 370,778.69	\$ 96,643.72	\$ 477,876.14	\$ 477,876.14	Water Management - Capital	\$ 454.92	\$ 636.89	\$ 788.94	\$ 2,720.53	\$ 96,807.89	\$ 25,233.36	\$ 124,770.87	\$ 124,770.87	Administration	\$ 59.88	\$ 81.84	\$ 103.79	\$ 359.49	\$ 12,743.08	\$ 3,221.30	\$ 16,423.55	\$ 16,423.55	Total	\$ 10,154.51	\$ 14,216.32	\$ 17,661.14	\$ 60,927.69	\$ 2,160,881.23	\$ 363,237.23	\$ 2,785,045.51	\$ 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 57.11																																																																				
Open Space - Land	\$ 4,802.24	\$ 6,107.84	\$ 7,803.32	\$ 27,613.23	\$ 918,631.11	\$ 229,144.33	\$ 1,234,755.83	\$ 1,234,755.83																																																																				
Open Space - Capital	\$ 2,279.62	\$ 3,185.87	\$ 3,944.41	\$ 13,655.92	\$ 484,252.73	\$ 126,211.23	\$ 624,127.68	\$ 624,127.68																																																																				
Transport Facilities - Land	\$ 1,119.69	\$ 1,467.55	\$ 1,840.78	\$ 6,718.12	\$ 238,268.25	\$ 62,105.06	\$ 307,091.43	\$ 307,091.43																																																																				
Transport Facilities - Capital	\$ 1,742.38	\$ 2,435.73	\$ 3,020.12	\$ 10,464.26	\$ 370,778.69	\$ 96,643.72	\$ 477,876.14	\$ 477,876.14																																																																				
Water Management - Capital	\$ 454.92	\$ 636.89	\$ 788.94	\$ 2,720.53	\$ 96,807.89	\$ 25,233.36	\$ 124,770.87	\$ 124,770.87																																																																				
Administration	\$ 59.88	\$ 81.84	\$ 103.79	\$ 359.49	\$ 12,743.08	\$ 3,221.30	\$ 16,423.55	\$ 16,423.55																																																																				
Total	\$ 10,154.51	\$ 14,216.32	\$ 17,661.14	\$ 60,927.69	\$ 2,160,881.23	\$ 363,237.23	\$ 2,785,045.51	\$ 2,785,045.51																																																																				
STRUCTURAL DETAILS																																																																												
B13	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: (a) the relevant clauses of the NCC; and (b) this development consent.	<ul style="list-style-type: none">Accredia, CC1 No. A220008/CC-01, 20/1/2023 – Schedule 4 List of Supporting Plans and CertificationsStructural drawings	Structural drawings were provided as evidence during the audit. CC1 lists all endorsed structural plans in Schedule 4.	Compliant																																																																								
EXTERNAL WALLS AND CLADDING																																																																												
B14	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the NCC.	<ul style="list-style-type: none">Interview with Auditees#22427-241122- Doran Drive Plaza Precinct Balustrade DCD-R1, 2/5/2024#22427-250210-Doran Drive Plaza Precinct shelf angle Design-DCD, 10/2/2025NCC	NS Fair Trading Design Compliance Declarations sighted for the façade and refer to the shelf angle design certificate and the Balustrade Structural Report. NB: Morasey are not qualified designers or certifiers and cannot verify compliance with external walls and cladding.	Not assessed																																																																								
B15	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier documented	<ul style="list-style-type: none">Interview with Auditees	NS Fair Trading Design Compliance Declarations sighted for the façade	Not assessed																																																																								

	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.	<ul style="list-style-type: none"> • #22427-241122- Doran Drive Plaza Precinct Balustrade DCD-R1 • #22427-250210-Doran Drive Plaza Precinct shelfangle Design-DCD • NCC 	and refer to the shelf angle design certificate and the Balustrade Structural Report. NB: Morasey are not qualified designers or certifiers and cannot verify compliance with external walls and cladding.	
ACCESS AND SANITARY FACILITIES FOR PEOPLE WITH DISABILITIES				
B16	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.	<ul style="list-style-type: none"> • Interview with Auditees • NCC 	This condition will be the subject of a later CC.	Not triggered
MECHANICAL VENTILATION				
B17	The premises must be ventilated in accordance with the NCC and applicable Australian Standards.	<ul style="list-style-type: none"> • Interview with Auditees • NCC and applicable Australian Standards • JHA Design Certificate Mechanical Services, dated 31/4/2024 • CC5 	On 31/4/2024 JHA Consulting Engineers (NSW) Pty Ltd issued a Certificate of Design for Mechanical Services. The certificate was prepared pursuant to the provisions of Clause A5.2 of the Building Code of Australia and associated with portion CC5 of the Doran Drive Precinct project. The Design Certificate references relevant BCA provisions, Australian Standards and Fire and CFD Engineering Reports. The Certificate was issued by an accredited Mechanical Engineer.	Compliant
B18	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details that any mechanical ventilation and/or air conditioning system for the development complies with the NCC and applicable Australian Standards, prepared by a suitably qualified person certified in accordance with Clause A2.2(a)(iii) of the NCC, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.	<ul style="list-style-type: none"> • Interview with Auditees • NCC and applicable Australian Standards • JHA Design Certificate Mechanical Services, dated 31/4/2024 • CC5 	On 31/4/2024 JHA Consulting Engineers (NSW) Pty Ltd issued a Certificate of Design for Mechanical Services. The certificate was prepared pursuant to the provisions of Clause A5.2 of the Building Code of Australia and associated with portion CC5 of the Doran Drive Precinct project. The Design Certificate references relevant	Compliant

			BCA provisions, Australian Standards and Fire and CFD Engineering Reports. The Certificate was issued by an accredited Mechanical Engineer.	
REFLECTIVITY				
B19	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier report/documentation demonstrating that external treatments, materials and finishes of the development do not cause adverse or excessive glare.	<ul style="list-style-type: none"> • Interview with Auditees • CC5 • Turner Architectural Design Verification Statement (19068-AVS-CC5-005), dated 22/4/2024 	On 22/4/2024 Turner issued an Architectural Design Verification Statement (19068-AVS-CC5-005) for SSD-15882721 as Modified. The statement refers to the External Finishes Section of the Architecture Schedule for the Reflectivity Index and states <i>"The Doran Drive project is constructed of Face Brickwork with Terracotta coloured metal components, such as awnings and sun shading devices. Hence reflectivity causing glare has been minimised"</i> .	Compliant
SITE STABILITY AND CONSTRUCTION WORK				
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>	<ul style="list-style-type: none"> • EI Australia Geotechnical Investigation, E24724.G03 Rev4, 8/11/2022 • ACE Civil Early Works Management Plan, Rev00, Sept 2022. • ABC Consulting Structural Assessment Report, External Development Adjacent TfNSW Railway Corridor, Report No. 20025-SAR, Nov 2022 • Accredia, CC1 No. A220008/CC-01, 20/1/2023 	<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</p>	Compliant

	(e) details of written approvals that have been obtained from the owners of the adjoining land to install any ground or rock anchors underneath the adjoining premises (including any public roadway or public place).	<ul style="list-style-type: none"> Letter from Council RE: Detailed Engineering Design / Roads Act Approval, 11/5/2023 	<p>Corridor, Report No. 20025-SAR, Nov 2022</p> <p>CC1 references a number of documents reviewed by the Certifier as evidence of compliance with B20, indicating <i>'satisfaction of the Certifier'</i>.</p> <p>(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.</p> <p>(e) Letter from The Hills Shire Council sighted providing approval for temporary underground anchors below the footpath verge.</p>	
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN				
B21	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating that the design of the development has incorporated the CPTED management and mitigation measures included within the CPTED report prepared by Barker Ryan Stewart Pty Ltd, dated July 2021.	<ul style="list-style-type: none"> Interview with Auditees CPTED report prepared by Barker Ryan Stewart Pty Ltd, dated July 2021 Turner Architectural Design Statement (19068-AVS-CC5_013) [CPTED], dated 22.4.2024 JHA Electrical Design Statement [CPTED], dated 7.3.2024 CC5 	<p>Architectural Design Verification statement [CPTED] prepared by Turner, dated 22.04.24 and Electrical Design Verification statement CPTED] prepared by JHA, dated 07.03.24 sighted as evidence of compliance with Condition B21.</p> <p>Turner states the <i>"design of the development has incorporated the crime prevention though environmental design assessment (CPTED) management and mitigation measures included within the CPTED report prepared by Barker Ryan Stewart, dated July 2021"</i>.</p> <p>JHA states <i>"the proposed security, CCTV, access control system as well as security lighting design has</i></p>	Compliant

			<i>incorporated the CPTED management and mitigation measures included within the CPTED Report Rev. 7, prepared by Barker Ryan Stewart, dated 14 July 2021".</i> Issue of CC5 is evidence of satisfaction of the Certifier.	
ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
B22	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating the development incorporates all design, construction and operation measures as identified in the Environmental Performance and ESD Report, prepared by ARUP, dated 1 June 2021.	<ul style="list-style-type: none"> • Interview with Auditees • Environmental Performance and ESD Report, prepared by ARUP, dated 1 June 2021. • Condition B22, B23 - Compliance Statement prepared by E-Lab, dated 29.2.24 	Compliance Statement prepared by E-Lab, dated 29.02.24 sighted as evidence of compliance with Condition B22. Professional Engineer of Engineering Lab NSW Pty Ltd confirms installed works at the subject site comply with Conditions B22 and B23. Issue of CC5 is evidence of satisfaction of the Certifier.	Compliant
B23	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating that the development will achieve a minimum 5 Star Green Star rating in accordance with the Green Star Design and As-Built V.1.3 (Green Building Council Australia).	<ul style="list-style-type: none"> • Interview with Auditees • Green Star Design and As-Built V.1.3 (Green Building Council Australia) • Condition B22, B23 - Compliance Statement prepared by E-Lab, dated 29.2.24 	Compliance Statement prepared by E-Lab, dated 29.02.24 sighted as evidence of compliance with Condition B23. Professional Engineer of Engineering Lab NSW Pty Ltd confirms installed works at the subject site comply with Conditions B22 and B23. Issue of CC5 is evidence of satisfaction of the Certifier.	Compliant
INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS				
B24	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating: (a) all toilets installed within the development will be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS);	<ul style="list-style-type: none"> • Interview with Auditees • Water Efficiency and Labelling Scheme (WELS) • Turner Architectural Design Verification [Fixtures], dated 22.4.2024 	Architectural Design Verification statement [CPTED] prepared by Turner, dated 22.04.24 sighted as evidence of compliance with Condition B24 Turner states the "Regarding the certification requirements for	Compliant

	<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"> CC5 	<p><i>Construction Certification 05: Fit out, we confirm that in our opinion the architectural documentation is consistent with the requirements outlined in the above condition, evidenced by the selection of bathroom fittings.”.</i></p> <p>Issue of CC5 is evidence of satisfaction of the Certifier.</p>	
MECHANICAL PLANT NOISE MITIGATION				
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"> Interview with Auditees Noise Policy for Industry (EPA, 2017) Acoustic Logic Acoustic Design Compliance Certificate, dated 1.3.2024 	<p>Acoustic Design Compliance Certificate prepared by Acoustic Logic, dated 1.3.2024 sighted as evidence of compliance with Conditions B25 and B26 and states the “Based on our review, this office can confirm that the advice provided in ‘Doran Drive Precinct – Acoustic Specification’ prepared by this office (ref: 20230121.1/0709A/R0/BJ, dated 7th September 2023, revision 0), and in the acoustic letter titled ‘Proposed Woolworth Plant Room on Level 5, Doran Drive, Castle Hill – Acoustic Treatments’ prepared by this office (ref: 20230121.1/0709A/R0/BJ, dated 7th September 2023, revision 0) and the details presented in the architectural and mechanical documentation satisfies the requirements of Items B25 and B26 for Construction Certificate A220008/CC-05 of SSD-15882721 for proposed development “Showgrounds” – 2 Doran Drive, Castle Hill.”.</p>	Compliant

			Issue of CC5 is evidence of satisfaction of the Certifier.	
COMPLIANCE WITH ACOUSTIC ASSESSMENT				
B26	Prior to the issue of the relevant Construction Certificate, the Applicant must submit evidence to the Certifier demonstrating that the design of the development has incorporated all performance parameters, requirements, engineering assumptions and recommendations contained in the Acoustic Report, prepared by Koikas Acoustics, dated 10 June 2022.	<ul style="list-style-type: none"> • Interview with Auditees • Acoustic Report, prepared by Koikas Acoustics, dated 10/6/2022 • Acoustic Logic Acoustic Design Compliance Certificate, dated 1.3.2024 	Acoustic Design Compliance Certificate prepared by Acoustic Logic, dated 1.3.2024 sighted as evidence of compliance with Conditions B25 and B26 and states the “Based on our review, this office can confirm that the advice provided in ‘Doran Drive Precinct – Acoustic Specification’ prepared by this office (ref: 20230121.1/0709A/R0/BJ, dated 7 th September 2023, revision 0), and in the acoustic letter titled ‘Proposed Woolworth Plant Room on Level 5, Doran Drive, Castle Hill – Acoustic Treatments’ prepared by this office (ref: 20230121.1/0709A/R0/BJ, dated 7 th September 2023, revision 0) and the details presented in the architectural and mechanical documentation satisfies the requirements of Items B25 and B26 for Construction Certificate A220008/CC-05 of SSD-15882721 for proposed development “Showgrounds” – 2 Doran Drive, Castle Hill.”. Issue of CC5 is evidence of satisfaction of the Certifier.	Compliant
WIND MITIGATION MEASURES				
B27	Prior to the issue of the first above ground Construction Certificate, the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has incorporated the wind mitigation measures contained within the document titled Pedestrian	<ul style="list-style-type: none"> • Interview with Auditees • Email to the Certifier RE: B27, dated 18/4/2023 	Turner Architectural Verification Statement (19068-AVS-CC2-006), dated 18/4/2023 sighted confirming compliance with Condition B27.	Compliant

	Wind Study, prepared by RWDI Australia Pty Ltd, dated 24 March 2022.	<ul style="list-style-type: none"> Email from Certifier RE: B27, dated 26/4/2023 Turner Architectural Verification Statement (19068-AVS-CC2-006), dated 18/4/2023 Construction Certificate No. A220008/CC-02 (CC2), dated 27/4/2023 Pedestrian Wind Study, prepared by RWDI Australia Pty Ltd, dated 24/3/2022 	Evidence of submission to the Certifier sighted.	
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>Note: Sydney Water's Tap in™ in online service is available at: https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm</p>	<ul style="list-style-type: none"> 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 	<p>Sydney Water Approval sighted for 2 Doran Drive Castle Hill NSW. Based on plans supplied (Australian Locating Services Drawing 207218-US, November 2022) & ABC Consultants Job No. 20025, Drwg No. S01.122, Rev1, 4/10/2022.</p> <p>Proposed building/structure is approved to construction over/adjacent to a Sydney Water Asset, subject to requirements.</p>	Compliant
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> <p>(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;</p> <p>(ii) maximum 341 retail / commercial spaces; and</p>	<ul style="list-style-type: none"> Interview with Auditees Turner Architectural Design Verification Statement [Carparking], dated 22.4.2024 CC5 	<p>Architectural Design Verification Statement [Carparking] prepared by Turner, dated 22.4.2024 sighted as evidence of compliance with Condition B29. Turner states <i>"The Construction Certificate documents for CC5 have been co-ordinated with The Traffic Report by Varga Traffic"</i></p>	Compliant

	<p>(iii) minimum 7 carshare spaces.</p> <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> <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 AUSTROADS.</p>		<p><i>Planning Pty Ltd and incorporates the items above”.</i></p> <p>Issue of CC5 is evidence of satisfaction of the Certifier.</p>	
BICYCLE PARKING				
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"> • Interview with Auditees • Turner Architectural Design Verification Statement [Bicycle Parking], dated 22.4.2024 • CC5 	<p>Architectural Design Verification Statement [Bicycle Parking] prepared by Turner, dated 22.4.2024 sighted as evidence of compliance with Condition B30 and B31. Turner states <i>“The Construction Certificate documents for CC5 have been co-ordinated with The Traffic Report by Varga Traffic Planning Pty Ltd and incorporates the items above.”.</i></p> <p>Issue of CC5 is evidence of satisfaction of the Certifier.</p>	Compliant
B31	<p>The layout, design and security of bicycle facilities must comply with the applicable Australian Standards.</p>	<ul style="list-style-type: none"> • Interview with Auditees • Turner Architectural Design Verification Statement [Bicycle Parking], dated 22.4.2024 • CC5 	<p>Architectural Design Verification Statement [Bicycle Parking] prepared by Turner, dated 22.4.2024 sighted as evidence of compliance with Condition B30 and B31. Turner states <i>“The Construction Certificate documents for CC5 have been co-</i></p>	Compliant

			<i>ordinated with The Traffic Report by Varga Traffic Planning Pty Ltd and incorporates the items above.”.</i> Issue of CC5 is evidence of satisfaction of the Certifier.	
LANDSCAPING				
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> <ul style="list-style-type: none"> (a) details of tree planting, including pot sizes; (b) details of soil depth and volume consistent with the recommendations contained in Soil Specification Design Report, prepared by SESL Australia, dated April 2021 (c) detail the location, species, maturity and height at maturity of plants to be planted on-site; (d) demonstrate adequate drainage and watering systems for the planters; (e) landscaping that interprets or reflects the local/cultural setting, including the relationship of the Site to Cattai Creek as part of the overall connection to Country response; (f) details of plant maintenance and watering for the first 12 months; (g) a commitment to replace plants with the same species if any plant loss occurs within the maintenance period; (h) detail of all landscape materials, surfaces and finishes; and (i) evidence of consultation with GANSW and the Applicant’s response to its advice. 	<ul style="list-style-type: none"> • Interview with Auditees • Landscape Plans and Report prepared by Urbis, dated April 2022 	This condition will be the subject of a later CC (CC7 for public domain & external works).	Not triggered
PUBLIC ART				
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 & Jamie Eastwood (RtS, Appendix 15). Evidence of consultation with GANSW and the Applicant’s response to its advice, including any</p>	<ul style="list-style-type: none"> • Interview with Auditees • Public Art Strategy, prepared by CK Stathum and Jennifer Turpin (EIS, Appendix 19) 	This condition will be the subject of a later CC (CC7 for public domain & external works).	Not triggered

	necessary amendments to these documents, must be provided to the satisfaction of the Planning Secretary.	<ul style="list-style-type: none"> Connecting to Country Strategy, prepared by Danny Eastwood & Jamie Eastwood (RtS, Appendix 15) 		
STORMWATER MANAGEMENT SYSTEM				
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> <p>(f) reduce annual average pollution export loads from the development in line with the following environmental targets:</p> <p>(i) 90% reduction in the annual average load of gross pollutants</p> <p>(ii) 85% reduction in the annual average load of total suspended solids</p> <p>(iii) 65% reduction in the annual average load of total phosphorous</p> <p>(iv) 45% reduction in the annual average load of total nitrogen</p>	<ul style="list-style-type: none"> Interview with Auditees Council's Design Guidelines Subdivisions/Developments and Works Specifications Subdivisions/Developments Applicable Australian Standards Letter from AT&L RE: CC2 Design Certificate, dated 27/4/2023 <i>Australian Rainfall and Runoff (Engineers Australia, 2016)</i> and <i>Managing Urban Stormwater: Council Handbook (EPA, 1997)</i> guidelines AT&L CC4 Design Certificate Building A, B, C & D (including basements) (Stormwater Design Statement), dated 6.3.2024 CC5 	<p>Letter from AT&L RE: CC2 Design Certificate, dated 27/4/2023 states civil engineering plans prepared by AT&L generally meet the requirements of B34, excluding external works subject to Council Section 138 approval.</p> <p>Stormwater Design Statement prepared by AT&L, dated 6.3.2024 sighted as evidence of compliance with Conditions B34, B35 and B36.</p> <p>AT&L states <i>"This letter is to certify the Civil Engineering Plans prepared by AT&L generally meet the objectives and requirements of the Hills Shire Council and other relevant authorities. The specific Standards and Conditions met include but are not limited to:</i></p> <ul style="list-style-type: none"> <i>☑ The Hills Shire Council "Design Guidelines Subdivision/Developments"</i> <i>☑ The Hills Shire Council "Works Specification Subdivisions/Developments"</i> <i>☑ OEH's Managing Urban Stormwater: Soils and Construction Guideline "Blue Book".</i> <i>☑ AS3500.3 (2018)</i> <i>☑ Condition B35 'Stormwater Quality'</i> <i>☑ Condition B34 'Stormwater Management System'</i> 	Compliant

			<p>☑ Condition B36 'Stormwater Quality'</p> <p>o Excludes external works subject to Council S138 Approval</p> <p>o FFL's lower than the levels (plus 300mm or 500mm) provided by "Civil and Stormwater Engineering Services Pty Ltd" on the 20th April 2023, will be adjust to suit prior to commencement of works</p> <p>o Refer to FPL certification from Civil and Stormwater Engineering Services."</p> <p>Issue of CC5 is evidence of satisfaction of the Certifier.</p>	
STORMWATER QUALITY				
B35	<p>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.</p>	<ul style="list-style-type: none"> • Interview with Auditees • Stormwater Management Plan, dated June 2022, prepared by AECOM • Letter from AT&L RE: CC2 Design Certificate, dated 27/4/2023 • AT&L CC4 Design Certificate Building A, B, C & D (including basements) (Stormwater Design Statement), dated 6.3.2024 • CC5 	<p>Letter from AT&L RE: CC2 Design Certificate, dated 27/4/2023 states civil engineering plans prepared by AT&L generally meet the requirements of B34, excluding external works subject to Council Section 138 approval.</p> <p>Refer to commentary RE: AT&L Stormwater Design Statement, dated 6.3.2024 for Condition B34.</p> <p>Issue of CC5 is evidence of satisfaction of the Certifier.</p>	Compliant
B36	<p>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).</p>	<ul style="list-style-type: none"> • Interview with Auditees • Letter from AT&L RE: CC2 Design Certificate, dated 27/4/2023 	<p>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</p>	Compliant

		<ul style="list-style-type: none"> Flood Impact Assessment report prepared by ACE Civil Stormwater Pty Ltd, dated July 2021 (ref: ACE200124) City Plan Environmental Impact Statement (EIS), Doran Drive Precinct, 19-276, July 2021 AT&L CC4 Design Certificate Building A, B, C & D (including basements) (Stormwater Design Statement), dated 6.3.2024 CC5 	<p><i>proposed development the runoff from the site would be directed to OSD and only a small part of the site would directly contribute runoff to Doran Avenue. The proposed OSD for the development, near the intersection of Doran Avenue and Mandala Parade, is shown to overflow during the 1% AEP flood. However, the overflow depth is not significant and the provisional flood hazard remains Low. Further downstream, within the flood detention basin and the Cattai Creek there is reduction in flood levels and hence no adverse impact."</i></p> <p>The Flood Impact Assessment concluded that the development will not have any potential adverse impact of overland flooding.</p> <p>Letter from AT&L RE: CC2 Design Certificate, dated 27/4/2023 states civil engineering plans prepared by AT&L generally meet the requirements of B34, excluding external works subject to Council Section 138 approval.</p> <p>Refer to commentary RE: AT&L Stormwater Design Statement, dated 6.3.2024 for Condition B34.</p> <p>Issue of CC5 is evidence of satisfaction of the Certifier.</p>	
ADAPTABLE UNITS				
B37	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier a report from a suitably qualified consultant that any adaptable dwellings specified	<ul style="list-style-type: none"> Interview with Auditees Turner Architectural Design Verification 	Architectural Design Verification Statement [Adaptable Units] prepared by Turner, dated 22.4.2024 sighted as evidence of compliance with	Compliant

	in the approved plans or supporting documentation comply with the applicable Australian Standards.	Statement [Adaptable Units], dated 22.4.2024 <ul style="list-style-type: none"> CC5 	Condition B37. Turner states <i>"The Construction Certificate documents for CC5 have been co-ordinated with The Access Report by Access Australia and aligns with the requirements."</i> Issue of CC5 is evidence of satisfaction of the Certifier.	
BASIX CERTIFICATION				
B38	The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate Nos. 1205244M_03 and any updated certificate issued if amendments are made. The BASIX Certificate must be submitted to the Certifier with all commitments clearly shown on the Construction Certificate plans.	<ul style="list-style-type: none"> Interview with Auditees BASIX Certificate Nos. 1205244M_03 	This condition will be the subject of a later CC.	Not triggered
WASTE MANAGEMENT				
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> <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>	<ul style="list-style-type: none"> Interview with Auditees Turner Architectural Design Verification [Waste Management], dated 22.4.2024 CC5 	<p>Architectural Design Verification Statement [Waste Management] prepared by Turner, dated 22.4.2024 sighted as evidence of compliance with Condition B39. Turner states <i>"The Construction Certificate documents for CC5 have been co-ordinated with The Waste Management Report by Elephant's Foot and incorporates the items above."</i></p> <p>Issue of CC5 is evidence of satisfaction of the Certifier.</p>	Compliant

	<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> <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</p>			
--	--	--	--	--

	<p>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>			
SYDNEY METRO CORRIDOR PROTECTION				
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> <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>	<ul style="list-style-type: none"> • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 • Impact Assessment on Sydney Metro Assets (Doc Ref. E24724.G06_Rev6) Revision 6, prepared by EI Australia, dated 22 June 2022 	<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>	Compliant

	<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 & SW2 – Dwg no. S01.111 Revision P6 dated 18 November 2021</p> <p>(v) Shoring Wall Elevation SW3 & SW4 – Dwg no. S01.112 Revision P6 dated 18 November 2021</p> <p>(vi) Shoring Wall Elevation SW5 & SW6 – Dwg no. S01.113 Revision P6 dated 18 November 2021</p> <p>(vii) Shoring Wall Elevation SW7 & 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>(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"> • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 • Impact Assessment on Sydney Metro Assets (Doc Ref. E24724.G06_Rev6) Revision 6, prepared by EI Australia, dated 22 June 2022 	<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>	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"> • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 • Impact Assessment on Sydney Metro Assets (Doc Ref. E24724.G06_Rev6) Revision 6, prepared by EI Australia, dated 22 June 2022 	<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>	Compliant

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"> • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 • Impact Assessment on Sydney Metro Assets (Doc Ref. E24724.G06_Rev6) Revision 6, prepared by EI Australia, dated 22 June 2022 	<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>	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 & Environment's document titled "Development Near Rail Corridors and Busy Roads - Interim Guideline" (2008) and the Sydney Metro Underground Corridor Protection Guidelines (available from www.sydneymetro.info);</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"> • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 • Impact Assessment on Sydney Metro Assets (Doc Ref. E24724.G06_Rev6) Revision 6, prepared by EI Australia, dated 22 June 2022 	<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>	Compliant
B45	The Applicant must:	<ul style="list-style-type: none"> • Acoustic Response Letter (Doc Ref. 	Letter from Sydney Metro confirms that, based on Sydney Metro's review	Compliant

	<p>(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</p> <p>(b) incorporate as part of the development all the measures recommended in the acoustic assessment report.</p>	<p>4214R20211027jt) prepared by Koikas Acoustics dated 28 October 2021</p> <ul style="list-style-type: none"> Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 	<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>	
B46	<p>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.</p> <p>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.</p>	<ul style="list-style-type: none"> Accredia, CC1 No. A220008/CC-01, 20/1/2023 Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 Impact Assessment on Sydney Metro Assets (Doc Ref. E24724.G06_Rev6) Revision 6, prepared by EI Australia, dated 22 June 2022 	<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>	Compliant
B47	<p>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.</p>	<ul style="list-style-type: none"> Electrolysis and Stray Traction Current Report (Doc No. A715-498-293) Revision 4 prepared by Cathodic Protection Services dated 25 November 2021 	<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</p>	Compliant

		<ul style="list-style-type: none"> Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 	documents and plans demonstrating satisfaction with each of the relevant conditions.	
B48	<p>A copy of the electrolysis report is to be provided to the Certifier with the application for a Construction Certificate.</p> <p>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.</p>	<ul style="list-style-type: none"> Accredia, CC1 No. A220008/CC-01, 20/1/2023 Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 Interview with Auditees 	<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>	Compliant
B49	<p>No work is permitted within the rail corridor, any easements or stratum which benefit Sydney Metro, at any time, unless the prior approval of, or an Agreement with, Sydney Metro has been obtained by the Applicant.</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>	<ul style="list-style-type: none"> Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 Accredia, CC1 No. A220008/CC-01, 20/1/2023 Interview with Auditees 	<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>	Compliant

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"> Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 Accredia, CC1 No. A220008/CC-01, 20/1/2023 Interview with Auditees 	<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>	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</p> <p>(b) Demolition, excavation and construction methodology and staging.</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"> Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 Accredia, CC1 No. A220008/CC-01, 20/1/2023 Interview with Auditees 	<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>	Compliant
B52	<p>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.</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>	<ul style="list-style-type: none"> Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 	<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>	Compliant

		<ul style="list-style-type: none"> • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Interview with Auditees 		
B53	<p>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.</p> <p>The Certifier must not issue a Construction Certificate until written confirmation has been received from Sydney Metro that this condition has been satisfied.</p>	<ul style="list-style-type: none"> • Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Interview with Auditees 	<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>	Compliant
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"> • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 1/6/2023 • Interview with Auditees 	<p>Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms that Condition B54 has been satisfied. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant condition.</p>	Compliant
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</p>	<ul style="list-style-type: none"> • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Letter from Sydney Metro to Deicorp, RE: 	<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</p>	Compliant

	<p>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>	<p>State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022</p> <ul style="list-style-type: none"> • Interview with Auditees 	<p>satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.</p>	
B56	<p>If required by Sydney Metro, prior to the issue of a Construction Certificate the Applicant must contact the Sydney Metro Corridor Protection Team to determine the need for the lodgement of a bond or bank guarantee for the duration of the works and the sum of any required bond or bank guarantee.</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>	<ul style="list-style-type: none"> • Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Interview with Auditees 	<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>	Compliant
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"> • Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Interview with Auditees Hydrologic assessment report 	<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>	Compliant

B58	The Applicant must ensure that all drainage from the development is adequately disposed of and managed and must ensure that no drainage is discharged into the railway corridor unless prior written approval has been obtained from Sydney Metro. The Certifier must not to issue a Construction Certificate or Occupation Certificate for the development unless this condition has been satisfied.	<ul style="list-style-type: none"> Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 Accredia, CC1 No. A220008/CC-01, 20/1/2023 Interview with Auditees 	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant
B59	Copies of any certificates, drawings, approvals or documents endorsed by, given to or issued by Sydney Metro must be submitted to Council for its records prior to the issue of any Construction Certificate.	<ul style="list-style-type: none"> Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 Accredia, CC1 No. A220008/CC-01, 20/1/2023 Interview with Auditees 	Letter from Sydney Metro confirms that, based on Sydney Metro's review of the documents submitted to Sydney Metro, Sydney Metro confirms the conditions of consent have been satisfied: B40-B53, B55-B59 and D47. The letter references the relevant documents and plans demonstrating satisfaction with each of the relevant conditions.	Compliant

PART C – 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"> • Accredia CDC No A220008/CDC-01, 9/12/22 • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Accredia Notice of Commencement of Construction, 20/1/2023 • Email from Deicorp to DPE & The Hills Shire, dated 20/1/2022 	<p>Notice of Commencement for SSD 15882721 sighted, dated 20/1/2022.</p> <p>Email from Deicorp to DPE & 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"> • Interview with Auditees • Email from Deicorp to DPE & The Hills Shire, dated 20/1/2022 	<p>The development is staged as follows:</p> <ul style="list-style-type: none"> • Stage 1 (Towers A&B & Retail) • Stage 2 (Towers C&D) <p>Notification covered the whole project. Refer also Condition C1.</p>	Compliant

ACCESS TO INFORMATION

C3	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in 	<ul style="list-style-type: none"> • hillsshowgroundvillagecommunityportal.com.au 	<p>The Project Website has been established. The documents available on the website included:</p> <ul style="list-style-type: none"> (a) <ul style="list-style-type: none"> (i) Architectural drawings, Landscape drawings & DA approved drawings (as referenced in A2) (ii) SSD 15882721 Development Consent & Modifications (iii) CEMP, CPTMP, AQMP, CNVMP & SWMP (current versions) (iv) Reports and management plans (v) Summary of monitoring results (Vibration, Surveys for Metro movement, Survey for K&G by DC). No 	Compliant
----	--	--	---	-----------

	<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>further vibration monitoring post-excavation</p> <p>(vi) Summary of current stage of works</p> <p>(vii) Contact phone number and email address</p> <p>(viii) Complaints Register (current)</p>	
SURVEY CERTIFICATE				
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"> • LTS Letter RE: 2 Mandala Pde, Castle Hill Showground, dated 7/12/2022 • LTS Site Survey, Ref: 51524 007BDY2, undated • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Interview with Auditees 	<p>LTS Registered Surveyor's provided drawings showing the marked site boundary, locations of footings and foundations. LTS Plan shows proposed building to boundary distances over proposed Lots 1-5, Doran Drive Castle Hill.</p>	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"> • Interview with Auditees 	<p>To be satisfied prior to issue of the Occupation Certificate (OC).</p>	Not triggered

C6	Prior to the commencement of works, the Applicant must submit to the satisfaction of the Certifier a Registered Surveyor's certificate detailing the setting out of the proposed building on the site, including the relationship of the set out building to property boundaries.	<ul style="list-style-type: none"> Registered Surveyor's certificate - LTS Letter RE: 2 Mandala Pde, Castle Hill Showground, dated 7/12/2022 Interview with Auditees 	<p>Refer C4 – LTS Letter is the Registered Surveyor's Certificate.</p> <p>LTS Registered Surveyor's provided drawings showing the marked site boundary, locations of footings and foundations.</p>	Compliant
PROTECTION OF PUBLIC INFRASTRUCTURE AND STREET TREES				
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"> DBYD Records (Various), 19/9/2022 HCC Engineers Pre-Dilapidation Report, Hills Plaza (Corner of Doran Drive & Carrington Road), Project Ref: 2022082.NP1, dated 15/9/2022 HCC Engineers Pre-Dilapidation Report, The Hills Showground Metro Station, Project Ref: 2022082.M1, dated 15/9/2022 HCC Engineers Pre-Dilapidation Report, Council Assets, Project Ref: 2022082.CA1, dated 15/9/2022 Email to Council RE: Copies of Dilap Reports, 17/3/2023 Accredia, CC1 No. A220008/CC-01, 20/1/2023 Rain Tree Consulting Aboricultural Assessment & Tree Protection Plan, 	<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 & Telstra / NBN Co.</p> <p>b) Dilapidation Reports have been prepared for Council Assets, Sydney Metro & Neighbouring Properties (Hills Plaza). The Dilapidation Reports are listed in CC1 confirming submission to and satisfaction of the Certifier.</p> <p>Evidence of submission of Dilapidation Reports to Council was sighted, dated 17/3/2023.</p> <p>c) An Aboricultural Assessment & Tree Protection Plan (TPP) has been prepared. Tree protection measures were in place for street trees outside the site boundary in compliance with the TPP. An arborist inspection was conducted on 17/11/22 and letter provided from arborist on 18/11/2022 confirming that tree protection measures had been established in accordance with current Australian</p>	Compliant

		<p>Ref No- RTC-12422, 19/9/2022</p> <ul style="list-style-type: none"> • Tree Removal Plan, 22-999-SKC01, dated 28/7/2022 • Email from Council (Vegetation & Aboricultural Assessment Officer), (approval for tree removal), dated 18/10/2023 • Arborist Inspection – Tree Protection Certification, Smart Arbor Professional Consulting, dated 18/11/2022 • Australian Standard 4970 Protection of Trees on Development Sites • Site inspection 18/2/2025 • Email from Council RE: Temporary Tree Removal, dated 15/3/2023 	<p>Standards, the TPP, 19/9/2022 and Boundary Level Plan by AT&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>Further approval was provided by Council for the removal of 13 Ironbark trees on the nature strips of Andalusian Way and De Clambe Drive on 15/3/2023 to allow space for the establishment of work zones.</p> <p>Tree protection was in place for the three remaining trees on De Clambe Drive at the time of the audit.</p>	
UTILITIES AND SERVICES				
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"> • Sydney Water Building Plan Approved – Subject to Requirements, Asset Not Affected, Tap in Ref no.: 1513503, Building Plan No. 4/10/2022, dated 6/10/2022 • Interview with Auditees 	<p>Sydney Water Approval sighted for 2 Doran Drive Castle Hill NSW. Based on plans supplied Australian Locating Services Drawing 207218-US, November 2022 & ABC Consultants Job No. 20025, Drwg No. S01.122, Rev1, 4/10/22.</p> <p>The proposed building/structure is approved for construction over/adjacent to a Sydney Water Asset, subject to requirements.</p>	Compliant

		<ul style="list-style-type: none"> • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Site inspection, 18/2/2025 • The Hills Shire Council Road Opening Permit No. 210/2023/RO, dated 26/9/2022 • Email correspondence with Council, dated 7/3/2025 	<p>An Endeavour Energy substation is planned for construction. Deicorp has obtained Level 1 approvals. A temporary power connection was in place for the site compound at the time of IA4.</p> <p>At the time of the IA5 site inspection, stormwater connection works were underway on Andalusian Way. A Road Opening Permit, dated 26/9/2022 for ePtahway / temporary water supply was provided as evidence of council approval, and emails from Council confirming inspections have been undertaken, dated 7/3/2025.</p>	
C9	<p>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.</p>	<ul style="list-style-type: none"> • Interview with Auditees • Email from Endeavour Energy • Endeavour Energy Certification Letter, 25/5/2023 • Email from JHA RE: Showground - Compliance with SSDA condition no C9, dated 22/3/2023 • Site inspection, 18/2/2025 	<p>An Endeavour Energy substation is planned for construction. Deicorp has obtained Level 1 approvals. A temporary power connection was in place for the site compound at the time of IA4 (until substation is built). Telecommunications is an embedded network (Opticom); Deicorp advised approval not required.</p> <p>Email from JHA RE: Showground - Compliance with SSDA condition No. C9, dated 22/3/2023 states <i>"Neale Hilton the Network Development Specialist informs us that Jemena where involved with NSW planning for the precinct and have installed network provision for our precinct. I believe this covers the "provisions for adequate services" clause".</i></p>	Compliant

DIAL BEFORE YOU DIG SERVICE				
C10	Prior to the commencement of any excavation on or near the site, the Applicant must submit to the satisfaction of the Certifier written confirmation from NSW Dial Before You Dig Service that the proposed excavation will not conflict with any underground utility services.	<ul style="list-style-type: none"> Dial Before You Dig, Job No 32757529, Enquiry date 19/9/2022 Accredia, CC1 No. A220008/CC-01, 20/1/2023 - Satisfaction of Conditions of Consent – Part 2 Interview with Auditees 	<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 the Certifier' 'that the proposed excavation will not conflict with any underground utility services'</i>.</p> <p>Dial Before You Dig Plans were provided as evidence for the stormwater connection works underway at the time of the audit on Mandala Pde and included correspondence to The Hills Shire Council, Sydney Water, Sydney Metro, Nextgen, TfNSW, EE, Optus, Jemena, UECOMM and NBN.</p>	Compliant
COMMUNITY COMMUNICATION STRATEGY				
C11	Before the commencement of construction, the Applicant must prepare a Community Communication Strategy (CCS) for the development to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	<ul style="list-style-type: none"> Deicorp Community Communication Strategy, Hills Showground Village (Doran Drive Precinct), July 2022 	<p>The Community Communication Strategy (CCS) was provided as evidence and included the following:</p> <p>(a) Stakeholders (authorities, community & media) are identified in Section 3</p> <p>(b) Means & methods of communication are set out in Section 5</p> <p>(c) RNC has been engaged as a conduit between the project and the community and will help to coordinate and run community forums</p> <p>(d) Procedures and mechanisms for community feedback, response to</p>	Compliant
C12	The CCS for the development must:			
	<p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p>			

	<p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <ul style="list-style-type: none"> • 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. 		enquiries and resolution of issues including disputes is set out in the CCS Sections 5 & 6.	
C13	The CCS must be submitted to the Planning Secretary for approval no later than one month before the commencement of construction.	<ul style="list-style-type: none"> • DPE Letter to Deicorp, RE: CCS, DPE Ref: SSD-15882721-PA-1, 14/9/2022 • Deicorp Community Communication Strategy, Hills Showground Village (Doran Drive Precinct), July 2022 	CCS approval from DPE sighted for Conditions C11-C15 of SSD-15882721. DPE confirms they have reviewed the CCS and is satisfied it meets the requirements of the relevant conditions of SSD-15882721.	Compliant
C14	Construction must not commence until the CCS has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	<ul style="list-style-type: none"> • DPE Letter to Deicorp, RE: CCS, DPE Ref: SSD-15882721-PA-1, 14/9/2022 	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"> • Interview with Auditees 	Robert Furolo of Deicorp has been engaged as the Communications Manager for the project.	Compliant
DEMOLITION				
C16	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier before the commencement of works.	<ul style="list-style-type: none"> • Deicorp Demolition Statement (C16), dated 30/8/2022 • Interview with Auditees 	Deicorp has confirmed there are no demolition works required for the project that would be relevant to C16.	Not triggered

PRE-CONSTRUCTION DILAPIDATION REPORTS				
C17	Prior to the commencement of any construction, the Applicant must submit to the satisfaction of the Certifier a Pre-Construction Dilapidation Report, prepared by a suitably qualified person.	<ul style="list-style-type: none"> • HCC Engineers Pre-Dilapidation Report, Hills Plaza (Corner of Doran Drive & Carrington Road), Project Ref: 2022082.NP1, dated 15/9/2022 • HCC Engineers Pre-Dilapidation Report, The Hills Showground Metro Station, Project Ref: 2022082.M1, dated 15/9/2022 • HCC Engineers Pre-Dilapidation Report, Council Assets, Project Ref: 2022082.CA1, dated 15/9/2022 • Accredia, CC1 No. A220008/CC-01, 20/1/2023 	<p>Dilapidation Reports have been prepared for Council Assets, Sydney Metro & Neighbouring Properties (Hills Plaza).</p> <p>The Dilapidation Reports are listed in CC1 confirming submission to and satisfaction of the Certifier.</p>	Compliant
C18	The Pre-Construction Dilapidation Report is to detail the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the street) within the 'zone of influence', as defined in any Pre-Construction Dilapidation Report. Any entry into private land is subject to the consent of the owner of the land and any inspection of buildings on privately affected land must include details of the whole building where only part of the building may fall within the 'zone of influence'. A copy of	<ul style="list-style-type: none"> • HCC Engineers Pre-Dilapidation Report, Hills Plaza (Corner of Doran Drive & Carrington Road), Project Ref: 2022082.NP1, dated 15/9/2022 • HCC Engineers Pre-Dilapidation Report, The Hills Showground Metro Station, Project Ref: 	<p>Pre-Construction Dilapidation Reports for Council Assets, Sydney Metro & Neighbouring Properties (Hills Plaza) meet the requirements of C18.</p> <p>Evidence of submission of Dilapidation Reports to Council was sighted, dated 17/3/2023.</p>	Compliant

	the report is to be forwarded to the Planning Secretary and each of the affected property owners.	2022082.M1, dated 15/9/2022 <ul style="list-style-type: none"> HCC Engineers Pre-Dilapidation Report, Council Assets, Project Ref: 2022082.CA1, dated 15/9/2022 Email to Council, dated 16/11/2022 – link to Dilap Reports Email to Council RE: Copies of Dilap Reports, 17/3/2023 		
C19	In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the Planning Secretary that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.	<ul style="list-style-type: none"> Interview with Auditees Email from Deicorp to Certifier, dated 29/11/2022 	Access not known to have been denied for any Pre-Construction Dilapidation Report required.	Not triggered
C20	Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant. Damage must be fully rectified by the Applicant to the satisfaction of the public authority responsible for the public way.	<ul style="list-style-type: none"> Interview with Auditees 	Deicorp advised no damage is known to have been incurred as per C20.	Not triggered
C21	The damage must be fully rectified by the Applicant in accordance with the Council's standards prior to a Certificate of Completion being issued for Public Domain Works or before the final Occupation Certificate is issued for the development, whichever is the sooner.	<ul style="list-style-type: none"> Interview with Auditees 	As per C20.	Not triggered
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				
C22	Prior to the commencement of any earthwork or construction, a Construction Environmental Management Plan (CEMP) shall be submitted to the Certifying Authority. The CEMP shall address, but not be limited to, the following matters where relevant: (a) Details of: (i) hours of work	<ul style="list-style-type: none"> Deicorp Showground Construction & Environmental Management Plan (CEMP), Rev7 23/5/2023 	(a): (i) Section 7, Operating Hours (ii) Section 12.7, Construction Contacts (iii) Section 12.4 Communication Protocols	Compliant

	<p>(ii) 24 hour contact details of site manager (iii) community consultation and complaint handling procedure (iv) traffic management (v) noise and vibration management, prepared by a suitably qualified person (vi) management of dust and odour to protect the amenity of the neighbourhood (vii) stormwater control and discharge, including measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site (viii) contamination management, including any unexpected contamination finds protocol (ix) waste management (x) external lighting in compliance with applicable Australian Standards (xi) flora and fauna management.</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan; (c) Construction Noise and Vibration Management Sub-Plan; (d) Air Quality Management Sub-Plan; (e) Construction Waste Management Sub-Plan; (f) Construction Soil and Water Management Sub-Plan; (g) an unexpected finds protocol for contamination and associated communications procedure; (h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and (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>	<ul style="list-style-type: none"> • Construction Environmental Management Plan (CEMP), CC1, Barker Ryan Stewart, Rev5, 9/9/2022 • Metech Consulting Unexpected Finds Protocol, 1/7/2023 • Accredia, CC1 No. A220008/CC-01, 20/1/2023 – Satisfaction of Conditions of Consent Part 2 • Accredia CDC No A220008/CDC-01, 9/12/22 • El Australia Air Quality Management Plan, Ref: E24724.E21_Rev4, 11/4/2023 • Construction Waste Management Plan (CWMP), Barker Ryan Stewart, Rev4, CC Final v2, 8/9/2022 • Construction Pedestrian & Traffic Management Plan (CPTMP), SBMG Planning, 17/4/2023 • Construction Noise & Vibration Management Plan 	<p>(iv) Construction Pedestrian and Traffic Management Plan (CPTMP), Appendix D (v) Section 7 Noise and Vibration Controls (vi) Section 6, Amenity, Section 8.1 Air & Dust Management (vii) Soil and Water Management Plan, Appendix F & Section 9, Stormwater Management & Sediment Control (viii) Appendix O to the CEMP includes the unexpected contamination finds protocol (ix) Section 10 Waste & Material Reuse Management, Appendix C Waste Management Plan (x) Section 8.5 of the CEMP addresses Control of outdoor artificial lighting during Construction and references applicable Australian Standards. (xi) Section 8.2 of the CEMP addresses Flora and fauna management in relation to biodiversity and references the EIS and Biodiversity Assessment Report.</p> <p>(b) Construction Pedestrian and Traffic Management Plan sighted (c) Construction Noise and Vibration Management Plan sighted (d) Air Quality Management Plan sighted</p>	
--	--	---	--	--

		(CNVMP), Acoustic Logic, Rev1 29/3/2023	<p>(e) Appendix C, Waste Management Plan</p> <p>(f) Appendix E, Soil and Water Management Plan</p> <p>(g) Appendix O to the CEMP includes the unexpected contamination finds protocol. The document also includes information on contamination and refers to the CSWMP which is the main guiding plan for the management of contamination.</p> <p>(h) Section 8.2 of the CEMP addresses Aboriginal and Non-Aboriginal Heritage and includes an unexpected finds protocol for Aboriginal and non-Aboriginal heritage.</p> <p>(i) Section 8.2 of the CEMP addresses contamination management and outlines the waste classification process.</p> <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>	
--	--	---	--	--

CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN SUB-PLAN				
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> <ul style="list-style-type: none"> (a) a description of the development; (b) location of any proposed work zone(s); (c) details of crane arrangements including location of any crane(s) and crane movement plan; (d) haulage routes; (e) proposed construction hours; (f) predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods; (g) construction vehicle access arrangements; (h) construction program and construction methodology, including any construction staging; (i) a detailed plan of any proposed hoarding and/or scaffolding; (j) measures to avoid construction worker vehicle movements within the precinct; (k) consultation strategy for liaison with surrounding stakeholders, including other developments under construction; (l) identify any potential impacts to general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CPTMP; and (m) identify the cumulative construction activities of the development and other projects within or around the development site. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP. 	<ul style="list-style-type: none"> • Construction Pedestrian & Traffic Management Plan (CPTMP), Barker Ryan Stewart, Rev4, 9/9/2022 • Construction Pedestrian & Traffic Management Plan (CPTMP), SBMG Planning, 17/4/2023 • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Email TfNSW Customer Journey Planning RE: CPTMP Endorsement, dated 15/8/2023 	<p>A CPTMP has been prepared for the project. An email verifying consultation with TfNSW Customer Journey Planning (former Sydney Coordination Office (SCO) was provided as evidence, dated 15/8/2023.</p> <p>The CPTMP meets the requirements of C23 as follows:</p> <ul style="list-style-type: none"> (a) Section 2 (b) Appendix A Site Management Plan (c) Appendix A & Appendix B Vehicle Movement Plan (d) Appendix B Vehicle Movement Plan (e) Section 2.5 Construction Hours (f) Section 4.5 Traffic Management Strategy (g) Swept Paths attached in Appendix C, Section 3.5 Vehicular Access (h) Section 2, Project Overview, Section 2.2 Project Staging (i) Appendix A, Site Management Plans (j) Section 4.5 Traffic Management Strategy (k) Section 5 of the CPTMP addresses the consultation strategy for liaison with other development under construction, which are listed. (l) Section 4.5 Traffic Management Strategy (m) Section 4.5 Traffic Management Strategy; Section 5 Impact on Traffic and Transport Operation 	Compliant

			CC1 references Condition C22 as evidence of submission to the Certifier – Satisfaction of Conditions of Consent Part 2.	
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT SUB-PLAN				
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> <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>	<ul style="list-style-type: none"> Construction Noise & Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023 Koikas Acoustics Pty Ltd Construction Noise and Vibration Plan of Management with regards to the Sydney Metro Infrastructure, V5, 21/12/2022 Accredia, CC1 No. A220008/CC-01, 20/1/2023 	<p>Acoustic Logic prepared a Construction Noise & Vibration Management Plan (CNVMP), dated 29/3/2023 (replacing the former Koikas Acoustics Pty Ltd Construction Noise and Vibration Plan of Management), addressing Condition C24. Refer Table 1 Consent Satisfaction table of the CNVMP for reference to each part of Condition C24 and section addressed.</p> <p>CC1 references Condition C24 as evidence of submission to the Certifier – Satisfaction of Conditions of Consent Part 2 indicating ‘satisfaction of the Certifier’.</p>	Compliant

	<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>(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>			
AIR QUALITY MANAGEMENT SUB-PLAN				
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"> (i) objectives and targets; (ii) risk assessment; (iii) suppression improvement plan; 	<ul style="list-style-type: none"> • EI Australia Air Quality Management Plan (AQMP), Ref: E24724.E21_Rev4, 11/4/2023 • Accredia, CC1 No. A220008/CC-01, 20/1/2023 – Satisfaction of Conditions of Consent Part 2 	<p>An AQMP was prepared by EI Australia and includes the following to comply with C25:</p> <p>(a) Qualifications and experience of the AQMP author and Technical Reviewer were included in the Document Control section of the AQMP, Page 2, and in Table 1-1.</p> <p>(b) Criteria for air quality monitoring for deposited dust is included in Table 5-1 and discussed in Section 5.4. Odour controls are addressed in Section 5.4.1 Acceptable Limits of Secondary Effects and includes odour from mobile plant, which is</p>	Compliant

	<p>(iv) monitoring requirements including assigning responsibility (for all employees and contractors);</p> <p>(v) communication strategy; and</p> <p>(vi) system and performance review for continuous improvements.</p>		<p>to be determined on site using olfactory methods by responsible site personnel (via daily inspections).</p> <p>(c) A mission statement is included in Section 1.4.</p> <p>(d) (i) Objectives Section 1.3, Targets Section 1.4</p> <p>(ii) Risk Assessment, Section 7.1</p> <p>(iii) Suppression improvements are included in Section 7.5.</p> <p>(iv) Monitoring requirements Section 6.6; Roles & Responsibilities Section 6.2</p> <p>(v) Internal and external communication Section 6.5</p> <p>(vi) System and performance review for continuous improvements is included in Section 6.8.</p> <p>CC1 references Condition C25 as evidence of submission to the Certifier – Satisfaction of Conditions of Consent Part 2.</p>	
C26	<p>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.</p>	<ul style="list-style-type: none"> • EI Australia Air Quality Management Plan (AQMP), Ref: E24724.E21_Rev4, 11/4/2023 • Interview with Auditees 	<p>Management and mitigation measures are set out in Section 7.2 of the AQMP. Dust has been identified as the main source of potential air pollution at the site.</p> <p>Criteria for air quality monitoring for deposited dust is included in Table 5-1.</p> <p>Monitoring requirements are set out in Section 6.3 of the AQMP. Air quality monitoring assessments were</p>	Compliant

			previously undertaken by EI Australia and Acoustic Logic. Refer C27 for more information.	
C27	The Applicant must also develop and implement an appropriate comprehensive Reactive Air Quality and Odour Management Plan which will incorporate an Ambient Air Monitoring Program and Reactive Management Strategy to ensure that the assessment criteria are met during the works.	<ul style="list-style-type: none"> • EI Australia Air Quality Management Plan (AQMP), Ref: E24724.E21_Rev4, 11/4/2023 • Acoustic Logic Dust Monitoring Report 7/9/2023-14/9/2023, Rev2 25/9/2023 • Acoustic Logic Dust Monitoring Report 30/10/2023-6/11/2023, Rev3 15/12/2023 • Interview with Auditees 	<p>Deicorp advised no odour issues had been identified on the site to date.</p> <p>A Reactive Air Quality and Odour Management Strategy was included in Section 6 and the procedure in Appendix C of the AQMP.</p> <p>Acoustic Logic previously conducted dust monitoring and produced reports for the period: 7/9/23-14/9/23 & 30/10/23-6/11/23. Dust monitoring requirements were switched off after bulk excavation finished in November 2023. Monitoring was undertaken using 2x SiteHive Hexanode dust monitors. Criteria (Maximum Concentration) for PM₁₀ (50µg/m³) and PM_{2.5} (25µg/m³) were established. No further air quality or dust monitoring was conducted during the audit period.</p> <p>For information related to identified exceedances and Council penalty notice for dust emissions please refer to the IA3 Independent Audit Report. There were no dust-related complaints received during the audit period.</p>	Compliant
CONSTRUCTION WASTE MANAGEMENT SUB-PLAN				
C28	Prior to the commencement of any earthwork or construction, the Applicant shall submit to the satisfaction of the Certifier a Construction Waste Management Sub-Plan (CWMP) for the	<ul style="list-style-type: none"> • Construction Waste Management Plan (CWMP), Barker Ryan Stewart, Rev 4, 8/9/2022 	<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>	Compliant

	<p>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> <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"> (i) a traffic plan showing transport routes within the site; (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 (iii) the name and address of each licensed facility that will receive waste from the site (if appropriate). 	<ul style="list-style-type: none"> • Accredia, CC1 No. A220008/CC-01, 20/1/2023 	<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> <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>	
--	---	--	--	--

CONSTRUCTION SOIL AND WATER MANAGEMENT PLAN SUB-PLAN				
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> <p>(a) describe all erosion and sediment controls to be implemented during construction;</p> <p>(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);</p> <p>(c) detail all off-Site flows from the Site; and</p> <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>	<ul style="list-style-type: none"> • SLR Construction Soil and Water Management Plan (CSWMP), 2 Mandala Parade Castle Hill, v1.0 5/7/2023 • Deicorp Construction Soil and Water Management Plan (SWMP), RevB, 6/1/2023 • Accredia, CC1 No. A220008/CC-01, 20/1/2023 	<p>SLR prepared a SWMP for the project, dated 5/7/2023. The SWMP includes an Erosion and Sediment Control Plan (ESCP).</p> <p>ERSED was considered a low risk at the time of the audit. The buildings were out of the ground between Levels 7-10. A street sweeper was engaged as required and controls were in place around stormwater inlets as required. One opportunity for improvement was identified for controls on the stormwater inlet down-gradient of the concrete pumping on Andalusian Way. Refer to Condition D25 for more information.</p> <p>(a) Refer Sections 2 & 3 of the SWMP.</p> <p>(b) Refer Section 2.2 of the SWMP.</p> <p>(c) Refer Section 1.5 of the SWMP.</p> <p>(d) Refer Sections 2 & 3 of the SWMP.</p> <p>CC1 references the CSWMP, reviewed by the Certifier as evidence of compliance with C25, indicating <i>'satisfaction of the Certifier'</i>.</p>	Compliant
CONSTRUCTION PARKING				
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"> • Construction Pedestrian & Traffic Management Plan (CPTMP), Barker Ryan Stewart, Rev4, 9/9/2022 • Construction Pedestrian & Traffic Management Plan 	<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 has been updated to address the site compound. Section 4.3 of the CPTMP addresses the</p>	Compliant

		(CPTMP), SBMG Planning, 17/4/2023 • Email to Certifier RE: C22-C30 & C36, dated 21/7/2023 • Accredia, CC1 No. A220008/CC-01, 20/1/2023	construction worker car parking strategy. Evidence of submission of C30 requirements to the Certifier was sighted, dated 21/7/2023.	
COMPLIANCE				
C31	Prior to the commencement of any earthwork or construction, the Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	• Interview with Auditees	As per Condition A16.	Compliant
BARRICADE PERMIT				
C32	Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the <i>Roads Act 1993</i> for a Barricade Permit is to be obtained from the relevant authority prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant authority.	• Work Zone Approval, Mandala Parade (includes Work Zone at 3 De Clambe Drive/2 Mandala Pde and Work Zone at 4 Andalusian Way/2 Mandala Pde to 17/2/25-30/6/25 (19 weeks), The Hills Shire Council, 24/2/2025 • Accredia, CC1 No. A220008/CC-01, 20/1/2023 • Interview with Auditees	Approval from The Hills Shire Council for the use of the parking lane and footpath on De Clambe Drive & Andalusian Way as temporary work zones for 19 weeks was sighted, dated 24/2/2025. Council has installed signs at the work zone indicating allowed hours of use.	Compliant
HOARDING				
C33	An application under section 138 of the <i>Roads Act 1993</i> is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road (if required) and such application is to include: (a) architectural, construction and structural details of the design as well as any proposed artwork; and	• Interview with Auditees • MTS Approval EW240315.1 Showground Village - Work Access	Deicorp advised hoarding around the site is on the site boundary and does not extend onto a public road. Approval for the erection of B Class hoarding on Mandala Parade was	Not triggered

	(b) structural certification prepared and signed by an appropriately qualified practising structural engineer.	Request - DCHSV01, dated 15/3/2024	provided from Metro Trains Sydney (MTS), dated 15/3/2024 with condition for Deicorp to rectify any paver damage from the hoarding.	
OUTDOOR LIGHTING				
C34	Prior to commencement of any lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<ul style="list-style-type: none"> Interview with Auditees 	This condition will be the subject of a later CC.	Not triggered
PUBLIC LIABILITY INSURANCE				
C35	Prior to the commencement of any earthwork or construction over, on or below Council land, the Applicant must submit to the satisfaction of the Certifier evidence of Public Liability Insurance, with a minimum liability of \$10 million. A copy of the Insurance cover is to be provided to Council.	<ul style="list-style-type: none"> Deicorp P/L Insurance Mentor Certificate of PL Insurance, \$20M, 30/6/2024-2025 Accredia, CC1 No. A220008/CC-01, 20/1/2023 Accredia, CC2 No. A220008/CC-02, 27/4/2023 Interview with Auditees 	CC1 references a Coverforce Certificate of Insurance, reviewed by the Certifier as evidence of compliance with C35, indicating ' <i>satisfaction of the Certifier</i> '. CC2 references a PI Certificate of Currency [Policy 171-R005122-PLP] only, though the Coverforce Certificate of PL Insurance, \$20M, 30/6/2024-2025 was sighted during the audit. Mentor Certificate of PL Insurance, \$20M, 30/6/2024-2025 sighted.	Compliant
REMEDIATION – UNEXPECTED FINDS PROTOCOL				
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"> Metech Consulting Unexpected Finds Protocol, 1/7/2023 Detailed Site Investigation (DSI) by EI Australia, dated 9/7/2021 (ref: E24724.E02_Rev2) 	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. An Unexpected Finds Protocol (UFP) for contamination has been prepared by Metech Consulting in July 2023.	Compliant

		<ul style="list-style-type: none"> Email to Certifier RE: C22-C30 & C36, dated 21/7/2023 Accredia, CC1 No. A220008/CC-01, 20/1/2023 Interview with Auditees 	<p>The Metech report references Condition C36 and states <i>"This report presents the UFP that has been prepared to satisfy this consent condition"</i>.</p> <p>Evidence of submission of C36 requirements to the Certifier was sighted, dated 21/7/2023.</p>	
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"> El Australia Dewatering Management Plan, Castle Hill, Ref: E24724.E16_Rev0, 18/11/2021 El Australia Groundwater Take Assessment, Castle Hill, Ref: E24274.G12_Rev1, 11/5/2022 PR Water Pty Ltd Specialist Water Management Report, 7/2/2024 PR Water Pty Ltd Specialist Water Management Report, 15/2/2024 El Australia Letter to Deicorp RE: Groundwater Dewatering for Basement Construction at 2 Mandala Pde, Castle Hills NSW, dated 26/9/2023 DPE Letter to El Australia RE: Doran Drive Precinct (SSD-15882721) – 	<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 and operation and to assess whether tanking is required for the basement.</p> <p>Section 4.1 estimates groundwater take during Construction to be 1.09 ML/8 months (which equates to 1.64 ML/Year).</p> <p>Section 4.2 estimates groundwater take during Operation to be 1.63 ML/Year (assuming a drained basement design).</p> <p>El Australia concludes that groundwater flows could be controlled by a sump and pump system and tanking is unwarranted.</p> <p>(b) As the project's predicted construction and operational water take is less than 3ML per year, studies indicate a Water Access Licence (WAL) is unlikely to be required under</p>	Compliant

		<p>Condition 37, dated 31/10/2023</p> <ul style="list-style-type: none"> • El Australia Groundwater Monitoring Report No. 10 Ref E24724.G11.10, dated 22/10/2024 • El Australia Groundwater Monitoring Report No. 11 Ref E24724.G11.11, dated 21/11/2024 • El Australia Groundwater Monitoring Report No. 12 Ref E24724.G11.12, dated 9/1/2025 • El Australia Groundwater Monitoring Report No. 13 Ref E24724.G11.13, dated 24/1/2025 • Interview with Auditees 	<p>Schedule 4 Clause 7 of the <i>Water Management (General) Regulations 2018</i>. A Water Access Licence (WAL) exemption is available under the Regulations.</p> <p>Groundwater Monitoring Reports were provided from Oct 2024-Jan 2025 and provide a summary of groundwater levels. The reports state <i>“Due to the shallow depth to bedrock from the existing ground surface level, El is of the opinion that any settlement caused by the observed groundwater level drawdown will be negligible. The groundwater levels observed during excavation are similar to the modelled groundwater level drawdown predicted in our Groundwater Take Assessment Report referenced E24724.G12_Rev1 and dated 11 May 2022”</i>.</p> <p>It is understood that the requirement to discharge water offsite for the project commenced within the IA3 audit period, with no water reported to have been discharged from site during the IA1 and IA2 audit periods (when the basement excavation was shallower).</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 & 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.</p> <p>(e) <i>A DMP and/or monitoring and reporting schedule for the operational phase had not yet been prepared at the time of IA5 but is anticipated to be developed following installation and operation of OSD tanks and filtration systems in the basement. This program should take into account water quality and volumes identified during basement construction.</i></p> <p>DPE Water Letter to EI Australia RE: Doran Drive Precinct (SSD-15882721) – Condition 37, dated 31/10/2023 confirms DPE Water “<i>is satisfied the requirements of Condition C37(a-d) of approval SSD-15882721 have been met. DPE Water notes Condition 37(e) is yet to be addressed</i>”.</p>	
--	--	--	--	--

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"> Site inspection 18/2/2025 	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"> Site inspection 18/2/2025 Site Notice: Castle Hill Showground, 2 Mandala Parade, Castle Hill NSW 2154 	<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"> Interview with Auditees CEMP & Construction Noise & Vibration Management Plan 	<p>There were no complaints received by nearby residents about out of hours work during the audit period.</p> <p>Out of hours works were conducted in two instances on a Sunday. Refer to Condition D4 for details.</p>	Compliant
----	--	--	--	-----------

		(CNVMP), Acoustic Logic, Rev1 29/3/2023		
		<ul style="list-style-type: none"> Deicorp Complaints and Enquiries Register, 18/2/2025 		
D4	No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> Interview with Auditees CEMP & Construction Noise & Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023 Deicorp Complaints and Enquiries Register, 18/2/2025 Email from The Hills Shire Council RE: Approval to carry out works outside standard permitted hours (crane raising only on Sun 29/9/2024), dated 26/9/2024 Email from The Hills Shire Council RE: Approval to carry out development works outside standard permitted hours (Ref: 87/2025/CODWOS on Sun 27/10/2024, 8am-5pm), dated 24/10/2024 	<p>Two instances of work carried out on a Sunday are known to have occurred during the audit period. Both instances were for the purpose of tower crane raising and were undertake on Sunday 29/9/2024, and Sunday 27/10/2024.</p> <p>Evidence of approval from The Hills Shire Council was sighted.</p> <p>NB: <i>It is unclear whether Council has the authority to approve out of hours works for this project as they did not issue the SSD planning approval. This is a matter between Council and the Department so has not been considered further here, and the Sunday crane works are considered compliant with Condition D4 due to the Council approval sighted.</i></p>	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"> Interview with Auditees CEMP Construction Noise & Vibration Management 	No emergencies have reportedly occurred during the project, requiring out of hours works.	Not Triggered

		Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023		
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"> Interview with Auditees 	No emergencies have reportedly occurred during the project, requiring out of hours works.	Not Triggered
D7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	<ul style="list-style-type: none"> Interview with Auditees CEMP & Construction Noise & Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023 	<p>The requirements of Condition D7 are documented in the CEMP & CNVMP. Surface miners were removed in November 2023. Excavators with hammers were in place until mid-December 2023.</p> <p>The final Level B5 slab was poured in January 2024.</p> <p>All rock breaking and excavation was complete at the time of the IA4 audit. Concrete pours for out of ground levels were underway. Progress is as follows:</p> <ul style="list-style-type: none"> Building A – up to Level 9 Building B – up to Level 10 Building C – up to Level 7 Building D – up to Level 7 	Compliant
INCIDENT NOTIFICATION, REPORTING AND RESPONSE				
D8	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	<ul style="list-style-type: none"> Interview with Auditees CEMP 	No environmental incidents requiring DPHI notification are known to have occurred during the audit period.	Not Triggered
D9	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	<ul style="list-style-type: none"> Interview with Auditees 	As per Condition D8	Not Triggered
NON-COMPLIANCE NOTIFICATION				
D10	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the	<ul style="list-style-type: none"> Interview with Auditees 	Procedures for dealing with Non-Compliances (NCs) and environmental	Not Triggered

	Applicant becomes aware of any non-compliance. The Certifier must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	<ul style="list-style-type: none"> • CEMP • Deicorp Complaints and Enquiries Register, 18/2/2025 	incidents are documented in the CEMP. The auditees did not identify any NCs during the audit period.	
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"> • Interview with Auditees 	As per Condition 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"> • NA 	Noted	Not Triggered
SAFework REQUIREMENTS				
D13	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	<ul style="list-style-type: none"> • Site Management Plan • Site inspection 18/2/2025 • Interview with Auditees 	The Site Management Plan shows the extent of hoarding around the whole site, gates and padlocks. CCTV is in place for the site compound. Security guards are engaged at night to patrol the work site and compound.	Compliant
IMPLEMENTATION OF MANAGEMENT PLANS				
D14	The Applicant must ensure the requirements of the Construction Environmental Management Plan, Construction Pedestrian Traffic Management Plan, Construction Noise and Vibration Management Sub-Plan, Air Quality Management Plan and Construction Waste Management Plan required by Part B of this consent are implemented during construction.	N/A	As per later section of the audit on CEMP & Sub Plan compliance.	Compliant
CONSTRUCTION NOISE LIMITS				
D15	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP.	<ul style="list-style-type: none"> • Construction Noise & Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023 • Site inspection 18/2/2025 	The CNVMP sets out mitigation measures to be implemented to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). The implementation of selected CNVMP mitigation measures has been assessed in a later section of the audit.	Compliant

			Standard working hours, respite during hammering / noisy works, pre-start checks for machinery. Noise monitoring is to be conducted in the event of a complaint.	
D16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the subject site or surrounding residential precincts outside of the construction hours of work outlined under this consent.	<ul style="list-style-type: none"> • Construction Noise & Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023 • Interview with Auditees • Deicorp Complaints and Enquiries Register, 18/2/2025 • Interview with Auditees 	<p>No complaints were received about out of hours work or deliveries during the audit period.</p> <p>Auditees advised there were no known instances of construction vehicles (including concrete agitator trucks) arriving at the subject site or surrounding residential precincts outside of the construction hours of work outlined under this consent.</p> <p>After non-compliances for concrete overruns identified in previous audits, to reduce the risk of recurrence measures have been designed and implemented, e.g. concrete pours have been split up to reduce the volume of concrete required per pour. Reduces risk of delays due to traffic & work out of hours.</p> <p>Auditees advised concrete pours for out of ground levels were generally much smaller (~200m³) than those required for the basement slabs (up to 1,500m³), with very low risk of running overtime.</p> <p>Planning for concrete pours >~300m³ is conducted with a Concrete Coordinator from the supplier. An assessment is undertaken ongoing prior to and during the pour which involves traffic monitoring, proposed</p>	Compliant

			volume, speed of supply etc. This process has worked to reduce risks associated with potential overruns. The majority of concrete structures were complete at the time of IA5 and only minor pours were planned ongoing.	
D17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	<ul style="list-style-type: none"> Deicorp Pre-Start form – Excavator Rego EX1501, 23.2.2023 Deicorp Pre-Start Form – Excavator Rego EX3602, 7.8.2023 	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.	Compliant
D18	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the 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.	<ul style="list-style-type: none"> Construction Noise & Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023 Interview with Auditees 	Section 9.7.6 of the CNVMP addresses respite periods in relation to Condition D7 and Section 7 specifies allowable hours for high noise impact works.	Compliant
D19	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	<ul style="list-style-type: none"> Construction Noise & Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023 Interview with Auditees 	No offensive noise is known to have occurred from the project to date.	Compliant
VIBRATION CRITERIA				
D20	Vibration caused by construction at any residence or structure outside the Site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); (b) for human exposure to vibration, the evaluation criteria set out in the <i>Environmental Noise Management Assessing Vibration: A</i>	<ul style="list-style-type: none"> Construction Noise & Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023 	No vibratory impact to structures or human comfort is known to have occurred to date. A Rail Risk Management Plan has been prepared for vibratory risks to Sydney	Compliant

	<p><i>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"> • Koikas Acoustics Letter RE: Additional Vibration Monitoring, 22/11/2022 • EI Australia Monitoring Plan for Sydney Metro Report #E24724.G10 Rev6, dated 16/11/2022 • GKA Management Rail Risk Management Plan, Castle Hill, RevB, 20/10/2022 • Paragon Engineering Inclinometer Monitoring Report, 28/9/2023 • Paragon Engineering Vibration Monitoring Report, 8/12/2023-14/12/2023 • Interview with Auditees • Site Inspection, 18/2/2025 • <i>Environmental Noise Management Assessing Vibration: A Technical Guideline</i> 	<p>Metro assets, which includes a risk monitoring strategy in Section 3.0.</p> <p>A Vibration Monitoring Plan has been set out in the Koikas CNVMP, and a letter from Koikas, dated 22/11/2022 further addresses Sydney Metro's request for additional vibration monitoring to consider potential noise impacts to future occupants of the development. The letter addresses concerns with ground-borne noise and vibration. Rail vibration surveys were conducted on 17/11/2022 along the project boundary. Both ground-borne vibration velocity (Section 4.1), and ground-borne noise was within acceptable limits (Section 4.2).</p> <p>In order to measure horizontal movements, three inclinometers have been installed within the shoring wall.</p> <p>EI monitoring report, Section 2.2.2 states <i>"After excavation to BEL and measurements have stabilised ... once per month until basement structure reaches ground level"</i> and <i>"Then, once every second month until the southern tower building structure reaches roof level or alternatively, when inclinometer readings have stabilised by indicating same number for three consecutive measurements"</i>.</p> <p>Vibration monitoring was conducted fortnightly until Dec 2023 (when the basement structure reached Ground level).</p>	
--	---	--	--	--

D21	Vibratory compactors must not be used closer than 30 metres from residential or heritage buildings unless vibration monitoring confirms compliance with the vibration criteria specified above. These limits apply unless otherwise outlined in the project specific CNVMP required by this consent.	<ul style="list-style-type: none"> Construction Noise & Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023 City Plan Environmental Impact Statement (EIS), Doran Drive Precinct, 19-276, July 2021 Interview with Auditees 	<p>Vibratory compactors are not known to have been used on the site.</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) & 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 as having heritage significance at a local level. The EIS states there is <i>"nil to low potential for the proposed development to impact on significant archaeological resources"</i>.</p> <p>The CNVMP was updated as per recommendations in IA2 to include an assessment of the potential of vibration to impact nearby heritage listed structures.</p>	Compliant
AIR QUALITY				
D22	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent. During construction, the Applicant must ensure that: <ul style="list-style-type: none"> (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and 	<ul style="list-style-type: none"> EI Australia Air Quality Management Plan (AQMP), Ref: E24724.E21_Rev4, 11/4/2023 Site Inspection, 18/2/2025 Interview with Auditees 	<p>At the time of the audit excavation was complete and all four buildings were out of the ground. The stage of the project has significantly reduced dust risk at the site.</p> <p>A street sweeper was available as required. Surrounding streets were clean with no signs of tracking from the work zones.</p> <p>Spoil load-out activities were complete at the time of IA4.</p>	Compliant

	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.		Dust was not a noticeable issue at the building site. Dust was observed as a potential issue at the Deicorp site compound and should continue to be managed and monitored.	
SHORING AND ADEQUECY OF ADJOINING PROPERTY				
D23	If the development involves an excavation that extends below the level of the base of the footings of a building, structure or work on adjoining land (including any structure or work within a road or rail corridor), the person having the benefit of the development consent must, at the person's own expense: (a) protect and support the building, structure or work from possible damage from the excavation, and (b) where necessary, underpin the building, structure or work to prevent any such damage. This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to this condition not applying.	<ul style="list-style-type: none"> • NA 	Refer to Sydney Metro corridor protection conditions in Part B.	Compliant
TREE PROTECTION				
D24	While site or building work is being carried out, the Applicant must maintain all required tree protection measures in good condition in accordance with the construction site management plan required under this consent, the relevant requirements of the applicable Australian Standards and any arborist's report approved under this consent. This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.	<ul style="list-style-type: none"> • Site Inspection, 18/2/2025 • Interview with Auditees • Rain Tree Consulting Aboricultural Assessment & Tree Protection Plan, Ref No- RTC-12422, 19/9/2022 • Tree Removal Plan, 22-999-SKC01, dated 28/7/2022 • Email from Council (Vegetation & 	An Aboricultural Assessment & Tree Protection Plan (TPP) has been prepared. Tree protection measures were in place for street trees outside the site boundary in compliance with the TPP. An arborist inspection was conducted on 17/11/22 and letter provided from arborist on 18/11/2022 confirming that tree protection measures had been established in accordance with current Australian Standards, the TPP, 19/9/2022 and Boundary Level Plan by AT&L, 28/7/2022.	Compliant

		<p>Aboricultural Assessment Officer), (approval for tree removal), dated 18/10/2023</p> <ul style="list-style-type: none"> Arborist Inspection – Tree Protection Certification, Smart Arbor Professional Consulting, dated 18/11/2022 Australian Standard 4970 Protection of Trees on Development Sites 	<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>Further approval was provided by Council for the removal of 13 Ironbark trees on the nature strips of Andalusian Way and De Clambe Drive on 15/3/2023 to allow space for the establishment of work zones.</p> <p>Tree protection measures were in place for the three remaining street trees on De Clambe Drive.</p>	
EROSION AND SEDIMENT CONTROL				
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 Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the ‘Blue Book’.</p>	<ul style="list-style-type: none"> Construction Soil and Water Management Plan (Erosion and Sediment Control Plan) SLR Construction Soil and Water Management Plan, 2 Mandala Parade Castle Hill, v1.0 5/7/2023 Site Inspection, 18/2/2025 Interview with Auditees 	<p>The requirement for erosion and sediment control measures was limited due to the stage of works at the time of the inspection.</p> <p>Controls were in place around the stormwater inlet inside the site boundary on the corner of Doran Drive and De Clambe Drive.</p> <p>Controls around stormwater grates and along the boundary of the site compound were well maintained.</p>	Compliant

CUT AND FILL				
D26	While building work is being carried out, the Certifier must be satisfied all soil removed from or imported to the Site is managed in accordance with the following requirements: (a) all excavated material removed from the Site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility; and (b) the classification and the volume of material removed must be reported to the Certifier.	<ul style="list-style-type: none"> • Interview with Auditees • Site Inspection, 18/2/2025 	There was no excavated spoil, ENM or VENM removed from the site during the audit period. Refer to previous Independent Audit reports for verification of compliance with Condition D26. NB: <i>This audit does not constitute a detailed waste audit, nor compliance with NSW waste legislative or regulatory requirements.</i>	Not triggered
D27	All fill material imported to the Site must be Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i> or a material identified as being subject to a resource recovery exemption by the EPA.	<ul style="list-style-type: none"> • SLR Construction Soil and Water Management Plan, 2 Mandala Parade Castle Hill, v1.0 5/7/2023 • Site Inspection, 18/2/2025 • Interview with Auditees 	No fill material had been imported to the site at the time of this IA5.	Not triggered
DISPOSAL OF SEEPAGE AND STORMWATER				
D28	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i>	<ul style="list-style-type: none"> • Deicorp Dewatering Procedure • SLR Construction Soil and Water Management Plan (CSWMP), 2 Mandala Parade Castle Hill, v1.0 5/7/2023 • CSWMP, Appendix C, PR Water & Coates Hire Operations Proposed Water Treatment System • EI Australia Dewatering Management Plan, Castle Hill, Ref: 	During the IA4 site inspection, the basement excavation was complete and all basement and Ground level concrete pours were complete. Final depth is ~26-27m below ground level). On 19/1/2024 NSW EPA letter to EI Australia refers to EI email seeking approval for groundwater dewatering. NSW EPA letter refers to previously issued correspondence dated 10/5/2022 and 24/3/2021 referring the matter to The Hills Shire Council as the appropriate regulatory authority (ARA).	Compliant

		<p>E24724.E16_Rev0, 18/11/2021</p> <ul style="list-style-type: none"> • Site Inspection, 18/2/2025 • Trinitas Group Water Quality and Analysis Report, Ref 6357.2, dated 26/10/2023 • Trinitas Group Water Quality and Analysis Report, Ref 6357.1, dated 12/4/2024 • PR Water Pty Ltd Specialist Water Management Report No. 11, 30/9/2024 • PR Water Pty Ltd Specialist Water Management Report No. 12, 17/10/2024 • PR Water Pty Ltd Specialist Water Management Report No. 13, 20/11/2024 • PR Water Pty Ltd Specialist Water Management Report No. 14, 9/12/2024 • PR Water Pty Ltd Specialist Water Management Report No. 15, 27/1/2025 • PR Water Pty Ltd Specialist Water Management Report No. 16, 13/2/2025 	<p>Procedures for the discharge of water are set out in the Dewatering Management Plan, which was issued to DPE Water / NRAR per recommendation in IA2 to comply with Condition C37).</p> <p>On 12/4/2024 Trinitas provided a water analysis report after testing background/baseline water sampling pre-treatment for the proposed dewatering from temporary Intermediate Bulk Container (IBC). With the exception of Aluminium, Copper and Zinc which are above the exposure standard, the results of the remaining Contaminants of Potential Concern (CoPCs) were below the adopted ANZ Guidelines - Freshwater Ecosystem for 95% species protection. PR Water designed a water treatment system based on the above water quality monitoring results including pH correction, TSS reduction and minor heavy metal removal. The system has been implemented, and post-treatment the water is tested and discharged to stormwater if required water quality parameters are met.</p> <p>It is understood that PR Water have been engaged by Deicorp to conduct water quality monitoring services and to adjust chemical dosing of the water treatment system. PR Water quality testing reports from Sept 2024-Feb 2025 were sighted during the audit. pH and Turbidity were within</p>	
--	--	--	--	--

		<ul style="list-style-type: none"> • Letter from NSW EPA RE: No Comment on Planning Advice Request, dated 24/3/2021 • Letter from NSW EPA RE: Doran Drive Precinct Development. No Comment on Planning Advice Request, dated 10/5/2022 • Letter from NSW EPA RE: 3 Mandal Pde, Castle Hill (Showground), dated 19/1/2024 • El Australia Letter to Deicorp RE: Groundwater Dewatering for Basement Construction at 2 Mandala Pde, Castle Hills NSW, dated 26/9/2023 • Interview with Auditees 	<p>discharge criteria. Elevated metals, predominantly Zinc, were detected but determined to align with natural levels in the groundwater.</p> <p>Deicorp advised prior to water quality testing water was pumped into IBCs from the holding tank in the basement, and water samples were representative of the entire container. Therefore ongoing monitoring during discharge was not required.</p>	
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"> • SLR Construction Soil and Water Management Plan (CSWMP), 2 Mandala Parade Castle Hill, v1.0 5/7/2023 • Email from The Hills Shire Council RE: (ECM:20827436) Deicorp Showground CSWMP, dated 25/7/2023 • Deicorp Dewatering Procedure • El Australia Dewatering Management Plan, Castle 	<p>As per D28, a Dewatering Management Plan had been prepared for the site and Dewatering Procedure had been drafted.</p> <p>Rainwater that accumulates from the bounds of the project site is stored on Level B6, then treated and discharged as per the process described above for groundwater in Condition D28.</p> <p>The CSWMP was submitted to The Hills Shire Council for review on 21/7/2023. The Council Environmental and Health Coordinator responded on 25/7/2023 stating the CSWMP "has</p>	Compliant

		<p>Hill, Ref: E24724.E16_Rev0, 18/11/2021</p> <ul style="list-style-type: none"> Site Inspection, 18/2/2024 El Australia Letter to Deicorp RE: Groundwater Dewatering for Basement Construction at 2 Mandala Pde, Castle Hills NSW, dated 26/9/2023 Interview with Auditees 	<p><i>been reviewed and is considered suitable and satisfactory. No alterations or amendments are requested. Please implement the plan for the duration of the build".</i></p> <p>Deicorp has assumed the above correspondence from Council constitutes approval for the proposed site water and groundwater discharge arrangements, as documented in the CSWMP in accordance with Conditions D29 and D30.</p>	
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"> As per D29 	As per Condition D29.	Compliant
ASBESTOS				
D31	<p>The Applicant must ensure that any asbestos encountered is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including:</p> <p>(a) <i>Work Health and Safety Regulation 2017</i>;</p> <p>(b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016;</p> <p>(c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016; and</p> <p>(d) <i>Protection of the Environment Operations (Waste) Regulation 2014.</i></p>	<ul style="list-style-type: none"> Site Inspection, 18/2/2025 Interview with Auditees 	No asbestos has been encountered to date.	Not triggered
CONSTRUCTION TRAFFIC				
D32	All construction vehicles are to be contained wholly within the Site, except if located in an approved on-street work zone, and vehicles must enter the Site before stopping.	<ul style="list-style-type: none"> Site Inspection, 18/2/2025 Interview with Auditees 	There were no construction vehicles observed to be stopped or parked on public roads during the inspection.	Compliant

			Approved work zones had been established on De Clambe Way and Andalusian Way. Deliveries are received via the temporary driveway on the corner of De Clambe Drive and Doran Drive, or into the site compound.	
ROAD OCCUPANCY LICENCE				
D33	A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	<ul style="list-style-type: none"> Deicorp Permit/Licence Register, 18/2/2025 Interview with Auditees 	No lane or road closures within the audit period.	Compliant
NO OBSTRUCTION OF PUBLIC WAY				
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"> Site Inspection, 18/2/2025 	The public way was not obstructed by any materials, vehicles, refuse skips or the like during the inspection.	Compliant
CONTACT TELEPHONE NUMBER				
D35	The Applicant shall ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.	<ul style="list-style-type: none"> Site Inspection, 18/2/2025 Interview with Auditees 	24-hour contact number (Site Manager) is on Site Notice. Refer to Condition D2 .	Compliant
COVERING OF LOADS				
D36	All vehicles involved in the excavation and / or demolition process and departing from the Site with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.	<ul style="list-style-type: none"> Site Inspection, 18/2/2025 Interview with Auditees 	Requirement to cover loads is documented in the CEMP. There was no spoil load-out during the audit.	Compliant
VEHICLE CLEANSING				
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"> Site Inspection, 18/2/2025 Interview with Auditees 	There was no tracking evident from the project site, or from the site compound down De Clambe Drive, or Andalusian Way during the site inspection. There was no visible airborne dust observed during the site inspection.	Compliant

			<p>Deicorp advised a street sweeper was engaged as required. The sweeper had cleaned roads and surrounds prior to the audit.</p> <p>There was no load-out of material from the project site during the audit. Concrete trucks moving from the site compound to work zones were not generating dust or creating tracking on surrounding roads.</p>	
UNCOVERING RELICS OR ABORIGINAL OBJECTS				
D38	<p>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.</p>	<ul style="list-style-type: none"> • Interview with Auditees • City Plan Environmental Impact Statement (EIS), Doran Drive Precinct, 19-276, July 2021 • Deicorp Showground Construction & Environmental Management Plan (CEMP), Rev7 23/5/2023 	<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> <p>An UFP for Heritage was included in the CEMP.</p>	Not triggered
D39	<p>In this condition: "relic" means any deposit, artefact, object or material evidence that:</p>	<ul style="list-style-type: none"> • Interview with Auditees 	<p>No relics or Aboriginal objects are known to have been uncovered during the project.</p>	Not triggered

	<p>(a) <i>relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and</i></p> <p>(b) <i>is of State or local heritage significance; and</i></p> <p>“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>			
SYDNEY METRO CORRIDOR PROTECTION				
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"> • Interview with Auditees • Site Survey Plans • Deicorp Building Practitioner Statement, 11/1/2023 	<p>IA1-IA3 & IA5: 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> <p>During IA4 a NC with Condition D40 was raised for stormwater connection works outside the site boundary on Mandala Drive, and potentially within 25m of the rail corridor. Evidence of close-out of actions was verified. Refer to the main Audit Report for details.</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:</p> <p>(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</p> <p>(b) acts as the authorised representative of the Applicant</p>	<ul style="list-style-type: none"> • Interview with Auditees • Deicorp Building Practitioner Statement, 11/1/2023 	<p>The authorised representatives for the Applicant are nominated as Luke Fitzgerald (Site Manager), Bill Stavrinis (Manager Major Projects), & Andrew Coleman (Construction & Development Executive) of Deicorp, as</p>	Compliant

	(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.		notified in letter, dated 11/1/2023, including contact details. 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"> • Interview with Auditees 	As per sighted communication provided throughout the audit. Refer Sydney Metro Corridor Protection conditions of approval.	Compliant
D43	Where a condition of consent requires consultation with Sydney Metro, the Applicant shall forward all requests and/or documentation to the relevant Sydney Metro interface team.	<ul style="list-style-type: none"> • Interview with Auditees 	As per relevant consultation conditions as verified during the audit.	Compliant
D44	The Applicant must ensure that all existing and future drainage works on the development site will be directed into the appropriate local council or approved drainage system.	<ul style="list-style-type: none"> • Deicorp Building Practitioner Statement, 11/1/2023 • JHA Certificate of Design – Hydraulic and Drainage Services CC5, dated 1/5/2024 • CC5 	Hydraulic and Drainage Services Design Certification prepared by JHA, dated 1.5.2024 sighted as evidence of compliance with Condition D44. JHA certifies that pursuant to the provisions of Clause A5.2 of the BCA and Section 8(4) of the EP&A (<i>Development Certification and Fire Safety</i>) Regulation 2021, “that the hydraulic and drainage building services in accordance with normal engineering practice and meets the requirements of the BCA and relevant Australian Standards. In particular, the design is in accordance with the following: <ul style="list-style-type: none"> ▪ NCC 2019 Amendment 1 National Construction Code of Australia o Clause F1.1 ▪ AS3500.1-2018: Plumbing and Drainage Part 1: Water Services 	Compliant

			<ul style="list-style-type: none"> ▪ AS3500.2-2018: Plumbing and Drainage Part 2: Sanitary Plumbing and Drainage ▪ AS3500.3-2018: Plumbing and Drainage Part 3: Stormwater Drainage ▪ AS3500.4-2018: Plumbing and Drainage Part 4: Heated Water Services ▪ AS5601.1-2022: Gas Installations ▪ Fire Engineering Report: 22066 R01 Issue 4 – 29 February 2024”. <p>Issue of CC5 is evidence of satisfaction of the Certifier.</p>	
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"> • Interview with Auditees 	No water has been known to collect on or near the railway corridor to date.	Compliant
D46	<p>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</p> <ul style="list-style-type: none"> (a) site investigations; (b) foundation, pile and anchor set out; (c) set out of any other structures below ground surface level or structures which will transfer any load or bearing; (d) foundation, pile and anchor excavation; (e) other excavation; (f) surveying of foundation, pile and anchor excavation and surveying of as built excavations; (g) other concreting; or (h) any other event that Sydney Metro has notified to the Applicant in writing so that Sydney Metro may inspect the carrying out or completion of those works on the development site. 	<ul style="list-style-type: none"> • Interview with Auditees • Deicorp Building Practitioner Statement, 11/1/2023 • Site inspection, 18/2/2025 	<p>During the IA4 site inspection stormwater connection works were underway on Mandala Drive, outside the site boundary. The auditor requested evidence that the works were not within the 25m rail protection zone, but this evidence was not provided within the audit timeframe.</p> <p>Evidence of close-out of actions was verified. Refer to the main Audit Report for details.</p> <p>There were no works known to have been undertaken within or near the 25m rail exclusion zone during the IA5 audit period.</p>	Compliant

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"> • Interview with Auditees • HCC Engineers Pre-Dilapidation Report, Hills Plaza (Corner of Doran Drive & Carrington Road), Project Ref: 2022082.NP1, dated 15/9/2022 • HCC Engineers Pre-Dilapidation Report, The Hills Showground Metro Station, Project Ref: 2022082.M1, dated 15/9/2022 • HCC Engineers Pre-Dilapidation Report, Council Assets, Project Ref: 2022082.CA1, dated 15/9/2022 • Sydney Metro Risk Management Plan • Letter from Sydney Metro to Deicorp, RE: State Environmental Planning Policy (Transport and Infrastructure) 2021 Development Consent - SSD 15882721, dated 20/12/2022 • Pre-Dilapidation Report, Sydney Metro • Last inspection complete with Metro, 15/9/2022 • LTS conducting tunnel surveys – survey reports 	<p>Deicorp advised joint inspections were confirmed to have been conducted with Metro during bulk excavation. Weekly surveys of tunnel assets (LTS) were also conducted in accordance with the Sydney Metro Risk Management Plan during bulk excavation.</p> <p>There has been no ongoing requirement for joint inspections since bulk excavation was complete.</p>	Compliant
-----	---	--	---	-----------



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

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"> • Interview with Auditees • CEMP • EI Australia Air Quality Management Plan (AQMP), Ref: E24724.E21_Rev4, 11/4/2023 • Site inspection 18/2/2025 	There was no exposed soil observed during the audit. At the time of IA4 and IA5 excavation was complete and the Buildings A-D were out of the ground.	Compliant
	Exposed areas will be watered down to prevent dust, especially on windy days and in close proximity to dwellings and public areas		<p>Dust was not a noticeable issue at the building site during the audit, though should be closely monitored within the site compound.</p> <p>The Site Manager advised a sweeper was in use daily around the perimeter of the site. There was evidence that the street sweeper had been used prior to the site inspection.</p>	Compliant
	A shaker pad will be located at exits to remove soil from vehicle tyres		<p>At the time of IA4 and IA5 excavation was complete and there was no remaining spoil for load-out. Plant and machinery required lifting by crane.</p> <p>There was no tracking observed from concrete trucks or other vehicles leaving the site compound, or work zones.</p>	Not triggered
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"> • Interview with Auditees • CEMP • Site inspection 18/2/2025 	Two spill kits were located in the site compound and near the 2,500L crane diesel tank.	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.		No other fuel storage was observed during the site inspection with jerry cans of fuel removed from site since the last audit.	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.		Painting works had commenced for the building. Auditees advised paint brushes were single use and disposed as construction waste.	Compliant

			<p>There was no concrete slurry generated at the time of the IA5 site inspection, with the majority of concrete pours complete.</p> <p>Coir logs and drain controls were in place down-gradient of both work zones. Dried concrete was stored for recycling in the site compound.</p>	
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"> • Interview with Auditees • CEMP • SLR Construction Soil and Water Management Plan, 2 Mandala Parade Castle Hill, v1.0 5/7/2023 • Site inspection 18/2/2025 	<p><u>Project site:</u> There were no exposed / disturbed surfaces at risk of draining into adjacent waterways as the basement excavation was complete and concrete pours commenced. There were no remaining disturbed areas within the building site footprint or surrounds.</p> <p><u>Site compound:</u> A thick layer of bulldust had built up across the hardstand of the Deicorp site compound and posed a potential dust risk. ERSED controls were in place at overflow points on the compound boundary and no dirty water was observed leaving the site.</p> <p>Refer to Condition D22 for recommendation.</p> <p>The risk of overflow during rain events was minimal. Erosion and sediment (ERSED) controls were in place around the site boundary, including the low side of the site along Doran Drive.</p> <p>Controls were in place around stormwater inlets on surrounding streets around the site. Controls were well maintained.</p>	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.			
	<p>Maintenance of control measures:</p> <ul style="list-style-type: none"> • Repair damaged or blocked sections • Remove silt from fencing where built up 			

			Waste storage areas had been established in the site compound. Skip bins for general waste had lids and open skips were provided for construction waste. The waste contractor was Aussie Skips.	
10 Waste & Material Reuse Management	The construction site will be kept free of rubbish, waste material and debris	<ul style="list-style-type: none">• Interview with Auditees• CEMP / Construction Waste Management Plan• Aussie Skips Monthly Waste reports• Site inspection 18/2/2025• Aussie Skips Monthly Report, January 2025• Aussie Skips Monthly Report, December 2024	The site compound and project site was free from significant litter. There was no chemical waste known to have been generated during the project. General waste was stored in designated bins/skips and removed by the waste contractor (Aussie Skips) on a regular basis. Monthly reports are provided by the waste contractor, Aussie Skips.	Compliant
	Chemical waste will be removed from site and disposed of at licenced facilities			
	General waste will be stored in the designated bin/skip and removed by the waste contractor on a regular basis			
	Waste monitoring will be recorded on the daily and weekly Inspection report			
Air Quality Management Plan (AQMP)				
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">• Interview with Auditees• Site inspection 18/2/2025	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">• Site inspection 18/2/2025	Skip bins were located in the site compound for general construction waste. Bins with lids were provided for general and recyclable office wastes. Contents of the bins were not likely to generate dust. No evidence of burning of waste was observed.	Compliant

	Paved roads will be regularly swept and watered when necessary. Use water assisted road sweepers within the site access and roads surrounding the site to remove any material tracked from the site, as necessary.	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 18/2/2025 	There was no evidence of tracking onto De Clambe Drive or surrounding public roads at the time of the audit. Deicorp advised a street sweeper was engaged as required.	Compliant
	Ensure effective water suppression is used during earthworks and soil disturbance activities.	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 18/2/2025 	Earthworks were complete at the time of the audit.	Not triggered
	Cover, or fence stockpiles to prevent wind erosion where they are inactive for extended periods (i.e. for two weeks or more).	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 18/2/2025 	One stockpile of spoil was in place in the site compound and is understood to have been generated from levelling of the compound. Auditees advised waste classification would be conducted prior to removal of the material.	Compliant
Construction Noise and Vibration Management Plan (CNVMP)				
4.4 Noise & Vibration Controls	Undertake construction works during standard hours as defined in the ICNG.	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 18/2/2025 • Construction Noise & Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023 • Deicorp Complaints and Enquiries Register, 20/8/2024 	Refer to Condition D3	Compliant
	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"> • Interview with Auditees • Site inspection 18/2/2025 • Construction Noise & Vibration Management 	There were no noise intensive works such as rock breaking being conducted at the time of IA4 and will unlikely be conducted for the remainder of the project given excavation was complete.	Compliant

		Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023	Plant with noise-generating potential included cranes, concrete saws, and concrete pumps. Plant Pre-Start checks include the verification of reversing travel alarms and service records. The Site Manager indicated reversing quackers were a requirement for all plant and equipment where relevant.	
	The minimum work distances as tabled within this report should be observed at all times, especially regarding structural damage guidelines.	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 18/2/2025 • Construction Noise & Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023 	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 was verified during IA1-IA3. There was no requirement to continue the vibration monitoring programs once vibration-generating activities ceased in later 2023.	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"> • Interview with Auditees • Site inspection 18/2/2025 • Paragon Engineering Inclinator Monitoring Report, 28/9/2023 • Paragon Engineering Vibration Monitoring Report, 8/12/2023-14/12/2023 • Construction Noise & Vibration Management Plan (CNVMP), Acoustic Logic, Rev1 29/3/2023 	<p>LTS Surveyors have been engaged to conduct vibration monitoring in the Sydney Metro tunnels.</p> <p>Two vibration monitors were also present on the SE boundary of the site (attached with a ground spike) and Paragon Engineering was engaged to manage vibration monitoring and weekly reporting.</p> <p>Inclinometers were 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>	Compliant

			There was no requirement to continue the vibration monitoring programs once vibration-generating activities ceased in later 2023.	
--	--	--	---	--

Independent Environmental Audit Report

Deicorp Construction Pty Ltd

Doran Drive Plaza (SSD 15882721)

Castle Hill NSW

Attachment 2: Planning Secretary Appointment of Experts

Poonam Chauhan
Development Manager
Deicorp Construction Pty Ltd
Gadigal Country
Unit 4, 161 Redfern Street
Redfern NSW 2016 28/06/2024
30/01/2025

Sent via the Major Projects Portal only

Subject: Doran Drive Plaza Precinct - Fifth Environmental Auditor Nomination Request

Dear Ms Chauhan

I refer to your request (SSD-15882721-PA-23) for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct the Fifth Independent Environmental Audit (IEA) of the Doran Drive Plaza Precinct (Project), submitted as required by Schedule 2, Condition A24 of SSD-15882721 as modified (the Consent) to NSW Department of Planning, Housing and Infrastructure (NSW Planning) on 22 January 2024.

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

In accordance with Schedule 2, Condition A24 of the Consent and the NSW Planning Independent Audit Post Approval Requirements (2020) (IAPAR), as nominee of the Planning Secretary, I agree to the continued appointment of Josephine Heltborg from Morasey Environment Pty Ltd as Lead Auditor.

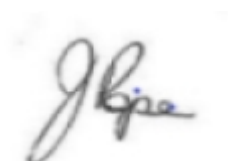
Please ensure this correspondence is appended to the IEA Report. The IEA must be prepared, undertaken, and finalised in accordance with conditions A23 – A28 of the Consent and the IAPAR. Failure to meet these requirements will require revision and resubmission.

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

Please ensure you make the document publicly available on the project website at the earliest convenience.

If you wish to discuss the matter further, please contact Giles Bloxham on 02 8289 6542 or email compliance@planning.nsw.gov.au

Yours sincerely

A handwritten signature in blue ink, appearing to read 'J Pope', is positioned above the printed name.

Julia Pope
Team Leader Compliance - Metro
Compliance

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

Independent Audit Report Declaration Form

Project Name	Doran Drive Plaza Precinct
Consent Number	SSD 15882721
Description of Project	Construction of the Doran Drive Plaza Precinct within the Hills Showground Station Precinct, comprising: <ul style="list-style-type: none"> • Four residential towers above a retail/commercial podium • Basement car parking • Infrastructure upgrades, civil and stormwater works • Outdoor public plaza (Doran Drive Plaza) • Signage strategy Stratum subdivision
Project Address	2 Mandala Parade, Castle Hill Lot 55 DP 1253217
Proponent	Deicorp Construction Pty Limited
Title of Audit	Independent Environmental Audit No. 5
Audit Date	18 th February 2025

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

I declare that

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

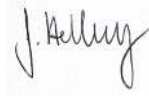
Notes:

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

Name of Auditor

Josephine Heltborg

Signature

A handwritten signature in black ink, appearing to read 'J. Heltborg', is written over a light gray rectangular background.

Qualification

BSc, M Environmental Management

Company:

Morasey Environment Pty Ltd

Independent Environmental Audit Report

Deicorp Construction Pty Ltd

Doran Drive Plaza (SSD 15882721)

Castle Hill NSW

Attachment 4: Consultation Records

Jo Heltborg

From: Gil Bloxham @dpie.nsw.gov.au>
Sent: Thursday, 6 February 2025 11:07 AM
To: Jo Heltborg
Subject: RE: Consultation Independent Audit 5 - SSD 15882721 Doran Drive Plaza Precinct

Hi Josephine,

Thanks for consulting with us prior to conducting your audit.

While already part of your listed scope, I would appreciate if you can please review any works that may have occurred outside the hours of Consent and provide details of any alleged out-of-hours events. Additionally, it would be great to include a review of the alleged work within the rail corridor raised in your last audit to determine what actions (if any) have been taken to prevent similar issues from occurring in future.

Please feel free to give me a call if you wish to discuss the above or have any questions.

Regards,

Giles Bloxham
Senior Compliance Officer
Development Assessment & Sustainability
Department of Planning, Housing and Infrastructure

P (02) | E @dpie.nsw.gov.au |
4PSQ, 12 Darcy Street, Parramatta, NSW, 2150
www.dphi.nsw.gov.au



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

From: Jo Heltborg <jo@morasey.com.au>
Sent: Wednesday, February 5, 2025 9:20 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Consultation Independent Audit 5 - SSD 15882721 Doran Drive Plaza Precinct

Dear DPPI,

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

- Assessment of compliance with Parts A, B C & D of SSD 15882721 (that may be relevant at the time of the audit)
- An assessment of compliance with post approval documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans;

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

The onsite component of the audit is scheduled on **Tuesday 18th February 2025**.

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

Kind regards,

Josephine Heltborg
 Principal Environmental Auditor
 Morasey Environment Pty Ltd
M:
E: jo@morasey.com.au
W: www.morasey.com.au