

Parramatta Eels Centre of Excellence and Community Facility, Kellyville

Assessment of Environmental System Compliance in accordance with SSD-24452965 Development Consent

Audit Reference:	PNRL-02
Audit Organisation:	Kane Constructions (Contractor) Mostyn Copper Group (Project Manager) Parramatta National Rugby League Club (Proponent)
Auditors:	Dylan Jones, APP (Lead Auditor) Barbara Pater, APP (Auditor)
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This report has been prepared and reviewed in accordance with our quality control system.

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1. Executive Summary

The Parramatta Eels Centre of Excellence and Community Facility development will deliver a high-performance recreation training centre, including gymnasium, medical and rehabilitation facilities, recovery and rehabilitation pools, lecture theatre and meeting rooms; new recreation and community facilities, including new female change room and amenities; community gymnasium and education room and multi-purpose function room; a new 1,500 seat grandstand and additional spectator mounding; 40 car parking spaces and associated landscape works.

This Audit Report presents the outcomes of the second independent environmental audit of the Parramatta Eels Centre of Excellence and Community Facility development with assessment of environmental controls established by Kane Constructions Pty Ltd (Kane) against the requirements of State Significant Development conditions SSD-24452965 for the project, in accordance with the Department of Planning's *Independent Audit Post Approval Requirements* (IAPAR 2020).

The audit was conducted by The APP Group – HSEQ Systems and Auditing (APP) on 20 May 2024 with a review of Schedule 2 Parts A, B, C, D, Advisory Notes and Incident Notification and Reporting Requirements of the SSD-24452965 consent conditions. As per the IAPAR 2020 requirements, the audit was undertaken within 6-months of the previous commencement of construction, which was undertaken on the 20 November 2023.

The audit covered the civil and structural works associated with Building A (the grandstand) and Building B (the centre of excellence) which involves concrete ground and suspended slab pours, pre-cast concrete panel delivery and installation, backfilling using site-won material and other minor construction activities.

The outcome of the audit identified that the project has demonstrated strong environmental performance during the audit period. The following key strengths were noted:

- ▶ Kane and Mostyn Copper Group (MostynCopper) maintain a strong awareness of planning approval requirements.
- ▶ A strong environmental performance demonstrated via nil complaints, environmental incidents or non-compliances recorded.
- ▶ Strong collaboration between Kane and MostynCopper with preparations made ahead of the audit to provide evidence to demonstrate compliance with the SSD conditions
- ▶ Generally demonstrated good housekeeping with the site noted to be clean and tidy throughout, with few issues identified during the inspection.
- ▶ Erosion and sediment controls were well maintained across the site boundaries and stormwater pits.
- ▶ No evidence of mud-tracking on local roads, dust impacts or sediments / contaminants moving offsite.
- ▶ Use of the 'Hammertech' system for record keeping was noted to be efficient and effective.

The independent environmental audit assessed a total of 152 conditions, comprising of a review of documents and records, interviews of key personnel and a site inspection.

Site inspection

Four (4) issues were identified during the site inspection (refer to [Section 6.4](#) for further details with photos included under [Appendix G](#)).

Findings

A summary of the findings identified during the audit, including opportunities for improvement, are as follows:

PNRL-02_OFI-01 – Condition C3 (Access to Information): Information on the project website was not up to date at the time of the audit including; Noise monitoring reports for November 2023 and May 2024 were not displayed; The versions of the CEMP and CTMP were not current, the previous audit report was named Site Audit Report. These website updates were actioned immediately.

PNRL-02_OFI-02 – Condition C10 (Construction Environmental Management Plan): The risk assessment within the CEMP was incomplete. It is recommended to action a risk workshop and include the completed assessment within the CEMP.

PNRL-02_OFI-03 – Condition C10 (Construction Environmental Management Plan): Some areas of the CEMP i.e., Improvement Notices and Roles and Responsibilities were found to be redundant and superseded by Hammertech. It is recommended to update the CEMP to reflect the Hammertech system / process.

PNRL-02_OFI-04 – Condition D14 (Implementation of Management Plans): Actions are regularly addressed onsite; however, open actions did not appear to be closed out in the Hammertech system by sub-contractors in a timely manner. It is recommended to action a toolbox talk to communicate and address actions in a timely manner.

PNRL-02_OFI-05 – Condition D23 (Dust Control Measures): It is recommended to relocate the location of the SiteHive monitor to a site boundary to add value to the readings. The daily notes section could also be utilised for traceability purposes.

PNRL-02_OFI-06 – Condition D23 (Dust Control Measures): As observed onsite, the height of the stockpile of site-won VENM was at risk for potential dust generation, especially during dryer conditions. It is acknowledged that the stockpile is being progressively removed and reused as backfill. However, the stockpile itself did not appear to be of manageable size and it is recommended to reduce its size without delay.

PNRL-02_OFI-07 – Condition D24 (Tree Protection): During the site inspection, ponded water was observed at the protected tree area due to the stockpile placement preventing drainage. There is an improvement opportunity to reconfigure the stockpile to allow drainage of the ponded water to ensure the tree remains protected.

PNRL-02_OFI-08 – Condition D26 (Erosion and Sediment Control): During the site inspection, swale drainage areas were untidy alongside Building B. It is recommended to tidy up and maintain drainage areas throughout the site for effective water flow.

The Auditor acknowledges that the majority of the OFIs were actioned immediately by Kane, with closeout evidence provided for review. Refer to [Section 6.8](#) and the Audit Checklist under [Appendix E](#) for further detail and status of these findings.

2. Introduction

2.1 Background

The Parramatta Eels Centre of Excellence and Community Facility commenced in October 2023 as led by a project team comprising of Parramatta National Rugby League (PNRL) and project consultants.

Parramatta National Rugby League (PNRL) will deliver the Parramatta Eels Centre of Excellence and Community Facility. The construction works will involve a high-performance recreation training centre, including gymnasium, medical and rehabilitation facilities, recovery and rehabilitation pools, lecture theatre and meeting rooms; new recreation and community facilities, including new female change room and amenities; community gymnasium and education room and multi-purpose function room; a new 1,500 seat grandstand and additional spectator mounding; 40 car parking spaces and associated landscape works.

SSD-24452965 was approved on the 11 November 2022 for the construction and operation of the Centre of Excellence and Community Facility. The scope of this audit involved the 'Construction Phase' of works which, at the time of the audit included concrete ground and suspended slab pours, pre-cast concrete panel delivery and installation, backfilling with site-won material and other minor ancillary activities.

As the Proponent, PNRL has engaged Mostyn Copper Group (MostynCopper) as the Project Manager for the Parramatta Eels Centre of Excellence and Community Facility development. Kane Constructions Pty Ltd (Kane) has been appointed by the Proponent through MostynCopper to deliver the construction works. MostynCopper on behalf of the Proponent has engaged The APP Group – HSEQ Systems and Auditing (APP) to undertake an independent environmental audit within 6-months of the previous commencement of construction audit. The audit was conducted in compliance with Schedule 2, Condition A26 of the Development Consent SSD-24452965, which states that:

Condition A26: Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).

2.2 Project Details

Project Details	
Project Name	Parramatta Eels Centre of Excellence and Community Facility
Project Application No.:	SSD-24452965
Project Address:	8 Memorial Avenue, Kellyville and Lot 60 DP10702, Lot 1 DP167535
Project Phase:	Construction
Project Activity Summary:	<p>The following is a summary of the works that were in progress at the time of audit:</p> <ul style="list-style-type: none"> ● Suspended slab pours at Building A ● Ground floor and suspended slab pours at Building B ● Construction of the pool at Building B ● Delivery and installation of pre-cast concrete wall panels (up to 30 panels delivered per day)

	<ul style="list-style-type: none"> Backfilling behind walls with site-won excavated natural material.
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Table 1- Project Details

2.3 Audit Team

Details of The APP Group independent environmental auditing team as approved by the Department of Planning, Housing and Infrastructure (DPHI) for this audit are as follows:

Name	Company	Position	Certification
Dylan Jones	APP	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. C-464532
Barbara Pater	APP	Alternate Lead Environmental Auditor and peer reviewer	Exemplar Global Lead Environmental Auditor – Certificate No. C424613

Table 2- Audit Team

The auditor approval letter from DPHI for this audit is attached as [Appendix C](#). Independent Audit declaration forms are included as [Appendix D](#).

3. Audit Objectives and Scope

3.1 Audit Objectives

The objective of this audit was to undertake the second independent environmental review of the project in compliance with Development Consent Schedule 2, SSD-24452965 Condition A26, in accordance with the requirements for an independent audit methodology and independent audit report as per the *Independent Audit Post Approval Requirements* (IAPAR 2020).

3.2 Audit Scope

The scope of this audit comprised a review of the Project compliance with Schedule 2 SSD-24452965 conditions Parts A, B, C, D, Advisory Notes, and Incident & Reporting Requirements, including the following:

- ▶ Review of implementation of management plans,
- ▶ Site inspection conducted on the 20 May 2024
- ▶ Review of the environmental performance on the project
- ▶ Review of environmental records
- ▶ Interviews with site personnel
- ▶ Consultation with stakeholders.

3.2.1 Schedule 2 of the SSD

The APP Group was engaged by MostynCopper on behalf of PNRL to deliver the independent audit within the 6-month period since the initial commencement of construction audit, with applicable conditions falling under Schedule 2 of Development Consent SSD-24452965.

Schedule 2, Part E and F of the SSD-24452965 applies to Conditions of Consent Prior to Occupation and Commencement of Use and Occupation and Ongoing Use which have not yet been triggered.

The SSD-24452965 Schedule 2, Part E and F conditions were therefore not included as part of this audit.

3.3 Audit Period

This was the second independent environmental audit of the project carried out by APP, covering the review of environmental documentation and records within 6-months of the initial commencement of construction audit, conducted on 20 November 2023.

It is noted that this report is based on the result of sampling and supplied documentation and records, as well as activities sighted on the date of the audit, 20 May 2024.

4. Audit Methodology

4.1 Approval of Auditors

Letter from the Planning Secretary agreeing to the auditors is included under [Appendix C](#).

4.2 Audit Scope Development

APP developed the audit scope and a checklist based on the Project Requirements set out in the Development Consent SSD-24452965, Schedule 2 – refer to [Appendix E](#) of this report. Consultation with project stakeholders was also undertaken as part of the scope development as per [Section 4.6](#).

4.3 Audit Process

4.3.1 Opening Meeting

An opening meeting was held with personnel from Kane and MostynCopper as per the Audit Attendance Sheet ([Appendix B](#)) on 20 May 2024 at 9:00am.

Key items were discussed as follows:

- ▶ Confirmation of the purpose and scope of the audit
- ▶ Overview of the Project and status of the works
- ▶ Occurrence of environmental incidents and non-compliances, if applicable
- ▶ Overview of the audit process in accordance with the Schedule 2 Consent Conditions and the *Independent Audit Post Approval Requirements* (IAPAR 2020).

4.3.2 Conduct of Audit

Audit activities included the following:

- ▶ Review of the project documentation (CEMP and its Sub-Plans) to verify compliance with the SSD-24452965 Schedule 2 conditions,

- ▶ Conduct of a site walk led by Kane to review implementation of mitigation measures and environmental controls.
- ▶ Conduct of the audit based on the checklist with the Conditions of Consent, interviews with personnel and review of records provided as evidence of compliance, and
- ▶ Discussion of any identified findings and actions noted during the site inspection.

4.3.3 Closing Meeting

The closing meeting was held on 20 May 2024 at 3:15pm with representatives of Kane, MostynCopper, and APP. General feedback and the audit findings were discussed during the closing meeting.

The APP auditors acknowledged the efforts made in preparing for the audit, cooperation, and openness of Kane and MostynCopper personnel during the conduct of this audit.

4.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Michael Wright	Kane Constructions	Project Manager
Nathan Parris	Kane Constructions	Senior Project Manager
Andrew Barker	Kane Constructions	Site Manager
Michael Taylor	MostynCopper	Senior Project Manager

Table 3- Personnel Interviewed

4.5 Site Inspection

A site inspection was carried out on 20 May 2024 at 9:15am with representatives of Mostyn Copper, Kane and APP. Four (4) issues were identified during the site inspection. Refer to details of the inspection in Section 6.4 of this report and site photos included under Appendix G.

4.6 Consultation

Consultation requests were sent via email to the Department of Planning, Housing and Infrastructure (DPHI) and The Hills Shire Council in advance of the audit to request feedback on the project as per IAPAR 2020 Section 3.2. DPHI responded to confirm they had no comments in relation to the scope and requested the Hills Shire Council was consulted with also. No response was received from Hills Shire Council.

Refer to Appendix F for a copy of the consultation.

4.7 Audit Compliance Status Descriptors

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

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

Table 4- Audit Criteria

In addition to the above descriptors, there was the option to raise Opportunities of Improvement (OFI) during this audit.

5. Document Review

- Construction Certificate dated 25 January 2024 for CC2, ref: 023-220977cdc2. Philip Chun
- Construction Environmental Management Plan (EMP), reference EMS-SYS-SCH3-A2, Revision No 3
- Construction Pedestrian and Traffic Management Plan, Rev 2, 14 September 2023
- Construction Noise and Vibration Management Plan – S230621RP1, Revision A, 11 September 2023 by Resonate
- Construction Air Quality Management Plan, 610.031438.00001, Revision 1.0, 8 September 2023 by SLR Consulting
- Waste Management Plan – Revision 1.0, September 2023 by Auswide Consulting
- Construction Soil and Water Management Plan, Rev A, 13 September 2023 by WSP
- Kane Tree Protection Management Plan, Rev 1, 14 August 2023
- Kane Unexpected Finds Protocol, Rev 02 dated 7 September 2023
- Email from TfNSW to Kane regarding demobilisation plan, dated 8 May 2024
- Site Induction Slides – Ref: 2621 Parramatta National Rugby League Centre of Excellence and Community Facility
- Complaints Register up to April 2024
- Noise monitoring reports - November 2023 to May 2024
- Dust Monitoring Reports – October 2023 to April 2024
- Online Hammertech records including inductions, actions, plant and equipment compliance information.
- DPHI Letter to MostynCopper – Appointment of Experts, dated 16 May 2024

6. Audit Findings

6.1 Assessment of Compliance

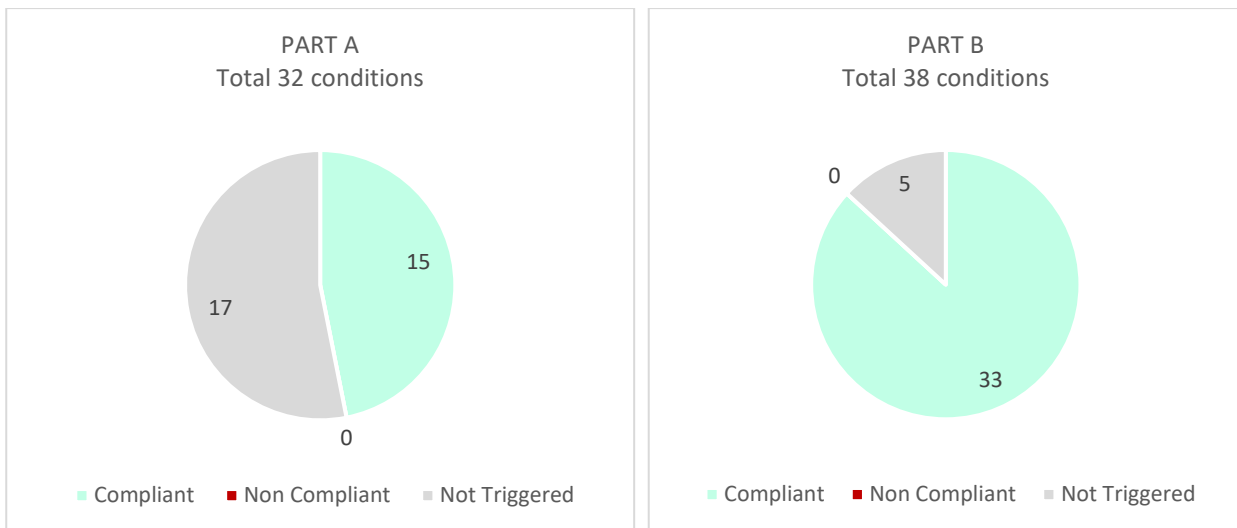
This audit was completed to assess the implementation of the Construction Environmental Management Plan and sub-plans, as well as environmental controls established by Kane for the Parramatta Eels Centre of Excellence and Community Facility development, against Development Consent SSD-24452965, Schedule 2 (153 conditions).

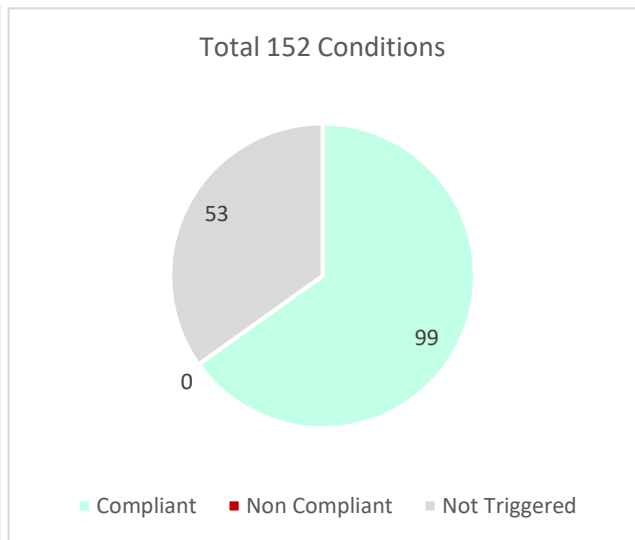
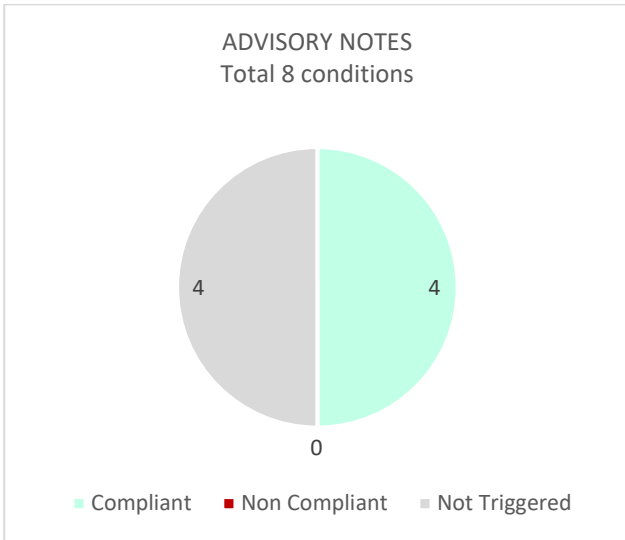
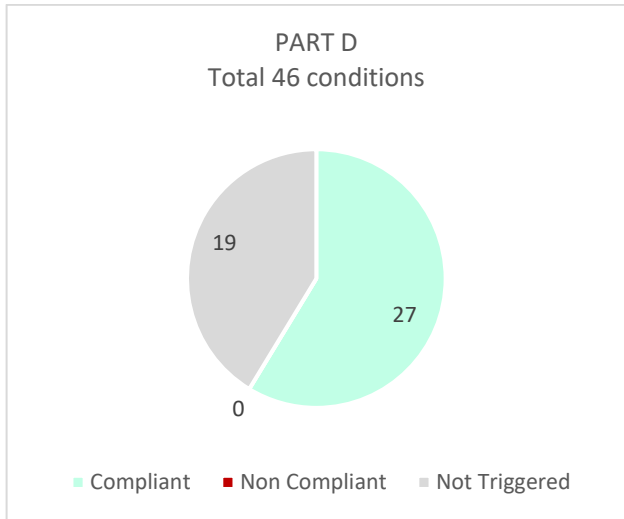
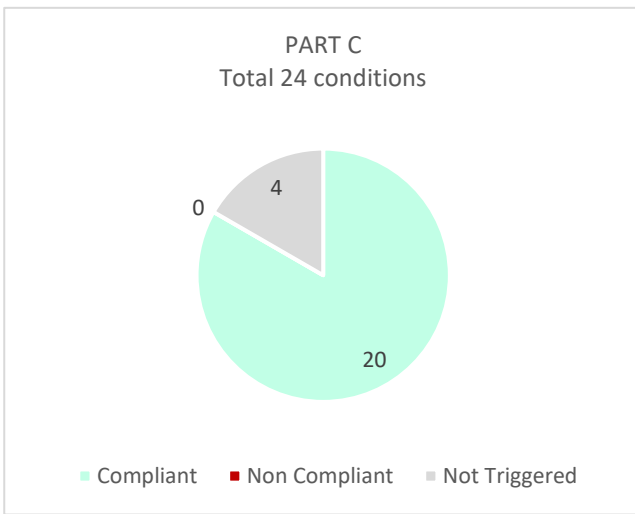
The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	99
Non-Compliant	0
Not Triggered	53
Total	152

Table 5- Summary of Findings

The comparison of audit requirements against the compliance ratings is as follows:

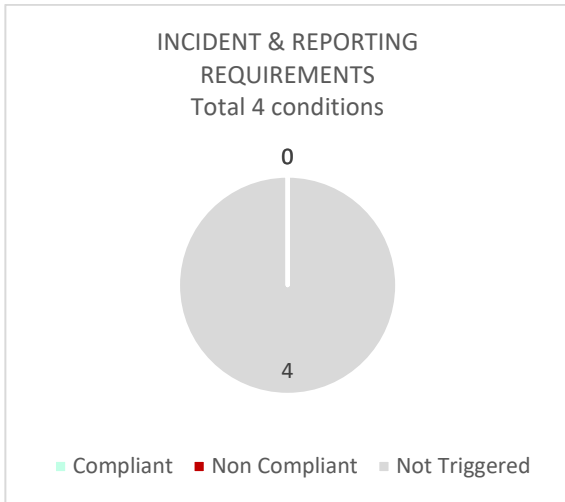




6.2 Notices, Incidents and Complaints

6.2.1 Notices and Incidents

Kane and MostynCopper noted that no agency notices, orders, penalty notices or prosecutions were issued, and no reportable environmental incidents were recorded during the audit period.



6.2.2 Complaints

A Complaints Register is in place where complaints details are recorded, including resolution reached. No complaints have been received on the project to date. The complaints register is available on the project website.

6.2.3 Non-Compliances

No non-compliances have been raised on the project since its commencement.

6.3 Previous Audit Findings

Previous audit findings were reviewed during the audit and were verified to be adequately addressed and closed out as follows:

Finding No.	Condition	Audit Findings / Recommendation	Status
Opportunity for Improvement PNRL-01_OFI-01	Condition A19: Compliance 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	Upon review of the noise consultant (Resonate) Hammertech record, there was no sign off or inclusion of the SWMS associated with their works. There is an improvement opportunity to obtain Resonate's SWMS prior to their next visit on site	Response from Kane following previous audit: Resonate SWMS received. Personnel to sign onto SWMS next visit. Audit #2 – May 2024: Hammertech system presented – 4 December 2023 – accepted 8 January 2024 with SWMS Resonate S230621SWMS1 – signed 14 November 2023. Closed.

Finding No.	Condition	Audit Findings / Recommendation	Status
Opportunity for Improvement PNRL-01_OFI-02	<p>Condition C10: Construction Environmental Management Plan</p> <p>Prior to the commencement of any earthwork or construction, a Construction Environmental Management Plan (CEMP) must be submitted to the Certifier.</p>	<p>A CEMP has been established, however, there was no signature or date within the revision table.</p> <p>There is an improvement opportunity to ensure that the CEMP is signed and dated</p>	<p>Response from Kane following previous audit: Signature and date added into CEMP. Refer Hammertech - Project documents.</p> <p>Audit #2 – May 2024: CEMP updated as Revision 2, 22 March 2024 now includes a revision table with signatures.</p> <p>Closed.</p>
Opportunity for Improvement PNRL-01_OFI-03	<p>Condition D3: Hours of Construction</p> <p>Construction, including the delivery of materials or machinery to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7 am and 6 pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8 am and 1 pm, Saturdays</p>	<p>It was verified that hours of construction are included in the employee contracts and management plans, but were not included in the general and project inductions.</p> <p>There is an improvement opportunity to include the working hours within the induction slides.</p>	<p>Response from Kane following previous audit: This has been added to site induction slides. Refer Hammertech. Induction Settings. Slide no. 29.</p> <p>Audit #2 – May 2024: Induction slides as per Hammertech. Slide 29 sighted with hours matched as per conditions.</p> <p>Closed.</p>

Finding No.	Condition	Audit Findings / Recommendation	Status
<p>Opportunity for Improvement PNRL-01_OFI-04</p>	<p>Condition D14: Implementation of Management Plans The Applicant must ensure the requirements of the Construction Environmental Management Plan, Construction Pedestrian Traffic Management Plan, Construction Noise and Vibration Management Plan, Air Quality Management Plan, Construction Waste Management Plan and Construction Soil and Water Management Plan required by Part B of this consent are implemented during construction.</p>	<p>There was only one overdue item which was identified during an environmental inspection to be addressed. However, upon demonstrating the Hammertech system, it was not initially clear how many actions were outstanding.</p> <p>There is an improvement opportunity to implement a process to ensure outstanding actions are managed in the future.</p> <p>Audit #2 – May 2024 (refer to PNRL-02_OFI-04): Actions are regularly addressed onsite; however, open actions did not appear to be closed out in the Hammertech system by sub-contractors in a timely manner.</p> <p>It is recommended to remind sub-contractors of the process.</p> <p>This OFI is carried forward with a recommendation to action a toolbox talk to communicate and address actions in a timely manner.</p>	<p>Response from Kane following previous audit: The Hammertech system provides full traceability of all observations raised, status (i.e. open, closed, overdue) and manages end to end process of capturing the issue by Kane, assigning to responsible subcontractor with actions required, subcontractor close out and validation of each observation raised. Open observations are easily accessible for all project staff. https://hammertech.zendesk.com/hc/en-au/articles/223759427-Viewing-Open-Observations</p> <p>Audit #2 – May 2024: This OFI is carried forward (refer to PNRL-02_OFI-04) with a recommendation to action a toolbox talk to communicate and address actions in a timely manner</p> <p>Response from Kane following 2nd Audit:</p> <ul style="list-style-type: none"> All overdue observations are now closed out. A toolbox talk has been carried out with Kane staff and subcontractors regarding the timely close out of all Hammertech observations. <p>Closed</p>

Finding No.	Condition	Audit Findings / Recommendation	Status
Note only PNRL-01_Note-01	Condition C11: Construction Pedestrian and Traffic Management Plan The CPTMP needs to specify matters including, but not limited to, the following: (c) details of crane arrangements including location of any crane(s) and crane movement plan	It is recommended to update the CPTMP to include crane details prior to works commencing involving the use of cranes.	Response from Kane following previous audit: CPTMP to be updated to include cranes setup locations. Audit #2 – May 2024: CTMP has been revised as Revision 3 dated 15 February 2024 for craneage and site fencing – Appendix F – Traffic Control Plan – Craneage/Lift Plan, Rev 01 shows location map of mobile crane set up. Closed

Table 6- Summary of Previous Audit Findings

6.4 Audit Site Inspection

A site inspection was conducted of the construction areas with representatives of Kane, MostynCopper and APP to review the effectiveness of environmental mitigation measures implemented.

Observations of the site walk included:

- ▶ Signage in place at site access (path adjacent to existing carpark) and contains project details and contact numbers.
- ▶ Restricted access at all site gates with turnstile and face recognition software in place.
- ▶ Hoarding and fencing with shade cloth installed surrounding the site to clearly separate the project boundary.
- ▶ No evidence of mud tracking or offsite migration of sediments were observed surrounding the site perimeter.
- ▶ Rumble grid installed. No evidence of dust at the time of the inspection. Hoses installed along inside of boundary fences for dust suppression as required.
- ▶ Active dewatering from the onsite pool to a municipal stormwater pit was in progress.
- ▶ Noise and air quality monitoring with the use of SiteHive application.
- ▶ Dangerous good were correctly stored and labelled. Spill kits available at point of use.
- ▶ Erosion and sedimentation controls were generally well implemented, with evidence of ongoing maintenance observed.
- ▶ Designated heavy vehicle access observed during inspection.
- ▶ The laydown area generally appeared clean and tidy.

Four (4) observations were raised during the site inspection. Photos of the site inspection are included in Appendix G.

- ▶ PNRL-02_OBS-01: Water was observed to be pooled within the tree protection area, inundating the tree within. This was due to the location of an adjacent stockpile which was preventing drainage.

- ▶ PNRL-02_OBS-02: A large stockpile of site-won natural material was being temporary stored onsite. Whilst not presenting a visual amenity impact due to the downward slope of the site, there was a risk for potential dust generation, especially during dryer conditions. It is acknowledged that the stockpile is being progressively removed and reused as backfill. However, the stockpile itself did not appear to be of manageable size and it is recommended to reduce its size without delay.
- ▶ PNRL-02_OBS-03: The swale drainage channel was untidy and partially blocked with debris alongside Building B.
- ▶ PNRL-02_OBS-04: Location of SiteHive monitor. It is recommended to relocate the SiteHive to a site boundary location to ensure that readings are representative of impact to sensitive / off-site receivers.

The four (4) issues were raised as opportunities for improvement with responses provided in Table 4.

6.5 Suitability of Plans and the Environmental Management System

Kane has established and maintains an Environmental Management System as developed in accordance with AS/NZS ISO 14001: 2015 - Environmental Management Systems, which formed a basis for the development of their specific project Construction Environmental Management Plan (CEMP) and Sub-Plans.

Implementation of the Construction Environmental Management Plan and Sub-Plans were verified during the review of records and as demonstrated during the site inspection – refer to [Section 6.8 – Audit Findings and Appendix E – Audit Checklist](#). Based on the outcome of the audit, the current plans and system were deemed suitable for works at the time of this audit, with the exception of the following recommended updates:

- ▶ The risk assessment within the CEMP was incomplete. It is recommended to action a risk workshop and include the completed assessment within the CEMP.
- ▶ Some areas of the CEMP i.e., Improvement Notices and Roles and Responsibilities were found to be redundant and superseded by Hammertech. It is recommended to update the CEMP to reflect the Hammertech system / process.

In response to the above recommendations the CEMP was updated to Revision 3.

6.6 Actual vs Predicated Impacts

6.6.1 Traffic and Transport

Kane have developed and implement a Construction Pedestrian and Traffic Management Sub-Plan. Ample parking was observed to be available onsite. A separate heavy vehicle access and exit to the site is on Stone Mason Drive with a traffic controller at the site entry gate to manage vehicle movements. Heavy vehicles are wholly contained within the project boundary when onsite and a rumble grid and hardstand have been installed with no mud tracking noted during the site inspection. There have been no complaints received to date and no permits or work zones have been required.

6.6.2 Tree Removal and Biodiversity

Pre-clearing has occurred as per assessment by Cumberland Ecology who was present during clearing and has provided a pre-clearing statement and report. One habitat log was salvaged at the back of the site (refer to photos) with no other habitats identified. Retained trees onsite were observed to be protected with fencing and signage in place. Payment to the Biodiversity Conservation Trust occurred for the Cumberland Shale Plains Woodland as required by Condition B30.

6.6.3 Noise Impacts

Resonate Consultants are engaged to undertake monthly noise monitoring onsite and have developed a Construction Noise and Vibration Management Plan. SiteHive is used for real-time noise monitoring with no high noise or vibratory activities are currently occurring. No complaints have been received. Standard construction hours are being adhered to and no Out-of-Hours Work have been required.

6.6.4 Other impacts

Kane have developed an erosion and sediment control plan which they implement onsite including sediment fencing, rumble grid, sediment basin, and protection of pit drains.

SiteHive is also used to monitor air quality. No dust generated activities were observed during the site inspection; water points available throughout the site for dust suppression where required.

Monitoring occurred during management of asbestos find with all levels below criteria. Contamination is being mitigated through the implementation of the Unexpected Finds Protocol.

Waste is being managed by Bingo onsite. No exporting of material has occurred during the audit period; Virgin Excavated Natural Material (VENM) is planned to be reused as backfill and currently stockpiled.

All asbestos material was removed during the audit period and disposed at a licensed facility as evidenced.

No relics or Aboriginal finds have occurred. And Unexpected Finds Protocol (Heritage) has been developed and is on display throughout the site.

Lighting, Flooding, Stormwater, and Geotechnical impacts as part of the EIS are not applicable to the current stage of the works.

6.7 Key Strengths

The outcome of the audit demonstrated that Kane maintain good controls to address environmental impacts. The following key strengths were noted:

- ▶ Kane and Mostyn Copper Group (Mostyn Copper) maintain a strong awareness of planning approval requirements.
- ▶ A strong environmental performance demonstrated via nil complaints, environmental incidents or non-compliances recorded.
- ▶ Strong collaboration between Kane and Mostyn Copper with preparations made ahead of the audit to provide evidence to demonstrate compliance with the SSD conditions
- ▶ Generally demonstrated good housekeeping with the site noted to be clean and tidy throughout, with few issues identified during the inspection.
- ▶ Erosion and sediment controls were well maintained across the site boundaries and stormwater pits.
- ▶ No evidence of mud-tracking on local roads, dust impacts or sediments / contaminants moving offsite.

- ▶ Use of the 'Hammertech' system for record keeping was noted to be efficient and effective.

6.8 Audit Findings and Recommendations

Implementation of Kane Construction Environmental Management Plan and sub-plans were verified to be in compliance with Development Consent SSD-24452965. Refer to the attached [Appendix E](#) for full details of the completed audit checklist. Eight (8) opportunities for improvement were identified during the audit. Findings raised, including notes, are as summarised overpage.

Reference	Condition of Approval	Audit Findings / Recommendation	Project Team's Response as received 21 May 2024
PNRL-02_ Note 1	A1: OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT 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.	Based upon the site observations identified during the audit, there is an opportunity to improve upon the implementation of mitigation measures, to remain compliant with condition A1.	NOTED
PNRL-02_ OFI-01	C3: ACCESS TO INFORMATION At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (iii) all approved strategies, plans and programs required under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs (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.	Information on the project website was not up to date at the time of the audit including: <ul style="list-style-type: none"> Noise monitoring reports for November 2023 and May 2024 were not displayed. The versions of the CEMP and CTMP were not current. The audit report was named Site Audit Report which is relevant to the contamination auditor. 	All website updates were actioned immediately and have been verified by the Auditor. CLOSED
PNRL-02_ OFI-02 + PNRL-02_ OFI-03	C10: CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN Prior to the commencement of any earthwork or construction, a Construction Environmental Management Plan (CEMP) must be submitted to the Certifier.	2 x OFIs: <ol style="list-style-type: none"> The risk assessment within the CEMP was incomplete. It is recommended to action a risk workshop and include the completed assessment within the CEMP. Some areas of the CEMP i.e., Improvement Notices and Roles and Responsibilities were found to be redundant and superseded by Hammertech. It is recommended to update the CEMP to reflect the Hammertech system / process. 	<ul style="list-style-type: none"> This has been updated with the Appendix 2 - Risk Assessment now complete. Refer to Page 36 with the reference to Hammertech in the updated CEMP The other aspect of Appendix 2 is a regular review of environmental controls. This is completed via Hammertech during a Weekly Environmental Walk. Attached is a recent example of this inspection. Evidence sighted: <ul style="list-style-type: none"> Updated CEMP, Rev 3, dated 21 May 2024 CLOSED

Reference	Condition of Approval	Audit Findings / Recommendation	Project Team's Response as received 21 May 2024
PNRL-02_ OFI-04	<p>Condition D14: Implementation of Management Plans</p> <p>The Applicant must ensure the requirements of the Construction Environmental Management Plan, Construction Pedestrian Traffic Management Plan, Construction Noise and Vibration Management Plan, Air Quality Management Plan, Construction Waste Management Plan and Construction Soil and Water Management Plan required by Part B of this consent are implemented during construction.</p>	<p>Actions are regularly addressed onsite; however, open actions did not appear to be closed out in the Hammertech system by sub-contractors in a timely manner.</p> <p>It is recommended to remind sub-contractors of the process.</p> <p>This OFI is carried forward from the previous audit (PNRL-01) with a recommendation to action a toolbox talk to communicate and address actions in a timely manner.</p>	<p>Evidence sighted:</p> <ul style="list-style-type: none"> Meeting / Toolbox summary. Reference: MEET-46658, dated 20 May 2024– closing out of Hammertech actions was included as an agenda item. Screenshot from Hammertech, dated 21 May 2024 with all actions closed. <p>CLOSED</p>
PNRL-02_ OFI-05 + PNRL-02_ OFI-06	<p>D23: DUST CONTROL MEASURES</p> <p>Adequate measures must be taken to prevent dust from affecting the amenity of the neighbourhood during construction.</p> <p>In particular, the following measures should be adopted:</p> <p>(c) all materials must be stored or stockpiled at suitable locations and stockpiles must be maintained at manageable sizes which allow them to be covered, if necessary, to control emissions of dust and/or VOCs/odour;</p>	<p>2 x OFIs:</p> <ol style="list-style-type: none"> It is recommended to relocate the location of the SiteHive monitor to a site boundary location to add value to the readings. The daily notes section could also be utilised for traceability purposes. As observed onsite, the height of the stockpile of site-won VENM was at risk for potential dust generation, especially during dryer conditions. It is acknowledged that the stockpile is being progressively removed and reused as backfill. However, the stockpile itself did not appear to be of manageable size and it is recommended to reduce its size without delay. 	<p>OFI-05</p> <ul style="list-style-type: none"> Kane intend to relocate the Site Hive monitoring to adjacent the main entry point. There is currently no power available in this location. We have instructed our electrical subcontractor to provide power in this location. Once power is provided we can relocate. Observations noted surrounding utilising daily notes function. This will be implemented by the site team. <p>OPEN</p> <p>OFI-06</p> <ul style="list-style-type: none"> Stockpile use is ongoing. As noted, we will endeavour to reduce the height of the stockpile ASAP with site filling activities. <p>OPEN</p>
PNRL-02_ OFI-07	<p>D24: TREE PROTECTION</p> <p>While site or building work is being carried out, the Applicant must maintain all required tree protection measures in good condition in accordance with the construction site management plan required under this consent, the relevant requirements of the applicable Australian Standards and the Arboricultural Impact Assessment, prepared by Earthscape Horticultural Services, dated February 2022. This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.</p>	<p>During the site inspection, ponded water was observed at the protected tree area due to the stockpile placement. There is an improvement opportunity to reconfigure the stockpile to allow drainage of the ponded water to ensure the tree remains protected.</p>	<ul style="list-style-type: none"> Water at the base of the tree in TPZ has been pumped out. Temporary drainage pathway cut in stockpile for water to escape. <p>Evidence sighted:</p> <ul style="list-style-type: none"> Photographs collected from site showing completed actions. <p>CLOSED</p>

Reference	Condition of Approval	Audit Findings / Recommendation	Project Team's Response as received 21 May 2024
PNRL-02_ OFI-08	D26: EROSION AND SEDIMENT CONTROL 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'.	During the site inspection, swale drainage areas were untidy alongside Building B. It is recommended to tidy up and maintain drainage areas throughout the site for effective water flow.	<ul style="list-style-type: none"> Swale area adjacent Daracon compound - north of building B cleaned. Evidence sighted: <ul style="list-style-type: none"> Photographs collected from site showing completed actions. CLOSED

Table 7- Findings

Appendix A- Audit Agenda



Audit Agenda – Parramatta Eels Centre of Excellence and Community Facility

Project	Independent Environmental Audit – Parramatta Eels Centre of Excellence and Community Facility
Proponent	Parramatta National Rugby League Club Limited
Project Manager	MostynCopper
Contractor	Kane Constructions
Location	Kane Constructions Project Site Office – Kellyville Park
Date and Time	20 May 2024 9:30 AM – 3:30 PM
Auditing Team	Dylan Jones, Barbara Pater
Site contact	Michael Taylor, MostynCopper, mtaylor@mostyncopper.com.au
Audit criteria	In accordance with Consent Conditions SSD- 24452965 and the <i>Independent Audit Post Approval Requirements</i> (IAPAR 2020)
Audit scope	Within 6-months of the previous construction audit.

Agenda

Item	Time
Opening Meeting <ul style="list-style-type: none"> ▶ Confirm scope of the audit, outline the audit process, methodology, timing, access, and resources required. 	9:30 AM – 9:45 AM
Site Walk <ul style="list-style-type: none"> ▶ Undertake site induction. Sight current site activities and provide focus for the review of environmental aspects, impacts and controls. 	9:45 AM – 10:30 AM
Review of Consent Conditions SSD-24452965 Schedule 2:	
<ul style="list-style-type: none"> ▶ Part A – Administrative Conditions 	10:30 AM – 11:00 AM

Item	Time
▶ Part B – Prior to issue of Construction Certificate	11:00 AM – 11:45 AM
▶ Part C – Prior to commencement of works	11:45 AM – 1:00 PM
Lunch break	1:00 PM – 1:45 PM
▶ Part D – During Construction ▶ Advisory Notes	1:45 PM – 3:00 PM
Auditor consolidation (auditors only) / Afternoon tea break	3:00 PM – 3:15 PM
Closing meeting ▶ Outcome of audit and presentation of findings. Deliverables as noted below.	3:15 PM – 3:30 PM

Deliverables

Audit Deliverables	Responsibility
Draft Report Submission ▶ 15 days following conduct of independent audit	APP
Response to draft report ▶ 7 days following receipt of draft audit report from APP	MostynCopper/PNRL
Final report submission ▶ Finalised within 7 days following receipt of comments from MostynCopper/PNRL ▶ Submitted to MostynCopper/PNRL	APP
Response to findings and submission of final audit report ▶ Final audit report submitted to DPHI in accordance with SSD-24452965 Conditions A29 and A30.	MostynCopper/PNRL
Non-Compliances (if applicable) ▶ MostynCopper/PNRL is to follow the process to notify DPHI for any non-compliances identified during the audit as per SSD-24452965 Conditions D10 and D11.	MostynCopper/PNRL

Limitations

- A. The audit will cover the construction requirements only and will therefore be limited to auditing the applicable conditions of Part A, B, C, D and Advisory Notes in accordance with Consent Conditions SSD-24452965.
- B. The audit will cover a sampling of records relevant to the scope. APP auditors will apply their professional judgment based on the information made available during the audit.
- C. APP will conduct the audit in accordance with the *Independent Auditing Post Approval Requirements* (IAPAR 2020) with the following ratings applied: Compliant, Non-Compliant and Not Triggered, with the option to raise any Opportunities for Improvement.

Request for Information

Records to be provided to the Auditor prior to the audit:

- ▶ Current Construction Certificate(s) + any issued during the audit period
- ▶ Current version of the Construction Environmental Management Plan (CEMP)
- ▶ Current versions of the CEMP Sub-Plans
- ▶ Current ERSED plans / environmental control maps
- ▶ Details of any complaints, incidents, non-compliances during the audit period
- ▶ Records for any unexpected asbestos / contamination finds during the audit period
- ▶ Link to project website

Appendix B- Audit Attendance Sheet

Appendix C – Approval of Auditors

NSW Planning ref: SSD-24452965-PA-15

Jim Sarantinos
Chief Executive Officer
Parramatta National Rugby League Club Limited
ABN: 660925365 9
Angel Place, Level 8, 123 Pitt Street
Sydney New South Wales 2000
16/05/2024

Attention: Kael Williams – Senior Project Manager, MostynCopper

Sent via the Major Projects Portal only

Subject: Eels Centre of Excellence (SSD-24452965) - 2nd Independent Audit Nomination

Dear Mr Sarantinos

I refer to your post-approval matter, SSD-24452965-PA-15, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Independent Audit of the Eels Centre of Excellence - 2nd Independent Audit Nomination, submitted as required by Schedule 2, Condition A27 of SSD-24452965 (Consent) to NSW Department of Planning, Housing and Infrastructure (NSW Planning) on 14 May 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 A27 of the Consent and the NSW Planning, *Independent Audit Post Approval Requirements (2020) (IAPAR)*, as nominee of the Planning Secretary, I endorse the following independent audit team from The APP Group:

- Mr Dylan Jones – Lead Auditor
- Ms Barbara Pater – Alternate Lead Auditor

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

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the 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 note that this is an agreement for the audit team listed above for the project's construction stage only. If there are any changes to the approved audit organisation, and/or audit team member/s a new request must be submitted and agreed to by the Planning Secretary prior to commencement of the relevant audit.

For the operational phase of the project, you must submit a request for a different audit organisation and team to be approved by the Planning Secretary, where required under the IAPAR and the Consent.

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

Yours sincerely

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

Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

Appendix D – Independent Audit Declarations

Declaration of Independence Form

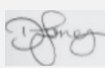
Independent Audit Declaration Form	
Project Name:	Parramatta Eels Centre of Excellence and Community Facility
Consent Number:	SSD-24452965
Description of Project:	Construction and operation of Parramatta Eels Centre of Excellence and Community Facility, including: <ul style="list-style-type: none"> • a high-performance recreation training centre, including gymnasium, medical and rehabilitation facilities, recovery and rehabilitation pools, lecture theatre and meeting rooms • new recreation and community facilities, including new female change room and amenities, community gymnasium and education room and multi-purpose function room • a new 1,500 seat grandstand and additional spectator mounding • 40 car parking spaces • associated landscape work
Project Address:	8 Memorial Avenue, Kellyville, NSW
Proponent:	Parramatta National Rugby League Club Limited
Title of Audit:	Independent Environmental Audit
Date:	25 May 2024

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- 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 Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the 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 a corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of the Auditor:	Dylan Jones
Signature:	
Qualification:	Lead Environmental Auditor
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

Declaration of Independence Form


Independent Audit Declaration Form	
Project Name:	Parramatta Eels Centre of Excellence and Community Facility
Consent Number:	SSD-24452965
Description of Project:	Construction and operation of Parramatta Eels Centre of Excellence and Community Facility, including: <ul style="list-style-type: none"> • a high-performance recreation training centre, including gymnasium, medical and rehabilitation facilities, recovery and rehabilitation pools, lecture theatre and meeting rooms • new recreation and community facilities, including new female change room and amenities, community gymnasium and education room and multi-purpose function room • a new 1,500 seat grandstand and additional spectator mounding • 40 car parking spaces • associated landscape work
Project Address:	8 Memorial Avenue, Kellyville, NSW
Proponent:	Parramatta National Rugby League Club Limited
Title of Audit:	Independent Environmental Audit
Date:	25 May 2024

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- 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 Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the 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 a corporation, \$1 million and for an individual, \$250,000; and
- b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of the Auditor:	Barbara Pater
Signature:	
Qualification:	Alternate Lead Environmental Auditor & Technical Reviewer
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

Appendix E – Audit Checklist

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating																																																																																																								
1	PART	A	ADMINISTRATIVE CONDITIONS																																																																																																											
1.1	A	A1	<p>OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</p> <p>In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.</p>	<p>During the site inspection, the one protected tree was observed to have water pooling from the rain as it was blocked from the back fill stockpile.</p>	<p>PNRL-02_Note 1</p> <p>Based upon the site observations identified during the audit, there is an opportunity to improve upon the implementation of mitigation measures, to remain compliant with condition A1.</p> <p>Refer to:</p> <ul style="list-style-type: none"> • PNRL-02_OFI-07 	Compliant																																																																																																								
1.2	A	A2	<p>TERMS OF CONSENT</p> <p>The development must 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 and RtS;</p> <p>d) in accordance with the approved plans in the table below:</p> <table border="1"> <thead> <tr> <th colspan="4">Architectural drawings prepared by HB Arch Architecture & Planning</th> </tr> <tr> <th>Drawing Number</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>A03</td><td>C</td><td>Existing / Demolition</td><td>9/08/2022</td></tr> <tr><td>A04</td><td>C</td><td>Site Sections</td><td>9/08/2022</td></tr> <tr><td>A05</td><td>C</td><td>Site Staging Plan</td><td>9/08/2022</td></tr> <tr><td>A06</td><td>D</td><td>New Site Works Plan</td><td>9/08/2022</td></tr> <tr><td>A07</td><td>C</td><td>Connecting With Country</td><td>9/08/2022</td></tr> <tr><td>A08</td><td>C</td><td>Connectivities Site Plan</td><td>9/08/2022</td></tr> <tr><td>A09</td><td>C</td><td>Connectivities Site Plan (Micro)</td><td>9/08/2022</td></tr> <tr><td>A10</td><td>C</td><td>GA Coe Lower Plan</td><td>9/08/2022</td></tr> <tr><td>A11</td><td>C</td><td>GA Coe Upper Plan</td><td>9/08/2022</td></tr> <tr><td>A12</td><td>C</td><td>GA Coe Roof Plan</td><td>9/08/2022</td></tr> <tr><td>A13</td><td>C</td><td>GA Community Facility Lower Plan</td><td>9/08/2022</td></tr> <tr><td>A14</td><td>C</td><td>GA Community Facility Upper Plan</td><td>9/08/2022</td></tr> <tr><td>A15</td><td>C</td><td>GA Community Facility Roof Plan</td><td>9/08/2022</td></tr> <tr><td>A18</td><td>C</td><td>Area Plans</td><td>9/08/2022</td></tr> <tr><td>A19</td><td>D</td><td>Elevations West</td><td>9/08/2022</td></tr> <tr><td>A20</td><td>D</td><td>Elevations East</td><td>9/08/2022</td></tr> <tr><td>A21</td><td>C</td><td>Sections A+B+C</td><td>9/08/2022</td></tr> <tr><td>A22</td><td>D</td><td>Sections D+F</td><td>9/08/2022</td></tr> <tr><td>A40</td><td>C</td><td>Coe Daylighting Plan</td><td>9/08/2022</td></tr> <tr><td>A41</td><td>C</td><td>Coe Admin. Sun/Shading Study - Afternoon</td><td>9/08/2022</td></tr> <tr><td>A42</td><td>C</td><td>Solar Angles (June 22)</td><td>9/08/2022</td></tr> <tr><td>A43</td><td>C</td><td>Solar Angles (Dec 22)</td><td>9/08/2022</td></tr> <tr><td>A44</td><td>C</td><td>Sustainability And Climate Change</td><td>9/08/2022</td></tr> <tr><td>A45</td><td>C</td><td>External Material Palette</td><td>9/08/2022</td></tr> </tbody> </table>	Architectural drawings prepared by HB Arch Architecture & Planning				Drawing Number	Rev	Name of Plan	Date	A03	C	Existing / Demolition	9/08/2022	A04	C	Site Sections	9/08/2022	A05	C	Site Staging Plan	9/08/2022	A06	D	New Site Works Plan	9/08/2022	A07	C	Connecting With Country	9/08/2022	A08	C	Connectivities Site Plan	9/08/2022	A09	C	Connectivities Site Plan (Micro)	9/08/2022	A10	C	GA Coe Lower Plan	9/08/2022	A11	C	GA Coe Upper Plan	9/08/2022	A12	C	GA Coe Roof Plan	9/08/2022	A13	C	GA Community Facility Lower Plan	9/08/2022	A14	C	GA Community Facility Upper Plan	9/08/2022	A15	C	GA Community Facility Roof Plan	9/08/2022	A18	C	Area Plans	9/08/2022	A19	D	Elevations West	9/08/2022	A20	D	Elevations East	9/08/2022	A21	C	Sections A+B+C	9/08/2022	A22	D	Sections D+F	9/08/2022	A40	C	Coe Daylighting Plan	9/08/2022	A41	C	Coe Admin. Sun/Shading Study - Afternoon	9/08/2022	A42	C	Solar Angles (June 22)	9/08/2022	A43	C	Solar Angles (Dec 22)	9/08/2022	A44	C	Sustainability And Climate Change	9/08/2022	A45	C	External Material Palette	9/08/2022	<p>(a) Full compliance has been achieved with the conditions of consent with only opportunities for improvement identified.</p> <p>(b) Written directions as per Condition A4</p> <p>(c) Based on the outcome of the audit, the development was verified to be carried out in accordance with the EIS and RtS</p> <p>(d) All plans are available on site and on the project website.</p> <p>Philip Chun BC NSW Pty Ltd Construction Certificate (CC2) ref 023-220977cc2, dated 25 January 2024 – references architectural drawings A2.05(c)-A5.07(c), B2.05(c) to B5.11(c), C1.09(T2), G1.12(D), and structural drawings S-G-0001(C2) to S-G-1060(C1). Stamped plans for CC2 presented and are available on the project website (212 in total). CC2 is for the remained of structural works and façade / enclosure only.</p>		Compliant
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A07	C	Connecting With Country	9/08/2022																																																																																																											
A08	C	Connectivities Site Plan	9/08/2022																																																																																																											
A09	C	Connectivities Site Plan (Micro)	9/08/2022																																																																																																											
A10	C	GA Coe Lower Plan	9/08/2022																																																																																																											
A11	C	GA Coe Upper Plan	9/08/2022																																																																																																											
A12	C	GA Coe Roof Plan	9/08/2022																																																																																																											
A13	C	GA Community Facility Lower Plan	9/08/2022																																																																																																											
A14	C	GA Community Facility Upper Plan	9/08/2022																																																																																																											
A15	C	GA Community Facility Roof Plan	9/08/2022																																																																																																											
A18	C	Area Plans	9/08/2022																																																																																																											
A19	D	Elevations West	9/08/2022																																																																																																											
A20	D	Elevations East	9/08/2022																																																																																																											
A21	C	Sections A+B+C	9/08/2022																																																																																																											
A22	D	Sections D+F	9/08/2022																																																																																																											
A40	C	Coe Daylighting Plan	9/08/2022																																																																																																											
A41	C	Coe Admin. Sun/Shading Study - Afternoon	9/08/2022																																																																																																											
A42	C	Solar Angles (June 22)	9/08/2022																																																																																																											
A43	C	Solar Angles (Dec 22)	9/08/2022																																																																																																											
A44	C	Sustainability And Climate Change	9/08/2022																																																																																																											
A45	C	External Material Palette	9/08/2022																																																																																																											

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1.3	A	A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to</p> <ul style="list-style-type: none"> a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and b) the implementation of any actions or measures contained in any such document referred to in Condition A3(a). 	No written directions or correspondence from DPPI during the audit period.		Not Triggered
1.4	A	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition A2. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Condition A2, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	No inconsistencies to date.		Not Triggered
1.5	A	A5	<p>LIMITS ON CONSENT</p> <p>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.</p>	Development Consent SSD 24452965 dated 11 November 2022. This consent is not lapsed.		Not Triggered
1.6	A	A6	<p>This consent does not approve the following:</p> <ul style="list-style-type: none"> a) the detailed fit-out and operation of the retail and/or café premises or other ancillary tenancies b) the installation of signage <p>Where required, separate approvals must be obtained from the relevant consent authority (except where exempt and/or complying development applies).</p>	No approvals required at this stage of the project.		Not Triggered
1.7	A	A7	<p>DESIGN INTEGRITY</p> <p>Any modifications to the building design or landscape strategy that require consent must be reviewed by the Government Architect NSW.</p>	No changes / modifications to building design requiring review by the Government Architect NSW.		Not Triggered
1.8	A	A8	<p>PRESCRIBED CONDITIONS</p> <p>The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.</p> <p><i>DIVISION 8A - PRESCRIBED CONDITIONS OF DEVELOPMENT CONSENT</i></p> <ul style="list-style-type: none"> ▶ 98 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989 ▶ 98A Erection of signs ▶ 98B Notification of Home Building Act 1989 requirements 	<p>Prescribed conditions as per BCA Construction Certificates.</p> <p>Current CC2: Philip Chun BC NSW Pty Ltd Construction Certificate ref 023-220977cc2, dated 25 January 2024. Includes Building Code of Australia Performance Solution Reports for:</p> <p>Title of Report: Weatherproofing Performance Solution report – Precast Walls, Rev: V3, Date: 14 July 2023, HB Arch Pty Ltd, Registration Number: ARBV 18170</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> ▶ 98C Conditions relating to entertainment venues ▶ 98D Condition relating to maximum capacity signage ▶ 98E Condition relating to shoring and adequacy of adjoining property ▶ 98F Conditions relating to development involving use of buildings as build-to-rent housing 	Title of Report: JV3 Compliance Report, Rev: 1, Date: 12 September 2023, Erbas & Associates Pty Ltd		
1.9	A	A9	<p>PLANNING SECRETARY AS MODERATOR</p> <p>In the event of a dispute between the Applicant and a public authority, in relation to a 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 will be binding on the parties.</p>	No disputes.		Not Triggered
1.10	A	A10	<p>LEGAL NOTICES</p> <p>Any advice or notice to the consent authority must be served on the Planning Secretary at the Planning Secretary Address for Service.</p>	No legal notices.		Not Triggered
1.11	A	A11	<p>EVIDENCE OF CONSULTATION</p> <p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ol style="list-style-type: none"> a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for information or approval; and b) provide details of the consultation undertaken including: <ol style="list-style-type: none"> (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	<p>Previous consultation as per initial audit evidence.</p> <p>No consultation required during this audit period.</p>		Compliant
1.12	A	A12	<p>STRUCTURAL ADEQUACY</p> <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 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. 	<p>As per Construction Certificate (CC2) ref 023-220977cc2, dated 25 January 2024, item 8: Structural Design Certificate, WSP Australia, 24 November 2023.</p> <p>Certificate presented as follows:</p> <p>WSP Structural Design Certificate for Parramatta Eels NRL – Centre of Excellence and Community Facilities, ref: PS123790-20231124-STR-Kellyville Park-CC2 (Structures)-Rev 1 (24 November 2023) – certifies that the structural design described in the documents listed on the attached</p>		Compliant

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				transmittal complies with the structural provisions of the Building Code of Australia NCC/BCA 2022. References applicable Australian Standards, design documentation. Issued by NER Accreditation PE0003324.		
1.13	A	A13	<p>OPERATION OF PLANT AND EQUIPMENT</p> <p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <ul style="list-style-type: none"> a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner. 	<p>Hammertech is used for plant and equipment. 1 x excavator was observed on site and was selected for audit of documentation.</p> <p>Excavator 77 Komatsu, inducted 1 March 2024 model PC35MR-5 accepted 7 March 2024 – hire company Excel Contracting Serial No. 3091. Includes operator manual, service report, risk assessment, next service due 7 June 2024. Includes list of licences. SWMS also included – presented – Excel SWMS-001 Excavator Operation signed 13 September 2023, approved same date. Checklist details for plant induction.</p> <p>Plant No. 96 for Komatsu Excavator inducted on 8 April 2024, accepted 3 May 2024, Model No. PC78UU. Next service 22 July 2024.</p>		Compliant
1.14	A	A14	<p>ODOUR REQUIREMENTS</p> <p>The use of the premises must not give rise to the emission of gases, vapours, dusts or other impurities which are a nuisance, injurious or prejudicial to health.</p>	<p>Dust monitored as per SiteHive monitoring.</p> <p>Odour monitoring is not considered necessary.</p> <p>Ad-hoc diesel generators however only temporary (1–2-day hire) which do not give rise to emissions impacts.</p>		Compliant
1.15	A	A15	<p>Gaseous emissions from the development must comply with the requirements of the Protection of the Environment Operations Act, 1997 and Regulation. Uses that produce airborne particulate matter must incorporate a dust collection system</p>	<p>Ad-hoc diesel generators however only temporary (1–2-day hire) which do not give rise to emissions impacts. As above, SiteHive is used for monitoring particulate matter.</p>		Compliant
1.16	A	A16	<p>APPLICABILITY OF GUIDELINES</p> <p>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.</p>	<p>As per Attachment 1 of the CEMP, legal requirements, relevant standards and guidelines are listed.</p>		Compliant
1.17	A	A17	<p>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</p>	<p>No requests received from DPHI.</p>		Not Triggered

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			updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.			
1.18	A	A18	<p>MONITORING AND ENVIRONMENTAL AUDITS</p> <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, non-compliance notification and independent environmental auditing.</p> <p><i>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.</i></p>	<p>This is the second environmental audit which is carried out in accordance with the IAPAR 2020 guidelines (within 6-months of the initial commencement of construction audit).</p> <p>Resonate visit site every other month for attended noise monitoring. Monitoring first undertaken November 2023. Also, January & March 2024, May 2024 upcoming.</p> <p>SiteHive used for unattended real time monitoring.</p> <p>Note: Noise monitoring report details included under D15</p> <p>No vibration monitoring has been triggered at this stage.</p> <p>The CEMP Attachment 6 provides a template for an Environmental Management Audit which is noted to be conducted on a quarterly basis. ISP-133535 on 23 April 2024 – Schedule C – Auditing. 15 improvement notices raised and closed out. No issues from previous audit. No non-compliances raised or issues. Combined with Safety and Quality. No complaints have been received to date.</p>		Compliant
1.19	A	A19	<p>COMPLIANCE</p> <p>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.</p>	<p>Sch002 Site Induction Slides Site specifics as presented. Includes: environmental controls (ERSED, Mud on Road, Noise and Dust, Contamination), emergency procedures.</p> <p>Excel Contracting employee sighted – excavator driver, white card 29 September 2023 VOC3041, White Card No. 10830892 10 March 2023. Green tick for induction complete + associated SWMS signed, 17 February 2024.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.20	A	A20	<p>REVISION OF STRATEGIES, PLANS AND PROGRAMS</p> <p>Within three months of:</p> <ul style="list-style-type: none"> 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, <p>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.</p>	<p>Updates to CEMP and CTMP but minor changes only, no major changes triggering notification to the Department. No revisions of strategies, plans or programs required.</p> <ul style="list-style-type: none"> (a) No compliance reporting required during construction. (b) No incidents to date. (c) Only minor changes triggered from the initial IEA. (d) No modifications have been required. (e) No directions from DPHI received. 		Not Triggered
1.21	A	A21	<p>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.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>As per above, no improvements to the environmental performance of the development, modifications or directions. No revisions to the documents required.</p>		Not Triggered
1.22	A	A22	<p>COMPLIANCE REPORTING</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements outlined in the Compliance Reporting Post Approval Requirements.</p>	<p>Compliance reporting requirements are applicable following operation of the development. This condition is not yet triggered.</p>		Not Triggered
1.23	A	A23	<p>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.</p>	<p>Compliance reporting requirements are applicable following operation of the development. This condition is not yet triggered.</p>		Not Triggered
1.24	A	A24	<p>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.</p>	<p>Compliance reporting requirements are applicable following operation of the development. This condition is not yet triggered.</p>		Not Triggered
1.25	A	A25	<p>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.</p>	<p>Compliance reporting requirements are applicable following operation of the development. This condition is not yet triggered.</p>		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.26	A	A26	INDEPENDENT ENVIRONMENTAL AUDIT Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This is the second independent environmental audit of the development which is being carried out within 6-months of the initial commencement of construction audit (20 November 2023) as per the IAPAR 2020.		Compliant
1.27	A	A27	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Auditor approval submitted 14 May 2024, portal receipt SSD-24452965-PA-15. Approval letter from the Department of Planning, Housing and Infrastructure of independent auditing team dated 16 May 2024, prior to the conduct of the Independent Audit (20 May 2024).		Compliant
1.28	A	A28	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.	No requests have been made from the Department of Planning and Environment with regards to the timing of the independent audits.		Not Triggered
1.29	A	A29	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.	As per IAPAR 2020: (a) Review and response undertaken as per MostynCopper email dated 13 December 2023 (included attachment from Kane – Independent Audit # 1 – Project Team response to Audit Findings) (b) DPHI letter 10 January 2024 reference SSD-24452965-PA-PA-13 submitted on 14 December 2023. (c) Audit Report publicly available on the project website including response to audit findings.		Compliant
1.30	A	A30	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.	Submitted on 14 December 2023 to DPHI reference SSD-24452965-PA-PA-13, within 2-months of the audit site inspection (20 November 2023)		Compliant
1.31	A	A31	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.	The project is currently under development phase. This condition will be triggered following operation.		Not Triggered
1.32	A	A32	MAJOR EVENTS	This condition will be applicable to the post operational stage.		Not Triggered

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			Major Event Days, as defined by this consent, are limited to a maximum of five (5) days per year.				
2	PART	B	PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE				
2.1	B	B1	<p>DESIGN AMENDMENTS</p> <p>Prior to the issue of the first Construction Certificate, the Applicant must submit revised plans to the Planning Secretary for approval. The revised plans must be prepared in consultation with the Government Architects Office and detail the following:</p> <ul style="list-style-type: none"> a) Incorporation of additional windows (in addition to the hit-and-miss brickwork) to provide oversight onto the carpark. These windows should be proportioned and recessed to provide solar shading from the eastern sun. b) Incorporation of screening of all bin store areas, including the store area located north-eastern side of the proposed car park. <p>Evidence of consultation with and the incorporation of any feedback from the Government Architects Office must be provided to the Department.</p>	<p>No changes since the initial audit. Consultation for Design Amendments was verified as per email presented from Government Architects Office dated 15 September 2023 – Eastern Façade: satisfied with additional glazing; for bin store located at northern-east side of carpark: incorporate landscape screening around 3 sides of the bin storage shed. A1-10 bin plan updated; landscaping plan, eastern elevation, screening plan in place.</p> <p>Approved by the Department as per letter ref SSD-24452965-PA-4 dated 4 October 2023.</p> <ul style="list-style-type: none"> (a) Includes additional windows in position as described (b) A1-10 includes screening of all bin store area at north-eastern side of car park <p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 14.</p>		Compliant	
2.2	B	B2	<p>DESIGN EXCELLENCE AND INTEGRITY</p> <p>The architectural design team comprising HB Arch Architecture & Planning is to have direct involvement in the design documentation, contract documentation and construction stages of the project.</p>	<p>No changes to the design team. As per Construction Certificate 23-220977cc1, 6 October 2023 item 16.</p> <p>HB Arch Architecture & Planning letter dated 28 August 2023 "Response to SSD Conditions" presented.</p>		Compliant	
2.3	B	B3	<p>The architectural design team is to have full access to the site, following safety induction, and is to be authorised by the Applicant to respond directly to the consent authority where information or clarification is required in the resolution of any design issues throughout the project.</p>	<p>As verified during the initial audit, letter dated 7 September 2023 from Kane Constructions to Certifier, "Design Team" confirming that following inductions, HB Arch Architecture & Planning will have full access to site.</p> <p>HB Arch Architecture & Planning are yet to visit site.</p> <p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 16.</p>		Compliant	
2.4	B	B4	<p>Evidence of the architectural design team's commission is to be provided to the Certifier prior to the release of the first Construction Certificate.</p>	<p>As per letter dated 7 September 2023 Design Team from Kane Constructions to Certifier + as per Construction Certificate 23-220977cc1, 6 October 2023 item 16.</p>		Compliant	

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.5	B	B5	The architectural design team is not to be changed without prior written notice and approval of the Planning Secretary.	HB Arch Architecture & Planning are unchanged.		Compliant
2.6	B	B6	To ensure the scheme retains, or is an improvement upon, the approved design excellence qualities, the Applicant must notify the Planning Secretary of any proposed modifications to the approved architectural drawings.	From previous audit: A1-10 updated to incorporate landscape screening around 3 sides of the bin storage shed. Approved as per DPE letter ref SSD-24452965-PA-4 dated 4 October 2023 only, not to architectural plans. No changes to architectural plans during audit period.		Compliant
2.7	B	B7	The Planning Secretary is to determine whether any proposed modifications to the approved architectural drawings require review by the State Design Review Panel or other appropriate person(s).	From previous audit: No modifications or submission to DPE required. As above, only update as approved for A1-10, no request for Stage Design Review Panel review. No changes to architectural plans during audit period.		Compliant
2.8	B	B8	<p>MATERIALS AND FINISHES</p> <p>Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to the satisfaction of the Planning Secretary details of final materials and finishes. The details must include:</p> <ul style="list-style-type: none"> 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 c) detailed architectural drawings of the façade details, including glazing specification and sun shading devices. This must include snapshots at different points in the facade in plan, elevation and section to a scale of 1:20 or 1:50 as necessary. <p>The plans lodged to satisfy this consent must include final specifications of colour, material and, where relevant, manufacturer.</p>	<p>Included under Construction Certificate 2:</p> <p>Item 23. Architectural Design Statement, to satisfy DA Condition B8, HB Arch Pty Ltd, 13 November 2023.</p> <p>Item 24. External Finishes Palette, to address DA Condition B8, HB Arch Pty Ltd, 28 April 2023.</p> <p>Item 24. Planning Secretary approval, to satisfy DA Condition B8, Department of Planning, Housing and Infrastructure, 23 January 2024, ref SSD-24452965-PA-12, statements attached in response to condition B8 (a) through to (c).</p>		Compliant
2.9	B	B9	<p>CONNECTING WITH COUNTRY</p> <p>Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to the satisfaction of the Planning Secretary and the Government Architect NSW, a report outlining the outcomes of the First Nations Working Group in the Designing with Country Implementation Framework prepared by Ngurra Advisor and include drawings illustrating the location, size and details of the proposed design responses.</p>	<p>Connecting with Country as per Construction Certificate 2 – HB Architect statement in accordance with Condition B9, dated 17 November 2023. Includes Meeting Place, Meeting Place Hearth, Landscape surrounds, Welcome to Country, 'Framing the sky' at the 2 building entries. Included as Item 25.</p> <p>Email correspondence confirming Government Architects satisfaction, to address DA Condition B9, Department of Planning, Housing and Infrastructure 8 December 2023 (also</p>		Compliant

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				included as item 26, CC2), Planning Secretary approval, to satisfy DA Condition B9, 23 January 2024 (item 27) Connecting With Country ref: SSD-24452965-PA-11.		
2.10	B	B10	<p>LONG SERVICE LEVY</p> <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>	<p>Payment made 18 September 2023, reference, V001210 Sighted LSL receipt no L0000129563.</p> <p>Confirmed as to prior to the issue of the first Construction Certificate (dated 6 October 2023). Also included on CC2 item 6. No further instalments required.</p>		Compliant
2.11	B	B11	<p>STRUCTURAL DETAILS</p> <p>Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <ul style="list-style-type: none"> a) the relevant clauses of the NCC; and b) this development consent. 	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 10 (WSP Structural Design certificate).</p> <p>Drawing No. S-A-1200, Rev C1 for Building A – lower level – slab on ground (Community Facility).</p> <p>Drawing No. S-B-1201, Rev C1 for Building B - lower level – slab on ground and footings plans (Centre of Excellence).</p> <p>Structural works under CC2 for above ground works. WSP Statement dated 24 November 2023</p>		Compliant
2.12	B	B12	<p>EXTERNAL WALLS AND CLADDING</p> <p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the NCC.</p>	<p>HB Architect statement in accordance with Consent Conditions B12 & B13 dated 17 November 2023 (Issue A). Confirms proposed external wall components of all buildings, including storage, plant and bin enclosures meet the requirements of NCC C2D10, C2D11 and C2D14.</p> <p>Included under CC2 as item 20.</p>		Compliant
2.13	B	B13	<p>Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to the satisfaction of the Certifier documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the NCC. The Applicant must provide a copy of the documentation to the Planning Secretary for information.</p>	<p>HB Architect statement in accordance with Consent Conditions B12 & B13 dated 17 November 2023 (Issue A). In response to Condition B13 it is stated that fire test certificates are provided.</p> <p>Included under CC2 as item 20.</p>		Compliant
2.14	B	B14	<p>ACCESS AND FACILITIES FOR PEOPLE WITH DISABILITIES</p> <p>Prior to the issue of the first 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</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 17.</p> <p>Architecture & Access (ACAA #456), Issue B dated 15 September 2023 in response to SSD Consent Condition B14.</p>		Compliant

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			and will be constructed to provide access and facilities for people with a disability in accordance with the NCC.	No changes during audit period. Access Report as per CC2.		
2.15	B	B15	MECHANICAL VENTILATION The premises must be ventilated in accordance with the NCC and applicable Australian Standards.	As per Construction Certificate 23-220977cc1, 6 October 2023 item 18. Design compliance certificate by Erbas dated 7 September 2023. Erbas Mechanical Services Specifications: MEL29168 A Mech_Specification_5 (Building A) MER20168 B Mech_Specification_2 (Building B) No changes since previous audit. Services and finishes will fall under CC3. Design Certificate and drawings revised and re-triggered under CC3.		Compliant
2.16	B	B16	Prior to the issue of the first 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.	As per Construction Certificate 23-220977cc1, 6 October 2023 item 18. No changes during the audit period.		Compliant
2.17	B	B17	REFLECTIVITY Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to the satisfaction of the Certifier a report/documentation demonstrating that external treatments, materials and finishes of the development do not cause adverse or excessive glare.	Architectural Design Statement for Reflectivity, to satisfy DA Condition B17 included as Item 28, CC2 by HB Architect, Issue B dated 11 December 2023. Included as per CC2.		Compliant
2.18	B	B18	SITE STABILITY AND CONSTRUCTION WORK 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: <ul style="list-style-type: none"> (a) geotechnical details which confirm the suitability and stability of the site for the development and relevant design and construction requirements to be implemented to ensure the stability and adequacy of the development and adjacent land (b) details of the proposed methods of excavation and support for the adjoining land (including any public place) and buildings 	As per Construction Certificate 23-220977cc1, 6 October 2023 item 19. Douglas Partners Statement dated 13 September 2023 "PNRL Centre of Excellence and Community Facility Geotechnical Comments." Confirms compliance with Condition B18 requirements as verified during the initial audit.		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>(c) details to demonstrate that the proposed methods of support and construction are suitable for the site and will not result in any damage to the dam wall of Sydney Water's Basin 35, 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</p> <p>(e) details of written approvals that have been obtained from the owners of the adjoining land to install any ground or rock anchors underneath the adjoining premises (including any public roadway or public place); and,</p> <p>(f) be consistent with and incorporate all the relevant recommendations detailed in the Report on Geotechnical Investigation, prepared by Douglas Partners, dated March 2022.</p>			
2.19	B	B19	<p>CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN</p> <p>Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating that the design of the development has incorporated the Crime Prevention Through Environmental Design Assessment (CPTED) management and mitigation measures included within Section 6.2.1 of the EIS prepared by Urbis, dated 14 April 2022.</p>	Architectural Design Statement for CPTED, included as Item 29, CC2, Issue C dated 11 December 2023.		Compliant
2.20	B	B20	<p>ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)</p> <p>Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating the development incorporates all design, construction and operation measures as identified in the ESD Report prepared by Erbas, dated 18 March 2022.</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 20.</p> <p>Erbas Statement dated 14 September 2023, response to SSD Consent Condition B20, Issue A. ESD matrix appended.</p> <p>No changes since the initial audit.</p>		Compliant
2.21	B	B21	<p>INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS</p> <p>Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating:</p> <p>(a) all toilets installed within the development will be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS)</p> <p>(b) all taps and shower heads installed within the development will be water efficient with at least a 3-star rating under the WELS, where available</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 21.</p> <p>HB Arch statement dated 5 September 2023 Issue A, Response to SSD Consent Conditions B21. Confirms:</p> <p>(a) toilets with dual-flush capacity, at least 4-star rating</p> <p>(b) taps and shower heads as noted</p> <p>(c) urinals at least 4-star rating</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<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.</p> <p>(d) systems will reduce unnecessary flushing and will not involve the use of continuous flushing systems.</p>	<p>(d) systems will reduce unnecessary flushing</p> <p>No changes since the initial audit.</p>		
2.22	B	B22	<p>MECHANICAL PLANT NOISE MITIGATION</p> <p>Prior to the issue of the first Construction Certificate, the Applicant must 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 and other guidelines applicable to the development.</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 22.</p> <p>Acoustic Design Statement from Resonate (noise consultant) dated 5 September 2023, Ref S200367LT6.</p> <p>No changes for CC2. CC3 will capture services and internal fit out works.</p>		Compliant
2.23	B	B23	<p>COMPLIANCE WITH ACOUSTIC ASSESSMENT</p> <p>Prior to the issue of the Construction Certificate for above ground works, 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 Noise and Vibration Assessment, prepared by Resonate, dated 19 March 2022.</p>	<p>Resonate statement: Centre of Excellence and Community Facilities - Parramatta Eels NRL. Response to SSD Consent Condition B23. Project number: S200367, Reference: S200367LT7A, 4 December 2023.</p> <p>Revised report – Resonate Acoustic Design Report S200367RP5, Rev D dated 4 December 2023.</p>		Compliant
2.24	B	B24	<p>SYDNEY WATER ASSETS</p> <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><i>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</i></p>	<p>Statement from Erbas, Issue A dated 12 September 2023 – Response to SSD Consent Condition B24</p> <p>Sydney Water stamped plan A2.14, 30 May 2023 No. 1257841.</p> <p>Building plan assessment application to Sydney Water. Submitted a tap in, pavement on top of it, approval of plan. Sydney Water Tap in™ No. 1257841 building plan approved – HB Arch Dwg No. A2.14, Rev T1 (14 March 2023), Engineer Plan No.: WSP Dwg No. CV-320, CV-350 Rev T4 and CV-333 T5 (21 April 2023). 30 May 2023.</p> <p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 23.</p> <p>No changes for CC2.</p>		Compliant
2.25	B	B25	<p>CAR PARKING</p> <p>Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier plans demonstrating compliance with the following traffic and parking requirements:</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 9.</p> <p>WSP (Civil Engineer) statement regarding traffic response to B25 and B26 dated 4 September 2023 - 'B25 and B26 have</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> (a) all vehicles must enter and leave the subject site in a forward direction; (b) all vehicles are to be wholly contained on site before being required to stop; (c) parking associated with the development (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths, blind aisle car park and parking bay dimensions) must be in accordance with the applicable Australian Standards; (d) appropriate pedestrian advisory signs must be provided at the egress from parking areas; (e) all works/regulatory signposting associated with the development must be at no cost to the relevant roads authority; (f) 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><i>been appropriately addressed from a traffic engineering perspective</i>.</p> <p>No changes for CC2.</p>		
2.26	B	B26	<p>BICYCLE PARKING AND FACILITIES</p> <p>Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier plans demonstrating:</p> <ul style="list-style-type: none"> a) a minimum of 53 on-site bicycle parking spaces, including an appropriate number of designated for staff only use; b) the provision of end-of-trip facilities for staff, including lockers and a minimum of 10 showers; c) The layout, design and security of all bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking Facilities - Bicycle Parking, and be located in secure, convenient and accessible areas, incorporating adequate lighting and surveillance; d) Staff bicycle parking should be provided according to the security level B as specified AS 2890.3:2015. Storage, change room and shower facilities for use by employees must be provided. <p>Details demonstrating compliance with this condition must be submitted to the Certifier prior to the issue of the relevant Construction Certificate</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 9.</p> <p>WSP (Civil Engineer) statement regarding traffic response to B25 and B26 dated 4 September 2023 - 'B25 and B26 have been appropriately addressed from a traffic engineering perspective'.</p> <p>No changes for CC2.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.27	B	B27	<p>LANDSCAPING</p> <p>Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to the satisfaction of the Certifier a detailed Landscape Plan. The plan must be generally consistent with the Landscape Plans prepared by iScape Rev. A, dated 10 August 2022 and informed by the recommendations in the Designing with Country Implementation Framework prepared by Ngurra Advisory and Arborist Report prepared by Earthscape Horticultural Services, dated February 2022. The detailed Landscape Plan must include:</p> <ul style="list-style-type: none"> a) details of tree planting, including pot sizes; b) detail the location, species, maturity and height at maturity of plants to be planted on-site; c) demonstrate adequate drainage and watering systems for the planters; d) details of plant maintenance and watering for the first 12 months; and e) a commitment to replace plants with the same species if any plant loss occurs within the maintenance period. 	<p>Statement from iScape Landscape Architecture, SSD 24452965 Consent Condition – B27, Issue B date d15 January 2024.</p> <p>Issue for Construction Landscape Plans Dwgs No. 140.23(21)/373'D', 140.23(21)/374'C', 140.23(21)/375'B', 140.23(21)/376'B', 140.23(21)/377'B', 140.23(21)/378'B' & 140.23(21)/379'B' and Landscape Specification IFC Issue contain the details of all trees to be planted including pot sizes, location, species and height at maturity to cover points (a)-(b).</p> <p>Point (c) – there is no landscaping that is considered to be a 'planter' all planting is at grade into deep soil.</p> <p>A landscape maintenance program schedule is provided in the landscape specification to cover point (d).</p> <p>Point (e) – to be covered by the Builder.</p> <p>Kane Constructions letter to Certifier dated 21 November 2023: SSD 24452965 CONSENT CONDITION B27(e) – Landscaping Kane Constructions directly or indirectly through subcontractors commit to replace plants with the same species if any plant loss occurs within the maintenance period.</p> <p>Included under CC2, items 31 and 32.</p>		Compliant
2.28	B	B28	<p>OUTDOOR LIGHTING</p> <p>Prior to the issue of the Construction Certificate for above ground works, the Applicant must prepare a detailed Lighting Plan. The Lighting Plan must address the following:</p> <ul style="list-style-type: none"> (a) luminaire design, post height, placement and operation; (b) avoidance of the direct illumination of sensitive areas including the neighbouring residential properties, retained vegetation and replacement plantings; (c) appropriate measures must be incorporated into the lighting design which minimise indirect light spill in the 50 m and 100 m buffer zone around such respective areas; (d) glare shields must be used where appropriate to further reduce the indirect impact of light spill on habitat within the site; and 	<p>Lighting will be constructed under CC3. 2 x lighting plans for each site.</p>		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>(e) warm spectrum (3000k) lighting must be used to reduce the impact on nocturnal animals.</p> <p>All new outdoor lighting must incorporate the recommendations of the Light Spill Report Parramatta Eels Centre of Excellence, Revision 0 dated 28 February 2022 and comply with AS4282: 2019 - Control of the obtrusive effects of outdoor lighting.</p> <p>Details demonstrating compliance with these requirements are to be submitted to the Certifier.</p>			
2.29	B	B29	<p>STORMWATER MANAGEMENT SYSTEM</p> <p>Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier an operational stormwater management system for the development. The system must:</p> <ol style="list-style-type: none"> be designed by a suitably qualified and experienced person(s); be generally in accordance with the conceptual design in the EIS and the Integrated Water Management Plan prepared by WSP Rev. E dated 28 July 2022); be in accordance within Council's stormwater requirements and specifications; be in accordance with applicable Australian Standards; and ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines 	<p>As per Construction Certificate 23-220977cc1 dated 6 October 2023, Schedule 1, Civil Drawings:</p> <ol style="list-style-type: none"> Stormwater Drainage Plan 4 of 4 CV-363, Rev C1 stamped as per CC1, dated 18 September 2023 by WSP. WSP statement dated 4 September 2023 Issue B noting compliance with condition requirements. The stormwater management plans are designed as per the Hill shire council DCP requirements and works specification for developments. Drawings are endorsed by Hills Shire Council. <ul style="list-style-type: none"> CV-300 FACE SHEET, DRAWING INDEX AND LOCALITY PLAN CV-301 GENERAL NOTES CV-305 EXISTING CONDITIONS PLAN CV-310 SIGNAGE PLAN CV-315 BULK EARTHWORKS PLAN CV-320 GENERAL ARRANGEMENT AND KEY PLAN CV-330 LOWER GROUND LEVEL STORMWATER DRAINAGE PLAN BUILDING A CV-331 LOWER GROUND LEVEL STORMWATER DRAINAGE PLAN BUILDING B CV-332 CIVIL WORKS PLAN SHEET 1 OF 4 CV-333 CIVIL WORKS PLAN SHEET 2 OF 4 CV-334 CIVIL WORKS PLAN SHEET 3 OF 4 		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<ul style="list-style-type: none"> CV-335 CIVIL WORKS PLAN SHEET 4 OF 4 CV-336 SEDIMENT AND EROSION CONTROL PLAN CV-337 SEDIMENT AND EROSION CONTROL DETAIL CV-340 CIVIL DETAILS SHEET 1 OF 3 CV-341 CIVIL DETAILS SHEET 2 OF 3 CV-342 CIVIL DETAILS SHEET 3 OF 3 CV-350 SEWER LINE ZONE OF INFLUENCE <p>(d) Stormwater management plan complies with AS3500.3 Plumbing and drainage stormwater drainage.</p> <p>(e) Stormwater drainage capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia,2016) and as per Hills Shire Council DCP</p> <p>Response from WSP presented "Response to SSD Consent Condition B29 and C17" dated 4 September 2023 confirms compliance with Condition B29.</p> <p>No changes for CC2.</p>		
2.30	B	B30	<p>BIODIVERSITY OFFSETS</p> <p>The Applicant must purchase and retire 1 PCT 849-Cumberland shale plains woodland of Sydney ecosystem credit prior to the commencement of any vegetation clearing.</p> <p>Details confirming compliance must be provided to the Certifier and Planning Secretary.</p>	<p>Biodiversity Conservation Trust payment on the 15 June 2023, BCT Reference BCF536 for Cumberland shale plains woodland – confirmation of payments. No further payments made during the audit period.</p> <p>Lodged to the Department as per Post approval SSD-24452965-PA-1 on 25 August 2023.</p> <p>As per Construction Certificate 23-220977cc1, 6 October 2023 items 26 and 27.</p>		Compliant
2.31	B	B31	<p>TREE REPLACEMENT AND MANAGEMENT</p> <p>Suitable tree replacements (minimum 88 trees) must be provided in accordance with the offset strategy detailed in the Landscape Design Report and plans prepared by iscape Landscape Architecture (revision A, dated 10 August 2022) with tree species, pot size and diversity/number of replacements in accordance with the Planting Schedule within the Landscape Plans.</p>	<p>Tree Replacement Design Statement, to satisfy DA Condition B31 included under CC2 as Item 33 – iScape Landscape Architecture SSD 24452965 Consent Condition – B31, Issue A dated 1 September 2023. States that:</p> <p>Issue for Construction Landscape Plans Dwgs No. 140.23(21)/173'C', 140.23(21)/174'C', 140.23(21)/175'B', 140.23(21)/176'B', 140.23(21)/177'B', 140.23(21)/178'B' & 140.23(21)/179'B' and Landscape Specification IFC Issue contain the details of all trees to be planted including pot</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>sizes. A total of 99 trees are proposed, exceeding the 88 minimum required.</p> <p>No changes to the number of trees since previous audit. Re-planting will occur towards the end of the project. CC3 will be the last CC. Will be planted within the site boundary.</p>		
2.32	B	B32	<p>CONSTRUCTION AND FIT OUT OF FOOD PREMISES</p> <p>The construction, fit-out and finishes of any food premises must comply with Standard 3.2.3 of the Australian and New Zealand Food Standards Code under the Food Act 2003, all relevant Australian Standards including AS 4674 – 2004: Design, Construction and Fit-out of Food Premises, and the provisions of the NCC. Details of compliance with the relevant provisions must be prepared by a suitably qualified person and submitted to the Certifier and Council prior to the construction and fit-out of any food premises.</p>	<p>Fit out of food premises will fall under Construction Certificate 3. Sighted 16 May 2024 Design Compliance Certificate Statement Universal Foodservice Designs (UFD).</p>		Not Triggered
2.33	B	B33	<p>COOL ROOMS</p> <p>Any cool room(s), refrigerated chambers or strong-rooms must be constructed in accordance with G1.2 of the BCA.</p>	<p>Cool rooms will be triggered as part of Construction Certificate 3. Sighted 16 May 2024 Design Compliance Certificate Statement Universal Foodservice Designs (UFD).</p>		Not Triggered
2.34	B	B34	<p>GREASE TRAPS</p> <p>A grease trap (if required by Sydney Water) must not be installed in any kitchen, food preparation or food storage area. Installation of the grease trap must comply with the requirements of Sydney Water.</p> <p><i>Note: Sydney Water Authority also have requirements for grease arrestors that you need to comply with.</i></p>	<p>Grease traps will be triggered as part of Construction Certificate 3.</p> <p>2 x grease traps will be required. They will not form part of the kitchen, food preparation areas.</p>		Not Triggered
2.35	B	B35	<p>FLOOD RISK MANAGEMENT PLAN</p> <p>Prior to the issue of the first Construction Certificate, a Flood Risk Management Plan must be prepared consistent with Flood Impact Assessment, Revision C, dated: 28 July 2022 and detailing measures to address the flood risk of the development and include:</p> <ul style="list-style-type: none"> a) details of measures to mitigate any flood risk and impact of the development including excavation, fencing and signage; b) consideration of velocity afflux, particularly at the outlet over the proposed overland flow channel. Any afflux will need to be managed wholly on site without any detrimental impacts elsewhere specially the leachate ponds and include adequate erosion control to prevent damage to the existing soil contamination containment measures (e.g. existing capping layers); c) any bridges or culverts that form part of the proposal are to be considered with appropriate blockage factors consistent with 	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 items 28 and 29.</p> <p>WSP letter dated 5 September 2023 "Response to SSD Consent Condition B35" with a-c noted as compliant, d – is noted as not yet triggered.</p> <p>Issued to Council 14 September 2023, email sighted to Hills Shire Council from MostynCopper with link to Flood Impact Strategy.</p> <p>Certifier response dated 5 September 2023 to confirm implementation of the Flood Impact Strategy in place of the development of a separate Flood Risk Management Plan is adequate, response to MostynCopper email from 4 September 2023.</p>		Compliant

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			<p>2019 AR&R and their role in potential flood evacuation routes within the site to the point of refuge within the building; and</p> <p>d) a further site emergency flood response plan must be prepared prior to the issue of an occupation certificate for implementation with the facilities emergency response measures (Condition E16).</p> <p>A copy of the plan must be submitted to Council and the Certifier.</p>	<p>WSP Flood Impact Assessment – July 2022 sighted. As included in original SSDA submission.</p> <p>No updates required.</p>		
2.36	B	B36	<p>CONTAMINATION</p> <p>An Unexpected Contaminated Land and Asbestos Finds Procedure must be prepared before the commencement of any demolition / construction works and must be followed should unexpected contaminated land or asbestos be excavated or otherwise discovered during construction. The Unexpected Contaminated Land and Asbestos Finds Procedure must outline the steps to be undertaken to identify, report and manage any signs of potential environmental concern encountered during earthworks/redevelopment works.</p>	<p>Unexpected Find Protocol (Contamination) Rev 02 dated 7 September 2023. As per Construction Certificate 23-220977cc1, 6 October 2023 item 31.</p> <p>There was one (1) unexpected find during the audit period.</p> <p>500ml layer down front of Building A – small area of friable asbestos was located in front of Building B.</p> <p>Tracking spreadsheet in place for Asbestos (live).</p> <p>Douglas Partners Validation Report 207155.02.R.010 Rev 0, December 2023. States that the work was undertaken under the Remediation Works Plan (RWP).</p>		Compliant
2.37	B	B37	<p>A hazardous building materials survey must be conducted on the buildings prior to the commencement of any demolition/construction works on site.</p>	<p>No existing buildings onsite. Letter provided to Certifier 28 August 2023 confirming status. As per Construction Certificate 23-220977cc1, 6 October 2023 item 32 "Confirmation Hazardous Material Survey is not required, to address DA Condition B37".</p>		Not Triggered
2.38	B	B38	<p>Prior to the commencement of works, the relevant recommendations detailed in the Detailed Site Investigation (Contamination) with Limited Sampling, prepared by Douglas Partners, dated March 2022 must be implemented.</p>	<p>Detailed Site Investigation (DSI) Report for test pits – Kane Construction letter dated 27 September 2023 to Certifier, stating to implement Unexpected Finds Protocol + testing of Daracon site following removal of demountable buildings.</p> <p>Unexpected Finds Protocol (Contamination) as per Rev 02.</p> <p>Additional testing under Daracon sheds and demountable as recommended in Detailed Site Investigation: Docket No. 11843 on 27 September 2023 by CSTS – Compaction & Soil Testing Services. Test results received on the fill – report by CSTS on 12 October 2023 - Waste classification assessment report.</p> <p>Douglas Partners undertook testing to support the CSTS findings – asbestos and waste classification report Ref</p>		Compliant

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				<p>207155.02.R.001 Rev 0 dated 27 October 2023. Cover letter included R.002.Rev0 dated 27 October 2023.</p> <p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 33.</p> <p>No changes.</p>		
3	PART	C	PRIOR TO COMMENCEMENT OF WORKS			
3.1	C	C1	<p>NOTIFICATION OF COMMENCEMENT</p> <p>The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p>	<p>Compliance as per initial audit: Notice of Commencement letter to DPHI (formerly DPE) from MostynCopper dated 13 September 2023 – portal receipt SSD-24452965-PA-5 on 13 September 2023 for site establishment, tree removal and protection.</p>		Compliant
3.2	C	C2	<p>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.</p>	<p>Notice of Commencement SSD-24452965-PA-8 letter from MostynCopper dated 6 October 2023 – for commencement of construction on the 10 October 2023. No staging for the project.</p>		Not Triggered
3.3	C	C3	<p>ACCESS TO INFORMATION</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in Condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; 	<p>(a) The following details are publicly available on website:</p> <ul style="list-style-type: none"> (i) Site Staging Plan, New Site Works Plan – Existing, Demolition Plan and drawings are available on the website and noted to be current (e.g., WSP Bulk Earthworks Plan, CV-320, Rev C1 dated 18 September 2023). (ii) Development consent conditions and Assessment report is available on website. (iii) CEMP, PTMP, NVMP, AQMP, SWMP, TPP, WMP + Unexpected Finds Protocol (iv) Regular monitoring on the environmental performance available on website from October 2023 to April 2024 (dust), January and March 2024 (noise). (v) Comprehensive summary as per monitoring reports. (vi) Construction updates were provided (vii) Telephone (24 hour): 1300 606 773 – Post: ATTN: The Project Manager – PNRL Centre of Excellence Project; Kane Constructions Pty Ltd; 2 John Street, Waterloo NSW 2017 Australia; Post: PO Box 243 	<p>Opportunity for Improvement PNRL-02_OFI-01</p> <p>Information on the project website was not up to date at the time of the audit including:</p> <ul style="list-style-type: none"> • Noise monitoring reports for November 2023 and May 2024 were not displayed. • The versions of the CEMP and CTMP were not current. • The audit report was named Site Audit Report which is relevant to the contamination auditor. <p>All website updates were actioned immediately and have been verified by the Auditor.</p>	Compliant

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			<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.</p> <p>(c) address any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.</p>	<p>Alexandria 2015; Email: pcoe_enquiries@kane.com.au</p> <p>(viii) Complaints Register included – no complaints received to date. Updated monthly – currently October 2023 to April 2024.</p> <p>(ix) Independent audit report on display from initial IEA 1.</p> <p>(x) No further requests have been made from the Planning Secretary.</p> <p>(b) Information on the website was noted to be current and up to date at the time of this audit, with the exception of the following:</p> <ul style="list-style-type: none"> Noise, monitoring reports for November 2023 and May 2024, The CEMP and CTMP were not current The previous IEA report was named Site Audit Report which is relevant to the contamination auditor <p>(c) No requests have been made from Planning Secretary relating to the compliance with the terms of this consent.</p>		
3.4	C	C4	<p>PROTECTION OF PUBLIC INFRASTRUCTURE AND STREET TREES</p> <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, Planning Secretary 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>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 items 35 and 36.</p> <p>(a) Consultation as per condition C6. Owner is Hills Shire Council.</p> <p>(b) Dilapidation Report – Opal Dilapidations on 28 August 2023, Ref OD3216 Rev 00, – issued to Hills Shire Council only 29 August 2023, issued to DPE SSD-24452965-PA-3, 29 August 2023</p> <p>(c) Retained tree evidence as per site inspection and contractor's weekly WHSE inspections, however no street trees requiring protection. Car park trees are maintained.</p> <p>No additional dilapidation reports required.</p>		Compliant
3.5	C	C5	<p>COMPLAINTS AND ENQUIRIES PROCEDURE</p> <p>Prior to the commencement of construction works, or as otherwise agreed by the Planning Secretary, the following must be made available for community enquiries and complaints for the duration of construction:</p>	<p>The following information is publicly available on the project website:</p> <p>(a) Telephone (24 hour): 1300 606 773</p> <p>(b) Post: ATTN: The Project Manager – PNRL Centre of Excellence Project; Kane Constructions Pty Ltd;</p>		Compliant

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			<p>(a) a 1300 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered;</p> <p>(b) a postal address to which written complaints and enquiries may be sent; and</p> <p>(c) an email address to which electronic complaints and enquiries may be transmitted.</p>	<p>2 John Street, Waterloo NSW 2017 Australia; Post: PO Box 243 Alexandria 2015</p> <p>(c) Email: pcoe_enquiries@kane.com.au</p> <p>Complaints would be directed to Kane, MostynCopper would be notified. No complaints have been received with date.</p>		
3.6	C	C6	<p>UTILITIES AND SERVICES</p> <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>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 39, and verified during the initial audit:</p> <p>Erbas statement, issue A dated 12 September 2023, "Response to SSD Consent Condition C6 / C7"</p> <p>Endeavour Energy Connection Offer, ref UCL10961, 3 March 2023 with "Permission to Connect is effective from 3 March 2023 and is valid for a period of twelve months". NMI: 4311351029</p> <p>NBN New Development Application submitted – STG-W000261967, 13 January 2023.</p> <p>Sydney Water application date: 10 July 2023, Case Number: 208015, dated 31 August 2023 for Section 73 Subdivider/Developer Compliance Certificate</p> <p>Jemena Offer for Application (#000435588) for new connection to the gas network, 13 September 2023.</p> <p>No changes, no other service approvals required to be obtained.</p>		Compliant
3.7	C	C7	<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>	<p>Included as part of Construction Certificate 23-220977cc1, 6 October 2023 item 39 and as per evidence above, Condition C6.</p> <p>As above, no changes.</p>		Compliant
3.8	C	C8	<p>DIAL BEFORE YOU DIG SERVICE</p> <p>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.</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 items 40 to 49.</p> <p>15 August 2023 search on DBYD ID 3433785 start date noted as 31 August 2023 to 31 December 2024.</p> <p>BYDA Sequence No, 228358647 dated 15 August 2023, Endeavour Energy.</p> <p>No changes.</p>		Compliant
3.9	C	C9	<p>DEMOLITION</p>	<p>Temporary structures – demolished by others, prior to Kane Constructions. No demolition on site.</p>		Not Triggered

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			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.	Letter from Kane Constructions to Certifier presented during initial audit, dated 27 August 2023 stating that demolition does not apply to the works. As per Construction Certificate 23-220977cc1, 6 October 2023 item 50: "Confirmation of no Structural Demolition, to address DA Condition C9". No changes.		
3.10	C	C10	<p>CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</p> <p>Prior to the commencement of any earthwork or construction, a Construction Environmental Management Plan (CEMP) must be submitted to the Certifier. The CEMP must address, but not be limited to, the following matters where relevant:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work (in accordance with Condition D3 - D7) (ii) 24 hour contact details of the 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. (xii) Construction Traffic and Pedestrian Management Plan <p>(b) Construction Noise and Vibration Management Plan that includes the relevant recommendations and mitigation measures detailed in the Noise and Vibration Assessment, prepared by Resonate, dated 19 March 2022</p>	<p>The Environmental Management Plan, Revision 2, dated 22 March 2024 (PCoE Environmental Management Plan_02) has been updated since the initial audit and the version was made available on the project's website following an improvement opportunity identified during this audit.</p> <p>(a) The following details are addressed in the CEMP:</p> <ul style="list-style-type: none"> (i) EMP section 10.2 "Hours of Work" detailing the hours of work. (ii) EMP section 10.3 "24 Hour Contact Details" detailing the contact details and communication method including Telephone, Post and Email. (iii) EMP section 10.4 "Community Consultation and Compliant Handling Procedure" outlining the summary. (iv) EMP section 10.1 "sub-plans" and appendix A "Construction Pedestrian and Traffic Management Plan" (v) EMP section 10.1 "sub-plans" and appendix B "Construction Noise and Vibration Management Plan" prepared by "Resonate Consultants" Revision A, Dated: 11 September 2023. (vi) EMP section 10.5.2 "Dust and Odour" outlining the controls to manage dust and odour on site. (vii) EMP section 10.5.1 "Stormwater" referred to Appendix E "Construction Soil and Water Management Plan". (viii) EMP section 10.5.4 "Contamination Management" referred to Appendix F "Unexpected Finds Protocol" procedure. (ix) EMP section 5.3 "waste", section 10.7 "waste classification" and appendix D "Construction 	<p>Opportunity for Improvement (x2)</p> <p>PNRL-02_OFI-02</p> <p>The risk assessment within the CEMP was incomplete. It is recommended to action a risk workshop and include the completed assessment within the CEMP</p> <p>PNRL-02_OFI-03</p> <p>Some areas of the CEMP i.e., Improvement Notices and Roles and Responsibilities were found to be redundant and superseded by Hammertech. It is recommended to update the CEMP to reflect the Hammertech system / process.</p>	Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>(c) Air Quality Management Plan that includes the relevant recommendations and mitigation measures detailed in the Air Quality and Odour Assessment, prepared by SLR, dated March 2022;</p> <p>(d) Construction Waste Management Plan</p> <p>(e) Construction Soil and Water Management Plan</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure</p> <p>(h) waste classification (for materials to be removed) and validation (for materials to remain) to be undertaken to confirm the contamination status in these areas of the site.</p> <p>(i) include the relevant recommendations and mitigation measures detailed in the Traffic Impacts Assessment Report, prepared by WSP, dated July 2022;</p> <p>(j) include the relevant recommendations and mitigation measures detailed in the Aboriginal Cultural Heritage Assessment Report, prepared by Coast History & Heritage, dated February 2022;</p> <p>(k) include the relevant recommendations and mitigation measures detailed in the Statement of Heritage Impact, prepared by Coast History & Heritage, dated March 2022;</p> <p>(l) include the relevant recommendations detailed in the Arboricultural Impact Assessment, prepared by Earthscape Horticultural Services, dated February 2022</p> <p>(m) include the relevant recommendation and mitigation measures detailed in the Biodiversity Development Assessment Report, prepared by Cumberland Ecology, dated 29 July 2022;</p> <p>(n) include the relevant recommendations detailed in the Detailed Site Investigation (Contamination) with Limited Sampling, prepared by Douglas Partners, dated March 2022;</p> <p>(o) include the relevant recommendations detailed in the Report on Geotechnical Investigation, prepared by Douglas Partners, dated March 2022.</p> <p>In the event of any inconsistency between the consent and the CEMP, the consent will prevail. Prior to the commencement of works, a copy of the CEMP must be submitted to the Planning Secretary.</p>	<p>Waste Management Plan” outlining the controls to manage waste.</p> <p>(x) EEMP section 10.6 “External Lighting Compliance” states that all external lighting will be designed and installed in accordance with all relevant Australian Standards.</p> <p>(xi) EMP section 10.5.3 “Flora and Fauna Management” states that a project Ecologist will be engaged to provide assistance and advise of any issues relating to fauna and flora during the works.</p> <p>(xii) EMP Appendix A “Construction Pedestrian and Traffic Management Plan”</p> <p>(b) EMP Appendix B Construction Noise and Vibration Management Plan Rev A dated 11 September 2023 prepared by Resonate Consultants. Section 6 of CNVMP incorporates all relevant recommendation and mitigation measures detailed in the noise and vibration assessment prepared by Resonate, dated 19 March 2022.</p> <p>(c) EMP Appendix C Air Quality Management Plan Rev 1.0, dated 8 Sep 2023, prepared by SLR Consulting Australia. Section 7 of this plan incorporate all relevant recommendations and mitigation measures detailed in the Air Quality and Odour Assessment, prepared by SLR, dated March 2022.</p> <p>(d) EMP Appendix D Waste Management Plan Rev 1, dated September 2023, prepared by AusWide Consulting.</p> <p>(e) EMP Appendix E Construction Soil and Water Management Plan Rev A, dated 14 September 2023, prepared by WSP.</p> <p>(f) EMP Appendix F Unexpected Finds Protocol Rev 02 dated 7 September 2023. Section 7 “Unexpected Finds Protocol (Contamination)”.</p> <p>(g) EMP Appendix F Unexpected Finds Protocol Rev 02 dated 7 September 2023. Section 9 “Unexpected Finds Protocol (Heritage)”.</p> <p>(h) EMP section 10.7 “Waste Classification” & Appendix D “Waste Management Plan”.</p> <p>(i) EMP Appendix A Construction Pedestrian and Traffic Management Plan section 12 “Detail Traffic Management Measures to Ameliorate the Impacts of Proposed Works” incorporates all relevant recommendations and mitigation measures</p>		

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				<p>detailed in the Traffic Impacts Assessment Report, prepared by WSP, dated July 2022.</p> <ul style="list-style-type: none"> (j) EMP Appendix F Unexpected Finds Protocol incorporates all relevant recommendations and mitigation measures detailed in the Aboriginal Cultural Heritage Assessment Report, prepared by Coast History & Heritage, dated February 2022. (k) EMP Appendix F Unexpected Finds Protocol incorporates all relevant recommendations and mitigation measures detailed in the Statement of Heritage Impact, prepared by Coast History & Heritage, dated March 2022. (l) EMP Appendix G Tree Protection Plan incorporates all relevant recommendations detailed in the Arboricultural Impact Assessment, prepared by Earthscape Horticultural Services, dated February 2022. (m) Reference to biodiversity development assessment report recommendations made under Section 10.5.3 (n) EMP Appendix F Unexpected Finds Protocol incorporates all relevant recommendations detailed in the Detailed Site Investigation (Contamination) with Limited Sampling, prepared by Douglas Partners, dated March 2022. EMP Section 10.8 "Recommendation from Project Reports" - An environmental scientist will also inspect and test the ground following removal of the Daracon Compound (incl road base) and demountable buildings, to address the recommendation detailed in the Detailed Site Investigation (Contamination) Report, by Douglas Partners. (o) Recommendations from the "Geotechnical investigation report" from Douglas Partners were not included as it was concluded that there were no recommendations. 		
3.11	C	C11	<p>CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN</p> <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 (CPTMP), prepared in consultation with the Sydney Coordination Office within TfNSW and Council. The CPTMP needs to specify matters including, but not limited to, the following:</p> <p>(a) a description of the development;</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 items 52, 53 and 54.</p> <p>The Construction Pedestrian and Traffic Management Plan Rev 02 dated 14 September 2023. Appendix A "Construction Pedestrians Traffic Management Plan" is now Rev 03 dated 15 February 2024 following the previous audit note to include crane arrangements and update to site fencing.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			(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 (in accordance with Condition D3 - D7); (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 must be clearly identified and included in the CPTMP; (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 must be clearly identified and included in the CPTMP; and (n) be consistent with and incorporate all relevant recommendations and mitigation measures detailed in the Traffic Impact Assessment Report, prepared by WSP, dated July 2022.	(a) Appendix A "Construction Pedestrians Traffic Management Plan" section 7 "Description and Detailed Plan of Proposed Measures" (b) Work Zones are not applicable. (c) Appendix F "Traffic Control Plan – Cranage/Lift Plan" (d) CPTMP Appendix B "Traffic Control Plan – Site Compound Delivery". (e) Appendix A "Construction Pedestrians Traffic Management Plan" section 8 "Working Hours". (f) Appendix A Construction Pedestrian Traffic Management Plan section 17 "Specific Method of Traffic Control – Construction Under Traffic" - Maximum expected movement will be up to 30 light contractor delivery vehicles and Maximum of twenty heavy rigid vehicles per day. (g) Appendix A Construction Pedestrian Traffic Management Plan section 17 "Specific Method of Traffic Control – Site Access" (h) Appendix A Construction Pedestrian Traffic Management Plan section 7 "Description And Detailed Plan Of Proposed Measures". (i) Class A hoarding as per Traffic Guidance Scheme (TGS) KANE-01, prepared by EMT Traffic, Rev 00. (j) Appendix A Construction Pedestrian Traffic Management Plan section 17 "Specific Method of Traffic Control – Site Access" (k) Appendix A Construction Pedestrian Traffic Management Plan section 15 "Communication Strategy". (l) Appendix A Construction Pedestrian Traffic Management Plan section 18 "Assessment of Future Impact" & section 13 "Effect on Public Transport". (m) Daracon has own haulage routes on Memorial Avenue which are away from the works – minimal disruption affecting the project. (n) Appendix A Construction Pedestrian Traffic Management Plan section 6 "Introduction" - This CPTMP is consistent with and incorporates all relevant recommendations and mitigation measures detailed in the Traffic Impact		

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				<p>Assessment Report, prepared by WSP, dated July 2022.</p> <p>Onsite interface meetings occur with Daracon on an ad-hoc basis. Kane maintain ongoing dialogue with TfNSW.</p> <p>Sighted:</p> <ul style="list-style-type: none"> Email correspondence between TfNSW and Kane regarding the demobilisation of site sheds prior to handover of land to Kane demonstrating coordination between projects dated 9 May 2024. 		
3.12	C	C12	<p>CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN</p> <p>Prior to the commencement of any earthwork or construction, the Applicant must submit to the satisfaction of the Certifier a Construction Noise and Vibration Management Plan (CNVMP) for the development. The Plan must include:</p> <p>(a) identification of the specific activities that will be carried out and associated noise sources at the site.</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 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 must be considered and implemented where practicable; reduce hours of construction, the provision of respite from noise/vibration intensive activities, acoustic barriers/enclosures, alternative excavation methods or other negotiated outcomes with the affected community;</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 55.</p> <p>No changes to the Construction Noise and Vibration Management Plan as prepared by "Resonate Consultants" Revision A, Dated: 11 September 2023. Prior to works commencing on the 10 October 2023.</p> <p>(a) CNVMP section 5.1.1 "Construction noise sources".</p> <p>(b) CNVMP section 2.2 "Location". The location of noise sensitive receivers are summarised in Figure 1 "Site Location in Context".</p> <p>(c) CNVMP section 4.1.3 "Other Sensitive Land Uses" – Table 4 "Noise Management Levels for Residential Land Uses"</p> <p>(d) CNVMP section 5.1 "Construction Noise"</p> <p>(e) CNVMP section 5.1.1 "Construction Noise Sources"</p> <p>(f) CNVMP section 6 "Noise and Vibration Management Measures"</p> <p>(g) CNVMP section 6 "Noise and Vibration Management Measures" & Table 17 "Noise and Vibration Management Measures"</p> <p>(h) CNVMP section 7.3 "Monitoring And Inspections"</p> <p>(i) No OOHW occurring or planned.</p> <p>(j) CNVMP section 7.3 "Monitoring And Inspections"</p> <p>(k) CNVMP section 7.3 "Monitoring And Inspections"</p> <p>(l) CNVMP section 5.3.2 "Stakeholder Consultation"</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> (i) where night-time noise management levels cannot be satisfied, a report must be submitted to the Planning Secretary outlining the mitigation measures applied, the noise levels achieved and justification that the outcome is consistent with best practice; (j) measures to identify non-conformances with the requirements of the Plan, and procedures to implement corrective and preventative action; (k) suitable contractual arrangements to ensure that all site personnel, including sub-contractors, are required to adhere to the noise management provisions in the Plan; (l) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity; (m) measures to monitor noise performance and respond to complaints; (n) measures to reduce noise related impacts associated with offsite vehicle movements on nearby access and egress routes from the site; (o) procedures to allow for regular professional acoustic input to construction activities and planning; and (p) effective site induction, and ongoing training and awareness measures for personnel (e.g. toolbox talks, meetings etc); and (q) be consistent with and incorporate all relevant recommendations and mitigation measures detailed in the Noise and Vibration Assessment, prepared by Resonate, dated 19 March 2022. 	<ul style="list-style-type: none"> (m) CNVMP section 6.2 “Complaint Handling” – Records of any noise and vibration complaint received during the works, and the action taken in response to the complaint, will be maintained throughout the works. (n) CNVMP section 5.3.4 “Truck movements and site access” (o) CNVMP section 7.3 “Monitoring And Inspections” (p) CNVMP section 7.2 “Training” – All employees, sub-contractors and utility staff working on site will undergo site induction training relating to noise and vibration management issues. (q) CNVMP section 6 “Noise and Vibration Management Measures” incorporate all relevant recommendations and mitigation measures detailed in the Noise and Vibration Assessment, prepared by Resonate, dated 19 March 2022. <p>Refer to Condition D15 for implementation of noise monitoring. No complaints have been received to date.</p>		
3.13	C	C13	<p>AIR QUALITY MANAGEMENT PLAN</p> <p>Prior to the commencement of any earthwork or construction, the Applicant must submit to the satisfaction of the Certifier an Air Quality Management Plan (AQMP) for the development. The Sub-Plan must include, as a minimum, the following elements:</p> <ul style="list-style-type: none"> (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); (b) relevant environmental criteria to be used in the day-to-day management of dust and volatile organic compounds (VOC/odour); (c) mission statement; (d) dust and VOCs/odour management strategies consisting of: <ul style="list-style-type: none"> (i) objectives and targets; (ii) risk assessment; (iii) suppression improvement plan; 	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 56.</p> <p>No changes to the Construction Air Quality Management Plan Rev 1.0, dated 8 September 2023, as prepared by SLR Consulting Australia. Prior to works commencing on 10 October 2023.</p> <ul style="list-style-type: none"> (a) The plan is prepared by SLR’s specialist air quality consultants. (b) CAQMP section 8 “Mitigation Measures” & Table 6 “Air Emission Mitigation Measures” (c) CAQMP section 1.1 “Objectives of the CAQMP” (d) Dust and odour management strategies; <ul style="list-style-type: none"> (i) CAQMP section 1.1 “Objectives of the CAQMP” (ii) CAQMP section 7 “Assessment of Air Quality Emissions During Construction” (iii) CAQMP – suppression as per mitigation measures. Taps installed every 30m. (iv) CAQMP section 11 “Air Quality Monitoring Program” 		Compliant

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			<ul style="list-style-type: none"> (iv) monitoring requirements including assigning responsibility (for all employees and contractors); (v) communication strategy; and (vi) system and performance review for continuous improvements. <p>(e) be consistent with and incorporate all relevant recommendations and mitigation measures detailed in the Air Quality and Odour Assessment, prepared by SLR, dated March 2022</p>	<ul style="list-style-type: none"> (v) CAQMP section 8 “Mitigation Measures”, Table 6: Air Emissions Mitigation Measures > Communications (vi) CAQMP section 14 “Review and Improvement of the CAQMP” - The review of the CAQMP will be undertaken annually for the continuous improvement. (e) CAQMP section 7 “Assessment of Air Quality Emissions During Construction” & section 8.0 “Mitigation Measures” incorporate all relevant recommendations and mitigation measures detailed in the Air Quality and Odour Assessment, prepared by SLR, dated March 2022 <p>Dust mitigation measures observed during site inspection.</p>		
3.14	C	C14	The AQMP must detail management practices to be implemented for all dust and VOC/odour sources at the site. The AQMP must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (eg. frequency, duration and method of monitoring) to be undertaken for the project.	<p>CAQMP section 8 “Mitigation Measures” and section 11 “Air Quality Monitoring Program” describes the management practices to be implemented for all dust and odour sources and describes monitoring program for dust, odour, VOC and semi-volatile organic compounds.</p> <p>The site utilises a SiteHive Hexanode HEX-000390 for real-time monitoring at. Calibration Date: 29 Aug 2023, Calibration Due: 29 August 2025. Certificate dated 27 October 2023.</p> <p>October 2023 results were well below criteria (works had only just commenced)</p> <p>November 2023 recorded two exceedances on 11 and 28 November 2023 with a note stating: dust spike occurred out of hours impacting daily reporting averages and was not caused by construction activities. On review the SiteHive tech support it appears the exceedances were caused by moisture in the air. A further ‘Dust spike explanation’ is included on the report.</p> <p>December 2023 monitoring showed above the PM10 threshold on the 8 December 2023.</p> <p>January 2024 incurred a spike on 24 January 2024.</p> <p>March 2024 results notes an equipment fault with no data between 11-19 March.</p> <p>April 2024 shows a spike around the 15 April 2024.</p> <p>It is understood that fog and moisture triggered the above exceedances which were determined to not relate to air quality issues.</p> <p>Fog and moisture have spiked exceedances. Average over a 24hr period is usually within the levels.</p>	Refer to Condition D23 for an identified Opportunity for Improvement regarding air quality.	Compliant

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3.15	C	C15	The Applicant must also develop and implement an appropriate comprehensive Reactive Air Quality and Odour Management Plan which will incorporate an Ambient Air Monitoring Program and Reactive Management Strategy to ensure that the assessment criteria are met during the works.	<p>CAQMP section 12 “Reactive Air Quality and Odour Management” incorporate an Ambient Air Monitoring Program and Reactive Management Strategy to ensure that the assessment criteria are met during the works.</p> <p>Table 10 Air Quality Reactive Management Plan for the Construction of Parramatta Eels Centre of Excellence includes the following key elements:</p> <p>Visible dust leaving the site Real-time suspended particulate matter monitoring (PM10) Complaints received regarding nuisance dust or odour Odours detected off-site Has traffic light conditions green, amber and red with trigger and response e.g., Odours detected off-site trigger red: Daily inspections show that there are off-site odour observations multiple times during a day OR from multiple locations within the site. Response: Undertake an investigation of the odour generating activities, and if necessary, temporarily halt the odour generating activities. No investigations have been required.</p>		Compliant
3.16	C	C16	<p>CONSTRUCTION WASTE MANAGEMENT PLAN</p> <p>Prior to the commencement of any earthwork or construction, the Applicant must submit to the satisfaction of the Certifier a Construction Waste Management Sub-Plan (CWMP) for the development. The Sub-Plan must include, as a minimum, the following elements:</p> <ul style="list-style-type: none"> (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”; (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; (c) procedures for minimising the movement of waste material around the site and double handling; (d) waste (including litter, debris or other matter) is not caused or permitted to enter any waterways; (e) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises; (f) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises; 	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 57.</p> <p>No changes to the Waste Management Plan Rev 1.0 dated September 2023. Prior to works commencing on 10 October 2023.</p> <ul style="list-style-type: none"> (a) WMP section “Waste Classification” (b) WMP section “Waste Handling and Storage” (c) WMP section “Waste Handling and Storage” - Double handling of materials should be avoided where possible. (d) WMP section “Waste Handling and Storage” - The wheels of any vehicle, trailer or mobilised plant leaving the site, including the regular skip bin collection trucks, must be cleaned of debris prior to leaving the site. (e) WMP section “Waste Handling and Storage” – The waste bin areas should be on a level sealed or hardstand area to minimise the dust and traction problems and be contained in the site sediment controls so as to not drain off the site. 		Compliant

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			<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 Protection of the Environment Operations Act 1997; and (iii) the name and address of each licensed facility that will receive waste from the site (if appropriate). 	<p>(f) WMP section "Waste Handling and Storage" - The wheels of any vehicle, trailer or mobilised plant leaving the site, including the regular skip bin collection trucks, must be cleaned of debris prior to leaving the site.</p> <p>(g) WMP section "Waste Handling and Storage"</p> <ul style="list-style-type: none"> (i) WMP figure 3 "Waste Handling at the Site" (ii) Records must be collected and retained of all waste and excavated material transported from the site, including details of the amount (volume and/or mass) and type of material transported and the reprocessing, reuse or disposal site. (iii) 108 Madeline St Strathfield NSW 2136 		
3.17	C	C17	<p>CONSTRUCTION SOIL AND WATER MANAGEMENT PLAN</p> <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 Plan (CSWMP) which must be prepared by a suitably qualified expert, in consultation with Council and address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) describe all erosion and sediment controls to be implemented during construction (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) (c) detail all off-Site flows from the Site (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>As per Construction Certificate 23-220977cc1, 6 October 2023 items 58 and 59.</p> <p>No changes to the Construction Soil and Water Management Plan Rev A, dated 13 September 2023, as prepared by WSP Australia Pty Ltd. Prior to works commencing on 10 October 2023.</p> <ul style="list-style-type: none"> (a) CSWMP section 2 "Erosion and Sediment Control" and Appendix A "Erosion and Sediment Control Plans". The controls are Sediment basins, Silt fences, Inlet filters / sediment traps, rumble grids and stockpile areas with sediment fence around it. (b) CSWMP section 3 "Wet Weather Management" (c) WSP response - All flows from the disturbed catchment need to be discharged (pumped out) after allowing adequate time for settling of the basin particle time. (d) WSP response - All runoff from the site during storm events up to and including 10% AEP (10Year ARI) will be captured by the sediment basin and will be detained onsite. For the major storm event, an emergency overflow spillway is designed to pass the peak flows during the storm event. Refer to CV-337 TYPE D & F Sedimentation Basin Detail as depicted in Appendix A. <p>WSP also developed the erosion and sediment control plan, CV-370, Revision C3 dated 1 February 2024.</p>		Compliant

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3.18	C	C18	<p>CONSTRUCTION PARKING</p> <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>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 60.</p> <p>Construction parking marked onsite, letter to Philip Chun 27 August 2023 from Kane Constructions.</p> <p>No impact to street or public as verified during site inspection. No changes since previous audit.</p>		Compliant
3.19	C	C19	<p>COMPLIANCE</p> <p>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.</p>	<p>Sch002 Site Induction Slides. Contains reference to specific environmental and planning requirements. Hammertech system is used for onboarding and compliance.</p>		Compliant
3.20	C	C20	<p>BARRICADE PERMIT</p> <p>Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the Roads Act 1993 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.</p>	<p>Not required. As per Construction Certificate 23-220977cc1, 6 October 2023 item 61: "Confirmation a Barricade Permit is not needed, to address DA Condition 20".</p> <p>No changes.</p>		Not Triggered
3.21	C	C21	<p>HOARDING</p> <p>An application under section 138 of the Roads Act 1993 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:</p> <ul style="list-style-type: none"> (a) architectural, construction and structural details of the design as well as any proposed artwork (b) structural certification prepared and signed by an appropriately qualified practising structural engineer. 	<p>Not required. As per Construction Certificate 23-220977cc1, 6 October 2023 item 62: "Confirmation a Hoarding Permit is not needed, to address DA Condition 20".</p> <p>No changes.</p>		Not Triggered
3.22	C	C22	<p>OUTDOOR LIGHTING</p> <p>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.</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 63. No changes during the audit period.</p> <p>Erbas statement dated 12 September 2023 Issue A response to SSD Consent Condition B28/C22</p>		Compliant
3.23	C	C23	<p>PUBLIC LIABILITY INSURANCE</p> <p>Prior to the commencement of any earthwork or construction over, on or below Council land, the Applicant must submit to the satisfaction of the</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 items 64 and 65. No changes during the audit period.</p>		Compliant

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			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.	Email from Kane Constructions, 25 August 2023 to Hills Shire Council with attached Certificate, policy No. AU0000177CE, expires on 1 December 2023.		
3.24	C	C24	<p>REMEDIAION – UNEXPECTED FINDS PROTOCOL</p> <p>Prior to the commencement of any earthwork or remediation works, the Applicant must submit to the satisfaction of the Certifier an Unexpected Finds Protocol which has been reviewed and endorsed by a suitably qualified Environmental Consultant familiar with the requirements Unexpected Finds Protocol. The protocol must outline contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works.</p>	<p>Unexpected Find Protocol Rev 02 dated 7 September 2023. Section 7 “UNEXPECTED FINDS PROTOCOL (CONTAMINATION)” outlines the contingency measures and procedures to be followed in the event unexpected finds for contaminated material on site.</p> <p>Endorsement by Douglas Partners on 13 September 2023 R.004.Rev0 GRB</p> <p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 66: “Geotechnical Statement on UFP, to satisfy DA Condition C24 (Douglas Partners Pty Ltd, 06/09/23)” and 67: “Unexpected Finds Protocol Plan, to satisfy DA Condition C24 (Kane Constructions Pty Ltd, 07/09/23)”.</p>		Compliant
4	PART	D	DURING CONSTRUCTION			
4.1	D	D1	<p>APPROVED PLANS TO BE ON-SITE</p> <p>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 perusal by any officer of the Department, Council or the Certifier.</p>	<p>Hard copies of plans, development consent and CC1 & CC2 stored at site office in folders.</p> <p>Also available on Aconex.</p>		Compliant
4.2	D	D2	<p>SITE NOTICE</p> <p>A site notice(s) must be erected in a prominent position on 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>As verified during site inspection:</p> <ul style="list-style-type: none"> (a) name, address and telephone number stated (b) Kane Constructions, address and number stated (c) Hours of work included (d) Restricted entry noted (e) Sizing of signage appeared adequate (f) Material of signage appeared durable and weatherproof (g) Signage was visible at eye level. 		Compliant

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			<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</p> <p>(g) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing.</p>			
4.3	D	D3	<p>HOURS OF CONSTRUCTION</p> <p>Construction, including the delivery of materials or machinery to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7 am and 6 pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8 am and 1 pm, Saturdays</p>	<p>Construction hours as per the EMP, included in contract, and displayed on site.</p> <p>No Saturday works occurring.</p>		Compliant
4.4	D	D4	No work may be carried out on Sundays or public holidays.	No work occurring on Sundays or public holidays.		Compliant
4.5	D	D5	<p>Activities may be undertaken outside of these hours if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.</p>	No police access or emergencies to date.		Not Triggered
4.6	D	D6	Notification of 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.	No police access or emergencies to date.		Not Triggered
4.7	D	D7	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9 am to 12 pm, Monday to Friday;</p> <p>(b) 2 pm to 5 pm Monday to Friday; and</p> <p>(c) 9 am to 12 pm, Saturday.</p>	Activities are not occurring at this stage of the project. No hammering / rock breaking. Works are being undertaken during standard hours.		Not Triggered
4.8	D	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.	No material harm or reportable incidents have occurred.		Not Triggered

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4.9	D	D9	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	No reportable, material harm incidents to date.		Not Triggered
4.10	D	D10	NON-COMPLIANCE NOTIFICATION The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	No non-compliances to date.		Not Triggered
4.11	D	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 non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	No non-compliances to date.		Not Triggered
4.12	D	D12	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	No non-compliances or incidents to date.		Not Triggered
4.13	D	D13	SAFework REQUIREMENTS 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.	Personnel on site were noted to be in required PPE. Induction records were verified during the audit with staff's white cards recorded against individual profiles in the Hammertech system. Site secured with face recognition for turnstile access demonstrated during the site inspection.		Compliant
4.14	D	D14	IMPLEMENTATION OF MANAGEMENT PLANS The Applicant must ensure the requirements of the Construction Environmental Management Plan, Construction Pedestrian Traffic Management Plan, Construction Noise and Vibration Management Plan, Air Quality Management Plan, Construction Waste Management Plan and Construction Soil and Water Management Plan required by Part B of this consent are implemented during construction.	There was only one overdue item which was identified during an environmental inspection to be addressed. However, upon demonstrating the Hammertech system, it was not initially clear how many actions were outstanding. Actions are regularly addressed onsite; however, open actions did not appear to be closed out in the Hammertech system by sub-contractors in a timely manner.	Opportunity for Improvement PNRL-01-OFI-04: <u>Audit #1 – November 2023:</u> There is an improvement opportunity to implement a process to ensure outstanding actions are managed in the future. PNRL-02-OFI-04: <u>Audit #2 – May 2024:</u> This OFI is carried forward with a recommendation to action a toolbox talk to communicate and address actions in a timely manner	Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
4.15	D	D15	<p>CONSTRUCTION NOISE LIMITS</p> <p>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 CNVMP (Condition C12).</p>	<p>Noise monitoring was undertaken by Resonate as per report: Project number: S230621, Reference: S230621LT2 dated 29 January 2024. The introduction (Section 1) states that attended noise monitoring was undertaken 22 January 2024 between 2:30pm-4:30pm.</p> <p>Attended noise measurements were conducted using a Brüel & Kjær 2250 sound level meter (serial number: 3028219) and Casella CEL-120/1 field calibrator (serial number: 0254838).</p> <p>4 x monitoring locations were targeted. Noise level contributions from the Kane construction site were calculated to be below the predicted noise level stated in the CNVMP at all measured locations.</p> <p>Attended noise monitoring was also actioned on 19 March 2024 between 2:15pm-4pm as per Resonate report dated 2 April 2024, Project number: S230621, Reference: S230621LT3. Results were below the predicted noise levels as per CNVMP and the noise measurements confirmed that the noise mitigation measures implemented in accordance with the CNVMP were generally appropriate and effective.</p>		Compliant
4.16	D	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.	As communicated through induction, contracts and management plans.		Compliant
4.17	D	D17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Vehicle on site was noted to have a quacker instead of beeper.		Compliant
4.18	D	D18	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at any sensitive receiver is only 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 1 hour respite between ceasing and recommencing any of the work the subject of this condition.	No high noise activities occurring at this stage of the project.		Not Triggered
4.19	D	D19	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	As per noise monitoring actioned by Resonate.. SiteHive in place for real noise monitoring. Noise not deemed offensive. No complaints have been received.		Compliant
4.20	D	D20	<p>VIBRATION CRITERIA</p> <p>Vibration caused by construction at any residence or structure outside the Site must be limited to:</p>	Vibration monitoring is not required for the project as confirmed as per Resonate email dated 29 November 2023. Monitoring shall be triggered for works if occurring within safe working distances or during any complaint.		Not Triggered

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			(a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); (b) for human exposure to vibration, the evaluation criteria set out in the Environmental Noise Management Assessing Vibration: a Technical Guideline (Department of Environment and Conservation, 2006) (as may be updated or replaced from time to time).			
4.21	D	D21	Vibratory compactors must not be used within 30 metres of 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.	Not yet triggered, when works commence it will likely be further than 30 metres. As above, Resonate confirmation email dated 29 November 2023 states that vibration monitoring to occur following complaints or if within safe working distances.		Not Triggered
4.22	D	D22	AIR QUALITY 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; (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces; and (f) all relevant recommendations and mitigation measures detailed in the Air Quality and Odour Assessment, prepared by SLR, dated March 2022 are implemented. 	Air Quality monitoring as per inspections and SiteHive data. SiteHive identified a number of air quality exceedances however each exceedance was not attributable to the site. I.e., fog or moisture. The site inspection and interviews demonstrated that Kane were taking reasonable steps to minimise dust, however 2 opportunities for improvement were noted below.	Refer to D23.	Compliant
4.23	D	D23	DUST CONTROL MEASURES Adequate measures must be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures should be adopted: <ul style="list-style-type: none"> (a) physical barriers must be erected at right angles to the prevailing wind direction or be placed around or over dust sources to prevent wind or activity from generating dust emissions; (b) earthworks and scheduling activities must be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed; 	Dust control measures were verified as follows: <ul style="list-style-type: none"> (a) Perimeter site fencing installed (b) Stockpiled material onsite is in the process of being used as backfill. (c) A large stockpile of site-won natural material was temporarily stored onsite and was in the process of being used as backfill. The height of the stockpile potentially presented a risk of dust generation. 	Opportunity for Improvement (x2) PNRL-02_OFI-05 It is recommended to relocate the location of the SiteHive monitor to a site boundary location to add value to the readings. The daily notes section could also be utilised for traceability purposes.	Compliant

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			<p>(c) all materials must be stored or stockpiled at suitable locations and stockpiles must be maintained at manageable sizes which allow them to be covered, if necessary, to control emissions of dust and/or VOCs/odour;</p> <p>(d) the surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs;</p> <p>(e) all vehicles carrying spoil or rubble to or from the site must at all times be covered to prevent the escape of dust or other material;</p> <p>(f) all equipment wheels must be washed before exiting the site using manual or automated sprayers and drive through washing bays;</p> <p>(g) gates must be closed between vehicle movements and must be fitted with shade cloth; and</p> <p>(h) cleaning of footpaths and roadways must be carried out regularly</p> <p>(i) all relevant recommendations and mitigation measures detailed in the Air Quality and Odour Assessment, prepared by SLR, dated March 2022 are implemented.</p>	<p>(d) No dust observed during the site inspection. Soil appeared dense.</p> <p>(e) No spoil being removed or imported on site at the time of this audit</p> <p>(f) Hose available at site access / egress with rumble grid and handstand in place.</p> <p>(g) Shade cloth surrounds the perimeter of the site fencing and securely locked when not in use</p> <p>(h) Workers on standby to sweep public road and footpath as required</p> <p>(i) Implementation as per weekly WHSE inspections with any observations raised in Hammertech for action.</p>	<p>PNRL-02_OFI-06</p> <p>As observed onsite, the height of the stockpile of site-won VENM was at risk for potential dust generation, especially during dryer conditions. It is acknowledged that the stockpile is being progressively removed and reused as backfill. However, the stockpile itself did not appear to be of manageable size and it is recommended to reduce its size without delay.</p>	
4.24	D	D24	<p>TREE PROTECTION</p> <p>While site or building work is being carried out, the Applicant must maintain all required tree protection measures in good condition in accordance with the construction site management plan required under this consent, the relevant requirements of the applicable Australian Standards and the Arboricultural Impact Assessment, prepared by Earthscape Horticultural Services, dated February 2022. This includes maintaining adequate soil grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.</p>	<p>Earthscape Horticultural Services Compliance Statement dated 21 September 2023 Ref: SSD-24452965. Tree protection confirmed as compliant with additional inspection to occur following possession of Daracon site.</p> <p>Tree protection area had ponded water as observed during site inspection – refer to photos.</p>	<p>Opportunity for Improvement</p> <p>PNRL-02_OFI-07:</p> <p>During the site inspection, ponded water was observed at the protected tree area due to the stockpile placement.</p> <p>There is an improvement opportunity to reconfigure the stockpile to allow drainage of the ponded water to ensure the tree remains protected.</p>	Compliant
4.25	D	D25	<p>BIODIVERSITY IMPACTS</p> <p>While site or building work is being carried out, the Applicant must implement all mitigation and management measures identified in Table 16 of the Biodiversity Development Assessment Report, prepared by Cumberland Ecology, dated 29 July 2022.</p>	<p>Clearing is now complete as verified during the previous audit. One habitat log salvaged and remains at the back of the site and will be reused during landscaping. No other habitats identified.</p>		Compliant
4.26	D	D26	<p>EROSION AND SEDIMENT CONTROL</p> <p>All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the</p>	<p>Erosion and sediment controls appeared maintained during the site inspection with sediment fencing along the perimeter</p>	<p>Opportunity for Improvement</p> <p>PNRL-02_OFI-08:</p>	Compliant

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			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'.	and throughout the site. Protection of pit drains seemed effective with sandbags in place at site driveway.	During the site inspection, swale drainage areas were untidy alongside Building B. It is recommended to tidy up and maintain drainage areas throughout the site for effective water flow.	
4.27	D	D27	<p>CUT AND FILL</p> <p>While building work is being carried out, the Certifier must be satisfied all soil removed from or imported to the Site is managed in accordance with the following requirements:</p> <p>(a) all excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and</p> <p>(b) the classification and the volume of material removed must be reported to the Certifier.</p>	<p>No soil is being removed yet – currently cuts are stockpiled, with the plan that these will be reused as fill.</p> <p>Douglas Partners Waste Classification Report presented – Stockpile B-SP1 and B-SP2 28 November 2023 R.006.Rev 0 classified as General Solid Waste (GSW).</p> <p>Disposed as per docket No. 51006731 dated 29 November 2023. Recycling Parkes Pty Ltd.</p> <p>Timing of submission to the Certifier will be triggered towards the end of the project.</p> <p>No material being imported to date. Bedding sand, DBG for the car park to be imported later in the project.</p>		Compliant
4.28	D	D28	All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or a material identified as being subject to a resource recovery exemption by the EPA.	Not triggered. No imported material currently occurring.		Not Triggered
4.29	D	D29	<p>DISPOSAL OF SEEPAGE AND STORMWATER</p> <p>Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.</p>	Not triggered. No pumping into the street stormwater system to occur.		Not Triggered
4.30	D	D30	Adequate provisions must be made to collect and discharge 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.	<p>Hills Shire Council correspondence dated 9 November 2023 from Kane – approval granted to use existing stormwater pits. Kane queried pH levels, council responded 13 November 2023 confirming pH limits as lower – 6.5, upper – 8.0.</p> <p>On 17 May 2024 Kane tested the swimming pool water to confirm pH levels were acceptable prior to discharge to stormwater. Council responded on 20 May 2024 confirming that readings were within the requirements.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
4.31	D	D31	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 Roads Act 1993.	As per D30 evidence. It is noted however that the stormwater pit being discharged into was not located externally to the site.		Compliant
4.32	D	D32	<p>ASBESTOS</p> <p>The Applicant must ensure that any asbestos encountered on site 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> <ul style="list-style-type: none"> (a) Work Health and Safety Regulation 2017; (b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016; (c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016; and (d) Protection of the Environment Operations (Waste) Regulation 2014. 	No unexpected asbestos finds during the audit period. Previous find as per initial audit has been cleared.		Not Triggered
4.33	D	D33	<p>SITE CONTAMINATION ISSUES DURING CONSTRUCTION</p> <p>The Unexpected Contaminated Land and Asbestos Finds Procedure must be implemented throughout construction. If unexpected contamination is found, the applicant must conduct site investigations to determine the full nature and extent of the contamination at the project area. The site investigations must be undertaken, and the subsequent report/s, must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997.</p>	<p>As per previous audit, implementation demonstrated for the unexpected asbestos find and removal.</p> <p>Douglas Partners continues to be engaged as the hygienist onsite. Three documents developed:</p> <ul style="list-style-type: none"> • Asbestos Cover Letter • Remediation Works Plan, Project 207155.02, Rev 0, dated 1 November 2023 • Asbestos Report. <p>A Validation report will be prepared following completion of civil works.</p>		Compliant
4.34	D	D34	Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination, the Department must be immediately notified and works must cease. Works must not recommence on site until the Department confirms works can recommence.	No notifications required during the audit period.		Not Triggered
4.35	D	D35	<p>CONSTRUCTION TRAFFIC</p> <p>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.</p>	Construction vehicles are wholly located within site as noted during inspection.		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
4.36	D	D36	ROAD OCCUPANCY LICENCE A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	No Road Occupancy Licences required.		Not Triggered
4.37	D	D37	NO OBSTRUCTION OF PUBLIC WAY The public way must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement may result in the issue of a notice by the Planning Secretary to stop all work on site	No obstruction of public way as per site inspection. Included in weekly WHSE inspections.		Compliant
4.38	D	D38	CONTACT TELEPHONE NUMBER The Applicant must 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.	24-hour contact telephone is directed to Kane Constructions Project Manager.		Compliant
4.39	D	D39	COVERING OF LOADS 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.	As per induction for spoil movement and as per weekly WHSE inspections.		Compliant
4.40	D	D40	VEHICLE CLEANSING 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.	As per weekly WHSE inspections. Hose available at site exit. Concrete hardstand, cattle grid in place, street sweeper regularly available.		Compliant
4.41	D	D41	STOCKPILE MANAGEMENT The Applicant must ensure: (a) stockpiles of material do not exceed 4 metres in height; (b) stockpiles of material are constructed and maintained to prevent cross contamination; and (c) suitable erosion and sediment controls are in place for stockpiles.	Excavation has commenced with cut being stockpiled and observed during the site inspection as follows: (a) stockpiles noted to be less than 4 metres in height (b) only excavated material currently stockpiled, no imports (c) stockpiles were being placed onto geofabric with sediment fencing installed.		Compliant
4.42	D	D42	UNCOVERING RELICS OR ABORIGINAL OBJECTS 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	No relics or Aboriginal finds have occurred. And Unexpected Finds Protocol (Heritage) has been developed and is on display throughout the site.		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.			
4.43	D	D43	<p>In this condition:</p> <p>“relic” means any deposit, artefact, object or material evidence that: relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and is of State or local heritage significance; and</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>	<p>An Unexpected Finds Protocol (Heritage) has been developed and is on display throughout the site.</p> <p>No unexpected finds to date.</p>		Not Triggered
4.44	D	D44	<p>BUNDING</p> <p>The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, EPL requirements and/or EPA’s Storing and Handling Liquids: Environmental Protection – Participants Handbook.</p>	<p>Chemicals currently being stored onsite within bunded areas with spill kits available.</p> <p>No requirement for an EPL to be obtained.</p>		Compliant
4.45	D	D45	<p>SETTING OUT OF STRUCTURES</p> <p>The building must be set out by a registered surveyor to verify the correct position of the structure in relation to property boundaries and the approved alignment levels. The registered surveyor must submit a plan to the Certifier certifying that structural works are in accordance with the approved development application.</p>	<p>This condition will be triggered during the Operational Certificate phase.</p>		Not Triggered
4.46	D	D46	<p>LOADING AND UNLOADING DURING CONSTRUCTION</p> <p>The following requirements apply:</p> <p>(a) all loading and unloading associated with construction must be accommodated on-site;</p> <p>(b) a Works Zone is required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to the relevant road authority at least 8 weeks prior to commencement of works on the site. Consent for a Works Zone may be given for a specific period and certain hours of the days to meet the particular need for the site for such facilities at various stages of construction. The consent will be reviewed periodically for any adjustment necessitated by the progress of the construction activities; and</p> <p>(c) the structural design of the building must permit the basement and/or the ground floor to be used as a loading and unloading area for the construction of the remainder of the development.</p>	<p>(a) During the site inspection it was observed to be adequate room for loading and unloading on site, however no activities of this kind were taking place.</p> <p>(b) No Work Zones required for the development.</p> <p>(c) This is not yet triggered. This may occur during a later stage of the development</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
5	APPX	A	ADVISORY NOTES			
5.1	APPX A	AN1	APEALS The Applicant has the right to appeal to the NSW Land and Environment Court in the manner set out in the EP&A Act and the EP&A Regulation.	No appeals.		Not Triggered
5.2	APPX A	AN2	OTHER APPROVALS AND PERMITS The Applicant must apply to the relevant authority for all necessary permits required to carry out the works authorised (and comply with) this consent, including but not limited to crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under section 68 (Approvals) of the Local Government Act 1993 or section 138 of the Roads Act 1993.	No approvals or permits required. All as per SSD.		Not Triggered
5.3	APPX A	AN3	RESPONSIBILITY FOR OTHER CONSENTS / AGREEMENTS The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.	As per Consent Conditions + Construction Certificate 23-220977cc1, 6 October 2023 and Construction Certificate 023-220977cc2, 25 January 2024. As per approvals prescribed by service providers under conditions C6 and C7.		Compliant
5.4	APPX A	AN4	DISABILITY DISCRIMINATION ACT This application has been assessed in accordance with the EP&A Act. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation.	As per Construction Certificate 23-220977cc1, 6 October 2023 item 17. Architecture & Access (ACAA #456), Issue B dated 15 September 2023		Compliant
5.5	APPX A	AN5	The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the NCC which references AS 1428.1 - Design for Access and Mobility. AS1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.	As per Construction Certificate 23-220977cc1, 6 October 2023 item 17. Architecture & Access (ACAA #456), Issue B dated 15 September 2023		Compliant
5.6	APPX A	AN6	COMMONWEALTH ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999 The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.	Not triggered. Cumberland Ecology Clearance Supervision following inspection during clearing including Appendix A, Report 26 September 2023		Not Triggered
5.7	APPX A	AN7	This application has been assessed in accordance with the EP&A Act. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of Agriculture, Water and	Not triggered. No requirement to consult with the Department of Agriculture, Water and Environment.		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			Environment to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the EPBC Act does not have application. The EPBC Act may have application and you should obtain advice about this matter. There are severe penalties for non-compliance with the Commonwealth legislation.			
5.8	APPX A	AN8	<p>BUILDING PLAN APPROVAL</p> <p>You must have your building plans stamped and approved before any construction is commenced. Approval is needed because construction/building works can affect Sydney Water's assets (e.g. water, sewer and stormwater mains).</p> <p>For further assistance please telephone 13 20 92 or refer to the Building over or next to assets page on the Sydney Water website (see plumbing, building and developing then building over or next to assets).</p>	<p>Sydney Water stamped plan A2.14, 30 May 2023 No. 1257841. Commenced as notified, 10 October 2023.</p> <p>No changes since initial audit.</p> <p>As recorded under CC1 – B24</p>		Compliant
6	APPX B	B	INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS			
6.1	APPX B	1.	<p>WRITTEN INCIDENT NOTIFICATION REQUIREMENTS</p> <p>A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under this consent or; having given such notification, subsequently forms the view that an incident has not occurred.</p>	No reportable, material harm incidents have occurred.		Not Triggered
6.2	APPX B	2.	<p>Written notification of an incident must:</p> <ul style="list-style-type: none"> identify the development and application number; provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); identify how the incident was detected; identify when the Applicant became aware of the incident; identify any actual or potential non-compliance with conditions of consent; describe what immediate steps were taken in relation to the incident; identify further action(s) that will be taken in relation to the incident; and identify a contact person for further communication regarding the incident. 	No reportable, material harm incidents have occurred.		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
6.3	APPX B	3.	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	No reportable, material harm incidents have occurred.		Not Triggered
6.4	APPX B	4.	The Incident Report must include: <ul style="list-style-type: none"> (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident. 	No reportable, material harm incidents have occurred.		Not Triggered

Appendix F – Consultation

Consultation with the Department of Planning, Housing and Infrastructure:

Barbara Pater

From: Brigitte Healey <brigitte.healey@dpie.nsw.gov.au>
Sent: Wednesday, 8 May 2024 3:28 PM
To: Barbara Pater
Cc: Dylan Jones; mtaylor@mostyncopper.com.au
Subject: RE: Independent Environmental Audit - Parramatta Eels – Kellyville Park Community Facility and Centre of Excellence (SSD-24452965)

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: 2. Important/Note

EXTERNAL

Good afternoon Barbara

Thank you for the opportunity to provide input into the second Independent Environmental Audit for the Eels Centre of Excellence & Community Sports Hub (SSD-24452965).

The Department of Planning and Environment (**NSW Planning**) has no further comments in relation to the scope beyond ensuring that the audit complies with SSD-24452965 (the consent) and the IAPAR (2020).

NSW Planning requests that the Hills Shire Council be consulted as a part of the audit.

Please contact me on the details below if you wish to discuss this further.

Kind regards

Brigitte Healey *she/her*
Compliance Officer
Metro
Department of Planning, Housing and Infrastructure

T 02 8229 2936 E brigitte.healey@dpie.nsw.gov.au

dphi.nsw.gov.au

Locked Bag 5022 PARRAMATTA NSW 2124

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



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all the Aboriginal and Torres Strait Islander staff working with NSW Government at this time.

Please consider the environment before printing this email.



From: Barbara Pater <Barbara.Pater@app.com.au>
Sent: Wednesday, 8 May 2024 7:43 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Dylan Jones <Dylan.Jones@app.com.au>; Michael Taylor <mtaylor@mostyncopper.com.au>
Subject: Independent Environmental Audit - Parramatta Eels – Kellyville Park Community Facility and Centre of Excellence (SSD-24452965)

Dear Sir/Madam,

I am writing to advise that The APP Group – HSEQ Systems and Auditing (APP) will be conducting the second Independent Environmental Audit of the Parramatta Eels – Kellyville Park Community Facility and Centre of Excellence project, as a requirement of Consent Conditions SSD-24452965.

The audit will be conducted on the 20 May 2024 and will review compliance in accordance with SSD- 24452965 Schedule 2: Parts A, B, C, D, Advisory Notes, and, if applicable, Incident Notification and Reporting.

In line with the consultation requirements of the *Independent Audit Post Approval Requirements* (IAPAR 2020), Section 3.2, APP seeks your input into the scope of the audit and advice on any particular areas where you would like us to focus on.

Please also advise if you wish for any stakeholders to be contacted to obtain their input into the scope of this audit.

Regards,

Barbara Pater
Exemplar Global Lead Environmental Auditor | Consultant – HSEQ Systems and Auditing



0415 764 785 | app.com.au
Gadigal Country | Level 14, 10 Spring Street, Sydney, NSW 2000



The APP Group acknowledges Aboriginal and Torres Strait Islander Peoples as the Traditional Custodians of the Land, Rivers and Sea. We acknowledge and pay our respects to Elders past, present and emerging.

This email and any files transmitted with it are confidential and intended solely for the use of the individual to whom it is addressed. If you have received this email in error, please inform the postmaster@app.com.au or the sender.
APP Corporation Pty Limited, ABN 29 003 764 770.

Consultation with The Hills Shire Council:

Barbara Pater

From: The Hills Shire Council <Council@thehills.nsw.gov.au>
Sent: Friday, 10 May 2024 2:32 PM
To: Barbara Pater
Subject: Request Received

Categories: 2. Important/Note

EXTERNAL

Thank you for your email, Council receives hundreds of emails daily and will respond to you as quickly as possible. The best way to contact Council to report an issue or request a service is to use the online link <https://www.thehills.nsw.gov.au/Contact-Us/Report-or-Request-Directory>. Using this method, your request will be automatically distributed to the responsible Council team for action and you will receive a customer service request number to enable you to track your request online.

Regards,
The Hills Shire Council

Barbara Pater

From: Barbara Pater
Sent: Friday, 10 May 2024 2:31 PM

Appendix G – Audit Photos

Audit Photos – 20 May 2024 Kellyville Community Facility & Centre of Excellence

Audit Photos – 20 May 2024



Secured turnstile to Site. Site accessible using face recognition application. Designated blue walkway throughout the site.



Environmental induction, policies and emergency contacts on display.

Audit Photos – 20 May 2024



Project signage as required by Condition D2.



Looking west towards the Site from Stone Mason Drive. Noting that stockpile height is generally not visible to the public to the downwards slope of the Site.

Audit Photos – 20 May 2024



Main Site vehicle access. No sign of mud tracking on public roads.

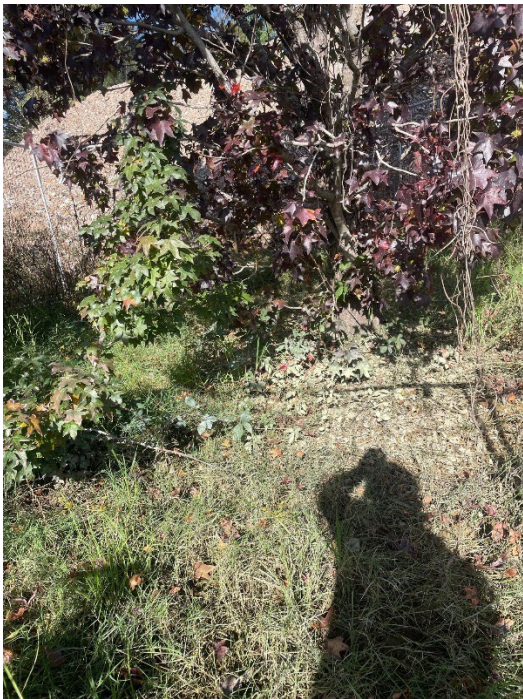


Rumble grid and hardstand at main Site access.

Audit Photos – 20 May 2024



Site Observation: Tree protection with stockpile formed adjacent fence creating water ponding around base of protected tree. Refer to D23, OFI-07.



Tree protection area following immediate rectification works on 21 May 2024. Showing dewatering of tree area and a temporary drainage pathway formed via relating the stockpile.

Audit Photos – 20 May 2024



Site Observation: Swale drain requiring maintenance to remove debris. Refer to Condition D26, OFI-08.



Swale drain following immediate rectification works on 21 May 2024 showing debris removed.

Audit Photos – 20 May 2024



Protection of pit drain.



Active dewatering in progress. Water pumped from onsite pool to stormwater in accordance with Council requirements and approvals.

Audit Photos – 20 May 2024



Site Observation: Stockpile of site-won natural material being temporarily stored and used as backfill – in progress. The height of the stockpile was noted as a potential issue, however it is in the process of being reused, and lowered. Refer to Condition D23, OFI-06.



Coir logs well utilised as erosion and sediment controls in laydown hardstand areas.

Audit Photos – 20 May 2024



Sediment fences utilised and observed to have been replaced in certain sections as required. Pit drain also protected.



Noise blankets available on site, when required.

Audit Photos – 20 May 2024



Dangerous goods cupboard with appropriate signage.



Spill kit available adjacent to dangerous good storage area.

Audit Photos – 20 May 2024



Waste bins available and well within capacity.



Laydown area kept generally clean and tidy.

Audit Photos – 20 May 2024

Site Observation: Location of SiteHive monitor. It is recommended to relocate the SiteHive to a site boundary location to ensure that readings are representative of impact to sensitive / off-site receivers. Refer to Condition D23, OFI-05.



The APP Group

app.com.au