



Parramatta Eels Centre of Excellence and Community Facility, Kellyville

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

Audit Reference:	PNRL-03
Audit Organisation:	Kane Constructions (Contractor) Mostyn Copper Group (Project Manager) Parramatta National Rugby League Club (Proponent)
Auditors:	Barbara Pater, APP (Lead Auditor)
Date of Audit:	20 November 2024
Draft Report Submitted:	4 December 2024
Final Report Submitted:	11 December 2024



The APP Group

Distribution and Authorisation Record

Revision No.	Date	Issued to	Comments
Draft V1	4 December 2024	Michael Taylor, Mostyn Copper Group	Initial draft for review
Final V0	11 December 2024	Michael Taylor, Mostyn Copper Group	Final for issue following client comments

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

This report has been prepared by:

Sanan Qasim

Auditor's Assist

Date: 27 November 2024

Reviewed by:

Barbara Pater

Lead Environmental Auditor

Date: 4 December 2024

Finalised and issued by:

Barbara Pater

Lead Environmental Auditor

Date: 11 December 2024

© Copyright APP Corporation Pty Ltd
ABN: 29 003 764 770

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

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

APP Corporation Pty Ltd
www.app.com.au

Contents

1.	Executive Summary	5
2.	Introduction	7
2.1	Background	7
2.2	Project Details	7
2.3	Audit Team	8
3.	Audit Objectives and Scope	8
3.1	Audit Objectives	8
3.2	Audit Scope	8
3.3	Audit Period	8
4.	Audit Methodology	9
4.1	Approval of Auditors	9
4.2	Audit Scope Development	9
4.3	Audit Process	9
4.4	Interviewed Persons	10
4.5	Site Inspection	10
4.6	Consultation	10
4.7	Audit Compliance Status Descriptors	10
5.	Document Review	11
6.	Audit Findings	12
6.1	Assessment of Compliance	12
6.2	Notices, Incidents and Complaints	13
6.3	Previous Audit Findings	13
6.4	Audit Site Inspection	15
6.5	Suitability of Plans and the Environmental Management System	16
6.6	Actual vs Predicated Impacts	16
6.7	Key Strengths	17
6.8	Audit Findings and Recommendations	17
	Appendix A - Audit Agenda	19
	Appendix B - Audit Attendance Sheet	23
	Appendix C – Approval of Auditors	25
	Appendix D – Independent Audit Declarations	28

Appendix E – Audit Checklist	31
Appendix F – Consultation	78
Appendix G – Audit Photos	82

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 third 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 November 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 construction audit, which was undertaken on the 20 May 2024.

The audit covered the civil and structural works associated with Building A (the Community Facility) and Building B (the Centre of Excellence) with works currently involving civil works and internal fit out, with the roof installation, façade and steel complete, and high-level services installed.

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

- ▶ Strong environmental performance demonstrated via nil complaints, environmental incidents or non-compliances recorded.
- ▶ Continued collaboration between Kane and MostynCopper with preparations made ahead of the audit to provide evidence to demonstrate compliance with the SSD conditions
- ▶ Use of the 'Hammertech' system for record keeping continues to be efficient and effective including internal audit actions recorded with close out.
- ▶ Proactive response to findings with close out promptly provided.

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

Three (3) observations 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:

Finding No.	Condition	Audit Findings / Recommendation	Status
PNRL-03_OFI-01	A13: OPERATION OF PLANT AND EQUIPMENT All plant and equipment used on site, or to monitor the performance of the development must be: <ul style="list-style-type: none"> a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner. 	Some plant listed in Hammertech was showing as onsite and out of service, however plant is likely to have been removed from site. There is an improvement opportunity to review the status of the plant onsite and update as required.	Following the audit, evidence was provided to demonstrate that plant and equipment within Hammertech have now been actioned as either onsite or removed.
PNRL-03_OFI-02	B32: CONSTRUCTION AND FIT OUT OF FOOD PREMISES 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.	Submission to Council has not yet been actioned as required by condition B32. There is an improvement opportunity for the certificate to be issued prior to construction of the food areas. It is also recommended to be mindful of the upcoming submission requirements as the project reaches operation.	Submission actioned during the audit – sighted email from MostynCopper to Hills Shire Council on 20 November 2024 with Design Certificate attached. Acknowledgement response received from Council 25 November 2024.
PNRL-03_Note-01	B34: GREASE TRAPS 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. Note: Sydney Water Authority also have requirements for grease arrestors that you need to comply with.	Condition B34 Sydney Water requirements are upcoming – ensure to address the requirements when triggered.	N/A – note only
PNRL-03_Note-02	D24: TREE PROTECTION 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.	There is one tree confirmed as deceased by the arborist which did not require tree protection. It recommended to raise with Council / Daracon to discuss the future management of the deceased tree.	N/A – note only

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 civil works and internal fit out.

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"> • Building A external façade and high-level services now complete with internal fit out progressing • Building B services in, sheeting, lighting, internal fit out and joinery being installed • Landscaping still to commence however areas currently being prepared with topsoil

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
Barbara Pater	APP	Lead Environmental Auditor	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 third 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 November 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 third independent environmental audit of the project carried out by APP, covering the review of environmental documentation and records within 6-months of the previous construction audit, conducted on 20

May 2024. It is noted that this report is based on the result of sampling and supplied documentation and records, activities sighted on the date of the audit, 20 November 2024, and additional documentation received up until the 28 November 2024. The audit period is therefore defined as May to November 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 November 2024 at 9:30am.

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 November 2024 at 2:00pm 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
Andrew Barker	Kane Constructions	Site Manager
Michael Taylor	MostynCopper	Senior Project Manager
Chris Brown	Waypoint/Parramatta Eels	Project Director

Table 3- Personnel Interviewed

4.5 Site Inspection

A site inspection was carried out on 20 November 2024 at 9:30am with representatives of Mostyn Copper, Kane and APP. Three (3) observations 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) 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 that the Hills Shire Council was consulted 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

- Philip Chun BC NSW Pty Ltd Construction Certificate (CC3) ref 23-220977cc3, dated 13 June 2024
- Environmental Management Plan, Revision 4, dated 15 August 2024 (PCoE Environmental Management Plan_04)
- Construction Pedestrian and Traffic Management Plan Rev 02 dated 14 September 2023
- Construction Noise and Vibration Management Plan Revision A, dated 11 September 2023 by Resonate Consultants
- Construction Air Quality Management Plan Rev 1.0, dated 8 September 2023
- Construction Soil and Water Management Plan Rev A, dated 13 September 2023 by WSP
- Waste Management Plan Rev 1.0 dated September 2023
- Lower Ground Level Reference Plan – Building A, Rev D dated 22 December 2023
- Hammertech record Excel Contracting articulated dump truck inducted 26 July 2024 and accepted 1 August 2024 Serial No. SLCM20971904E4935 – next due for service 21 January 2025
- Hammertech record Excel Contracting Pad Foot Roller next service due 4 November 2024. Model No. CA35OD
- Hammertech record Scissor Lift Serial 215535 – next service 2 December 2024
- SiteHive reports June, July, August, September 2024
- Sch002 Site Induction Slides
- Auditor approval submitted 25 October 2024, portal receipt SSD-24452965-PA-17
- Department of Planning, Housing and Infrastructure letter for approval of independent auditing team, 14 November 2024
- Submission to DPHI as per SSD-24452965-PA-16 on 7 June 2024
- Calendar invitation 19 November 2024
- Erbas + Mechanical Design Certificate by Erbas dated 8 May 2024
- Statement from iScape Landscape Architecture, SSD 24452965 Consent Condition – B27, Issue B, 15 January 2024
- Email from MostynCopper to Hills Shire Council on 20 November 2024
- Acknowledgement response received from Hills Shire Council 25 November 2024
- Design Compliance Certificate Statement Universal Foodservice Designs (UFD), 16 May 2024
- Hammertech Observation OBS-293256 (ISP-153010), 14 November 2024
- Hammertech Observation OBS-280137 (ISP-141644), 3 September 2024
- Resonate Report Project number: S230621, Reference: S230621LT5, 29 July 2024
- Resonate Report Project number: S230621, Reference: S230621LT6, 23 September 2024
- Douglas Partners Waste Classification Report, Stockpile B-SP1 and B-SP2, 28 November 2023 R.006.Rev 0
- Recycling Parkes Pty Ltd Docket 51006731 dated 29 November 2023
- Performance Solution Report 01 – Accessible means of water entry to Lap pool_Rev A, 19 June 2023
- Performance Solution Report 02 – non-provision of tactile ground surface indicators to playing field ramps & stairs_Rev A, 19 June 2023
- Performance Solution Report 03 – Provision of single handrail to social bleacher seating stair_RevA dated 15 June 2023
- Access Exemption Report dated 15 June 2023

6. Audit Findings

6.1 Assessment of Compliance

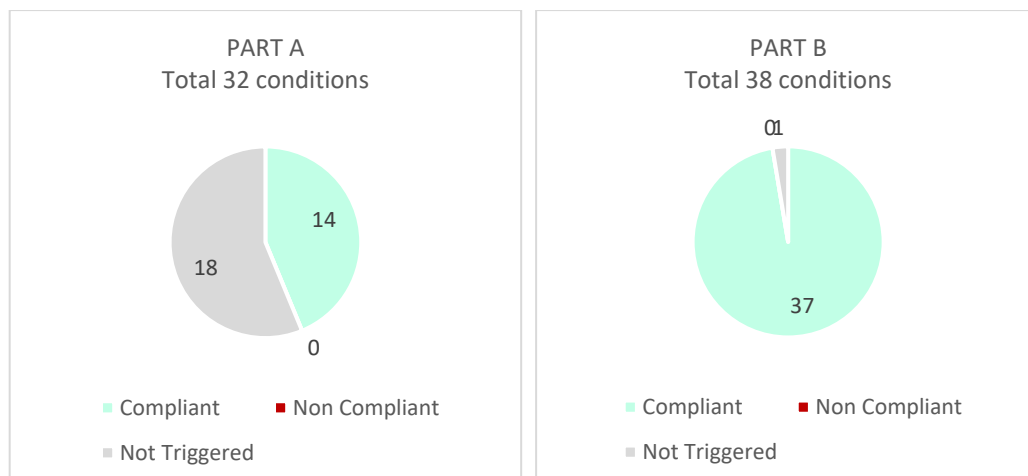
This audit was completed to assess the implementation of the Construction Environmental Management Plan and sub-plans, as well as environmental controls established by Kane for the Parramatta Eels Centre of Excellence and Community Facility development, against Development Consent SSD-24452965, Schedule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

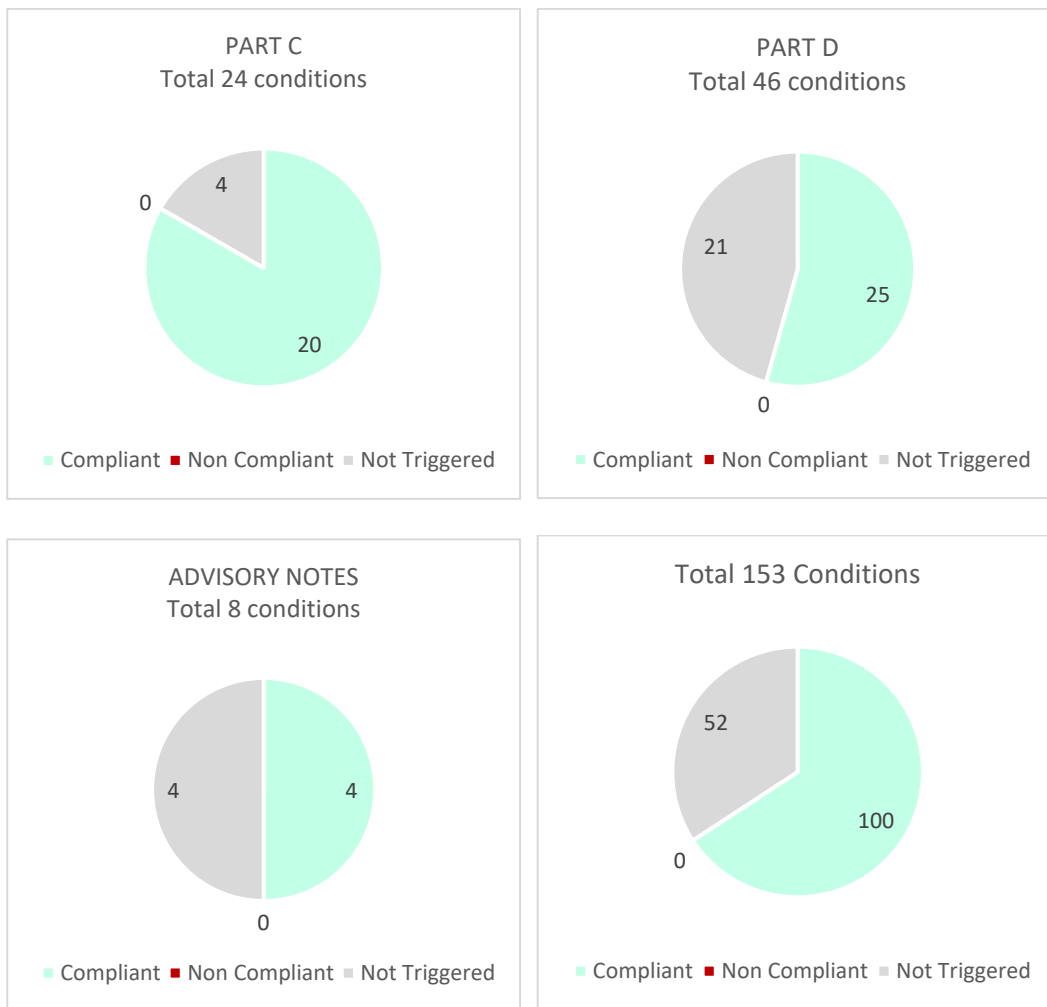
The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	100
Non-Compliant	0
Not Triggered	52
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
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.	Based on the conditions onsite and review of close out during the audit, opportunities for improvement identified during the previous IEA have now been addressed. CLOSED
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.	<ol style="list-style-type: none">Confirmed that Hammertech is now referenced throughout the current version of the EMPUpdated EMP, Rev 4, dated 15 August 2024 – Appendix H (page 272) now includes risk assessment CLOSED

Finding No.	Condition	Audit Findings / Recommendation	Status
PNRL-02_ OFI-04	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.	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 remind sub-contractors of the process. 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.	During the audit, only one item showing as open as from 14 November 2024. No overdue actions. CLOSED
PNRL-02_ OFI-05 + PNRL-02_ OFI-06	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: (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;	2 x OFIs: 1. 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. 2. 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.	OFI-05 Monitor noted to be relocated at the front gate. Locations also as per SiteHive reports. CLOSED OFI-06 Stockpile noted onsite has been significantly reduced and continues to be progressively removed. 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.

Environmental controls included:

- ▶ Signage in place at site access and contains project details and contact numbers.
- ▶ Hoarding and fencing with shade cloth continues to be installed to clearly separate the project boundary.
- ▶ Chemical storage shed with signage and spill kit available.
- ▶ Environmental documentation on display
- ▶ Emergency evacuation and safety documentation available with nurse calls throughout the site.
- ▶ Rumble grid installed at heavy vehicle access with hose available for vehicle cleansing and dust suppression as required.
- ▶ Erosion and sedimentation controls were generally well implemented, with evidence of ongoing maintenance observed.
- ▶ Stockpiled materials separated by type.
- ▶ Tree protection zones maintained as per arborist advice.

Three (3) observations were raised during the site inspection as follows:

- ▶ Mud tracking on Stone Mason Drive observed. A close out photo was provided showing clean up of tracking.
- ▶ Evidence of dust during truck movements
- ▶ Bins noted to be full throughout the site. Bins were emptied following the audit.

Photos of the site inspection are included in [Appendix G](#).

6.5 Suitability of Plans and the Environmental Management System

Kane continues to maintain 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 Environmental Management Plan (EMP) and Sub-Plans.

During the audit period, a minor update was actioned to the EMP to align to the new company template, however there was no impact to the mitigation measures or notable major changes. The Construction Pedestrian and Traffic Management Plan and Waste Management Plan have not undergone any updates during the audit period and are as reviewed during the previous audit.

Similarly, the Construction Noise and Vibration Management Plan as prepared by Resonate Consultants remains unchanged. Resonate are continuing to monitor for noise with reports available on the project website.

Air quality consultant SLR prepared the Air Quality Management Plan (AQMP) which has not undergone any updates during the audit period. There was dust sighted during truck movements at the time of the site inspection with the mitigation measure to wet down areas to reduce impact as per AQMP.

Implementation of the Construction Environmental Management Plan and Sub-Plans was 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.

6.6 Actual vs Predicated Impacts

6.6.1 Traffic and Transport

No changes to the predicted impacts for traffic were noted. Kane's Construction Pedestrian and Traffic Management Sub-Plan remains in place and was unchanged during the audit period. Ample parking continues to be available onsite with a separate heavy vehicle access to the site via Stone Mason Drive. A traffic controller is present at the site entry gate to manage vehicle movements. Heavy vehicles were noted to be wholly contained within the project boundary when onsite and a rumble grid and hardstand have been installed. There have been no complaints received to date and no permits or work zones have been required. Some mud tracking was observed as per [Section 6.4](#).

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 and remains onsite (refer to photos) with no other habitats identified. Retained trees onsite were observed to be protected with fencing and signage in place. An update to the tree protection area was actioned as per arborist advice following the handover of the former Daracon site. No impacts to the retained tree was observed.

6.6.3 Noise Impacts

Resonate Consultants continue to undertake regular noise monitoring onsite in accordance with the Construction Noise and Vibration Management Plan. SiteHive is used for real-time noise monitoring with no high noise or vibratory activities are currently occurring, and no complaints have been received to date. Standard construction hours are being adhered with Out-of-Hours Work managed under the Disruption Notice process.

6.6.4 Other impacts

- WSP developed an erosion and sediment control plan which continues to be implemented onsite including sediment fencing and protection of pit drains. Sediment basins are no longer required with the site managing water by diverting the flow around the site.
- SiteHive is also used to monitor air quality. Water points are available throughout the site for dust suppression where required. Evidence of dust was observed during the site inspection as per [Section 6.4](#).
- Contamination is being mitigated through the implementation of the Unexpected Finds Protocol. No contamination finds to note during the audit period.
- Waste is being managed by Aussie Skips onsite, however bins were observed to be at capacity (refer to [Section 6.4](#)). No exporting of material has occurred during the audit period. Virgin Excavated Natural Material (VENM) is continuing to be used as backfill and currently stockpiled.
- No relics or Aboriginal finds have occurred. And Unexpected Finds Protocol (Heritage) has been developed and is on display onsite.
- 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:

- ▶ Strong environmental performance demonstrated via nil complaints, environmental incidents or non-compliances recorded.
- ▶ Continued collaboration between Kane and MostynCopper with preparations made ahead of the audit to provide evidence to demonstrate compliance with the SSD conditions.
- ▶ Use of the 'Hammertech' system for record keeping continues to be efficient and effective including internal audit actions recorded with close out..
- ▶ Proactive response to findings with close out promptly provided.

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. Findings raised, including opportunities for improvement, are as summarised overpage.

Finding Ref.	Condition	Audit Findings / Recommendation	Status
PNRL-03_OFI-01	A13: OPERATION OF PLANT AND EQUIPMENT All plant and equipment used on site, or to monitor the performance of the development must be: <ul style="list-style-type: none"> a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner. 	Some plant listed in Hammertech was showing as onsite and out of service, however plant is likely to have been removed from site. There is an improvement opportunity to review the status of the plant onsite and update as required.	Following the audit, evidence was provided to demonstrate that plant and equipment within Hammertech have now been actioned as either onsite or removed.
PNRL-03_OFI-02	B32: CONSTRUCTION AND FIT OUT OF FOOD PREMISES 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.	Submission to Council has not yet been actioned as required by condition B32. There is an improvement opportunity for the certificate to be issued prior to construction of the food areas. It is also recommended to be mindful of the upcoming submission requirements as the project reaches operation.	Submission actioned during the audit – sighted email from MostynCopper to Hills Shire Council on 20 November 2024 with Design Certificate attached. Acknowledgement response received from Council 25 November 2024.
PNRL-03_Note-01	B34: GREASE TRAPS 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. Note: Sydney Water Authority also have requirements for grease arrestors that you need to comply with.	Condition B34 Sydney Water requirements are upcoming – ensure to address the requirements when triggered.	N/A – note only
PNRL-03_Note-02	D24: TREE PROTECTION 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.	There is one tree confirmed as deceased by the arborist which did not require tree protection. It recommended to raise with Council / Daracon to discuss the future management of the deceased tree.	N/A – note only

Table 7- Findings

Appendix A- Audit Agenda



The APP Group

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 November 2024 9:30 AM – 3:00 PM
Auditing Team	Barbara Pater, APP, barbara.pater@app.com.au Sanan Qasim, APP, sanan.qasim.@app.com.au
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
Previous Audit Findings Review of status of previous audit findings and evidence of close out	10:30 AM – 10:45 AM
Review of Consent Conditions SSD-24452965 Schedule 2:	

Item	Time
▶ Part A – Administrative Conditions	10:45 AM – 11:15 AM
▶ Part B – Prior to issue of Construction Certificate	11:15 AM – 11:45 AM
▶ Part C – Prior to commencement of works	11:45 AM – 12:30 PM
Lunch break	12:30 PM – 1:15 PM
▶ Part D – During Construction ▶ Advisory Notes	1:15 PM – 2:30 PM
Auditor consolidation (auditors only) / Afternoon tea break	2:30 PM – 2:45 PM
Closing meeting ▶ Outcome of audit and presentation of findings. Deliverables as noted below.	2:45 PM – 3:00 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

Audit Deliverables	Responsibility
Non-Compliances (if applicable) <ul style="list-style-type: none"> ▶ 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





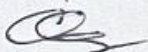

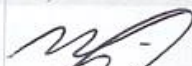
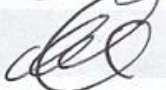

- A. The audit will cover the construction requirements only and will therefore be limited to auditing the applicable conditions of Part A, B, C, D and Advisory Notes in accordance with Consent Conditions SSD-24452965.
- B. The audit will cover a sampling of records relevant to the scope. APP auditors 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

Audit Attendance Sheet

Project	PNRL COE & CF	Audit No.	# PNRL-03
Auditee	KANE CONSTRUCTIONS	Lead Auditor	Barbara Pater
Location	KANE CONSTRUCTIONS SITE OFFICE		
Opening Meeting Date	20 NOVEMBER 2024, 9:30 AM		
Closing Meeting Date	20 NOVEMBER 2024, 2:00 PM		

Name	Organisation	Position	Signature	
			Opening Meeting	Closing Meeting
Barbara Pater	APP	L. Auditor		
Samir Qasim	APP	Assistant Aud		
ANDREW BARKER	KANE	SITE MANAGER		
Michael Wright	Kane	Project Manager		
Mike Taylor	Mostyn Copper	PM		
Chris Brown	Waypoint / Paramount Eels	Project Director		C.B.

Appendix C – Approval of Auditors

Department of Planning, Housing and Infrastructure



NSW Planning ref: SSD-24452965-PA-17

Jim Sarantinos
Chief Executive Officer
Parramatta National Rugby League Club Limited
ACN 092 536 519
Angel Place, Level 8
123 Pitt Street, Sydney, NSW 2000

14 November 2024

Sent via the Major Projects Portal only

Subject: Eels Centre of Excellence & Community Sports Hub (SSD-24452965) – 3rd Independent Auditor Nomination

Dear Mr Sarantinos

Reference is made to your post approval matter, SSD-24452965-PA-17, request for the Planning Secretary's approval of suitably qualified, experienced, and independent persons to conduct an Independent Audit of the Eels Centre of Excellence & Community Sports Hub (Project), submitted as required by Schedule 2, Condition A27 of SSD-24452965 (Consent) to NSW Department of Planning, Housing and Infrastructure (NSW Planning) on 25 October 2024.

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

Consequently, as nominee of the Planning Secretary, I endorse the following team from The APP Group to conduct Independent Audits for the construction stage of the Project:

- Barbara Pater – Lead Auditor
- Grant Brown – Auditor
- Sanan Qasim – Assistant Auditor

Please note that this is an agreement for the audit team listed above for the Project's construction stage only. Notwithstanding the agreement for the above listed audit team, future operational Independent Audits require a request for the agreement to the auditor or audit team be submitted to NSW Planning, for consideration of the Secretary.



Department of Planning, Housing and Infrastructure



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.

Please also note that this approval is for SSD-24452965 only, and each request across different projects is assessed on the merits of the proposed team and the requirements of each project. Approval for a team on one project does not necessarily guarantee their suitability for agreement on another.

NSW Planning nevertheless reserves the right to request an alternate auditor or audit team for future audits, should it be appropriate in the circumstances.

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

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

Should you wish to discuss the matter further, please contact Brigitte Healey, (Compliance Officer) on 02 8229 2936 or email compliance@planning.nsw.gov.au.

Yours sincerely

Samuel Condon
A/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:	29 November 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:	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 November 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:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- 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;
- 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;
- 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
- 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:


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

Name of the Auditor:	Sanan Qasim
Signature:	
Qualification:	Assistant Auditor
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	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 on the outcome of the audit and site inspection, and no incidents to date, it was determined that feasible measures were implemented to prevent material harm to the environment during construction.		Compliant																																																																																																								
1.2	A	A2	TERMS OF CONSENT The development must only be carried out: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) in accordance with the EIS and RtS; d) in accordance with the approved plans in the table below: <table><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><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></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	The audit determined the following: (a) Full compliance has been achieved with the conditions of consent with only opportunities for improvement identified. (b) No written directions received during the audit period (c) Based on the outcome of the audit, the development was verified to be carried out in accordance with the EIS and RtS (d) All plans are available on site and on the project website. Philip Chun BC NSW Pty Ltd Construction Certificate (CC3) ref 23-220977cc3, dated 13 June 2024. Lists architectural drawings by HB Architecture, hydraulic drawings by Erbas, mechanical drawings by Erbas, electrical drawings by Erbas, fire services drawings by Erbas, kitchen drawings by Universal Foodservice Designs, lift services drawings by Metron Elevator (Zhejiang) Co. Ltd, landscaping services drawings by iScape Landscape Architecture. CC3 is for Architectural Work and Services only. Stamped plans as per CC3 23220977-cc3 dated 13 June 2024 – 229 drawings e.g., Lower Ground Level Reference Plan – Building A, Rev D dated 22 December 2023.		Compliant
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																																																																																																											
1.3	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to	No written directions or correspondence from DPHI during the audit period.		Not Triggered																																																																																																								

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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) .			
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	LIMITS ON CONSENT 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.	Development Consent SSD 24452965 dated 11 November 2022. This consent is not lapsed.		Not Triggered
1.6	A	A6	This consent does not approve the following: a) the detailed fit-out and operation of the retail and/or café premises or other ancillary tenancies b) the installation of signage Where required, separate approvals must be obtained from the relevant consent authority (except where exempt and/or complying development applies).	No approvals required at this stage of the project. Fit-out and installation of signage is relevant to the tenancy agreements which will be triggered at operation.		Not Triggered
1.7	A	A7	DESIGN INTEGRITY Any modifications to the building design or landscape strategy that require consent must be reviewed by the Government Architect NSW.	No changes / modifications to building design requiring review by the Government Architect NSW.		Not Triggered
1.8	A	A8	PRESCRIBED CONDITIONS The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation. <i>DIVISION 8A - PRESCRIBED CONDITIONS OF DEVELOPMENT CONSENT</i> <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 ▶ 98C Conditions relating to entertainment venues ▶ 98D Condition relating to maximum capacity signage ▶ 98E Condition relating to shoring and adequacy of adjoining property 	Prescribed conditions as per BCA Construction Certificates. Philip Chun BC NSW Pty Ltd Construction Certificate ref 023-220977cc2, dated 25 January 2024. Includes Building Code of Australia Performance Solution Reports for: <ul style="list-style-type: none"> • Title of Report: Weatherproofing Performance Solution report – Precast Walls, Rev: V3, Date: 14 July 2023, HB Arch Pty Ltd, Registration Number: ARBV 18170 • Title of Report: JV3 Compliance Report, Rev: 1, Date: 12 September 2023, Erbas & Associates Pty Ltd 		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			 98F Conditions relating to development involving use of buildings as build-to-rent housing	Signage as per Condition D1. Construction Certificate received during the audit period: 23-220977cc3 dated 13 June 2024 for Stage 3 Architectural Works.		
1.9	A	A9	PLANNING SECRETARY AS MODERATOR 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.	No disputes.		Not Triggered
1.10	A	A10	LEGAL NOTICES Any advice or notice to the consent authority must be served on the Planning Secretary at the Planning Secretary Address for Service.	No legal notices.		Not Triggered
1.11	A	A11	EVIDENCE OF CONSULTATION Where conditions of this consent require consultation with an identified party, the Applicant must: <ul 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: <ul 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. 	Previous consultation as per initial audit evidence. No consultation required during this audit period.		Not Triggered
1.12	A	A12	STRUCTURAL ADEQUACY 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. Notes: <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. 	As per Construction Certificate (CC2) ref 023-220977cc2, dated 25 January 2024, item 8: Structural Design Certificate, WSP Australia, 24 November 2023; 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 transmittal complies with the structural provisions of the Building Code of Australia NCC/BCA 2022. References applicable Australian		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Standards, design documentation. Issued by NER Accreditation PE0003324.		
1.13	A	A13	OPERATION OF PLANT AND EQUIPMENT All plant and equipment used on site, or to monitor the performance of the development must be: <ul style="list-style-type: none"> c) maintained in a proper and efficient condition; and d) operated in a proper and efficient manner. 	Hammertech continues to be in place for plant and equipment. Status onsite under Equip Inductions EWP Dunsteel was due for service August 2024, however plant is now offsite. Excel Contracting articulated dump truck inducted 26 July 2024 and accepted 1 August 2024 Serial No. SLCM20971904E4935 – next due for service 21 January 2025. Excel Contracting Pad Foot Roller next service due 4 November 2024. Model No. CA35OD. Attachments include risk assessment and service record. Due at 2000kms. Scissor Lift Serial 215535 – next service 2 December 2024. Previous annual inspection dated 15 January 2024; 3-monthly inspection actioned 2 September 2024 as per 'Routine MTCE & Safety Checks' present on plant.	PNRL-03_OFI-01: Some plant listed in Hammertech was showing as onsite and out of service, however plant is likely to have been removed from site. There is an improvement opportunity to review the status of the plant onsite and update as required. Following the audit, evidence was provided to demonstrate that plant and equipment within Hammertech have now been actioned as either onsite or removed.	Compliant
1.14	A	A14	ODOUR REQUIREMENTS 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.	Odour monitoring is not considered necessary however it is included within the weekly inspection checklist.		Compliant
1.15	A	A15	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	Ad-hoc diesel generators however only temporary (1–2-day hire) which do not give rise to emissions impacts.		Compliant
1.16	A	A16	APPLICABILITY OF GUIDELINES 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.	As per Attachment 1 of the Project Environmental Management Plan, legal requirements, relevant standards and guidelines are listed. Any updates are communicated through management. No legislation changes noted during audit period.		Compliant
1.17	A	A17	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	No requests received from DPHI.		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.			
1.18	A	A18	MONITORING AND ENVIRONMENTAL AUDITS 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. <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>	This is the third environmental audit which is carried out in accordance with the IAPAR 2020 guidelines (within 6-months of the previous construction audit). Resonate undertake noise monitoring as per Condition D14. No vibration monitoring has been triggered at this stage. SiteHive used for unattended real time monitoring. Dust results presented monthly: <ul style="list-style-type: none"> June 2024 report – no exceedances. Notes fog on 6 and 24 June 2024. July 2024 report – no exceedances. Notes that fog impacting monitor 12 July 2024. August 2024 report showing PM10 exceedance – very high winds contributing to dust exceedance, 28 August 2024 September 2024 report showing PM10 exceedance – extreme wind conditions 18 and 19 September contributing to dust exceedance ISO audit undertaken – internal IMS. No major issues identified (currently waiting on report). Hammertech observations added 3 September 2024, captured QES findings from the audit. E.g., OBS-280137, ISP-141644 – environmental risk assessment not included on Schedule R – note to add site specific controls e.g, concrete waste. Closed status – sighted close out: Project Specific Risk Assessment – last updated 18 November 2024 including Environmental Risk section – lists all aspects and impacts (dust, waste, contamination, etc).		Compliant
1.19	A	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.	Sch002 Site Induction Slides Site specifics as presented. Includes: environmental controls (ERSED, Mud on Road, Noise and Dust, Contamination), emergency procedures. No changes to induction. Julius Flooring – induction status as approved. No. 733506 on 23 October 2024 – includes white card No., signed onto SWMS, licence, etc.		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Consent conditions are referenced as per contract.		
1.20	A	A20	REVISION OF STRATEGIES, PLANS AND PROGRAMS Within three months of: <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, 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.	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. <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 IEA, no major changes. However, A20 was referenced within the submission to the DPHI of the previous IEA report on 7 June 2024, reference SSD-24452965-PA-16. (d) No modifications have been required. (e) No directions from DPHI received. 		Not Triggered
1.21	A	A21	If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	As per above, no improvements to the environmental performance of the development, modifications or directions. No revisions to the documents required.		Not Triggered
1.22	A	A22	COMPLIANCE REPORTING Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements outlined in the Compliance Reporting Post Approval Requirements.	Compliance reporting requirements are applicable following operation of the development. This condition is not yet triggered.		Not Triggered
1.23	A	A23	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.	Compliance reporting requirements are applicable following operation of the development. This condition is not yet triggered.		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.24	A	A24	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.	Compliance reporting requirements are applicable following operation of the development. This condition is not yet triggered.		Not Triggered
1.25	A	A25	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.	Compliance reporting requirements are applicable following operation of the development. This condition is not yet triggered.		Not Triggered
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 third independent environmental audit of the development which is being carried out within 6-months of the previous construction audit (20 May 2024) 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 25 October 2024, portal receipt SSD-24452965-PA-17. Approval letter from the Department of Planning, Housing and Infrastructure of independent auditing team dated 14 November 2024, prior to the conduct of the Independent Audit (20 November 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 3 June 2024 to APP (b) Submission to DPHI as per SSD-24452965-PA-16 on 7 June 2024 (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 7 June 2024, within 2-months of the audit site inspection (20 May 2024).		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
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 Major Event Days, as defined by this consent, are limited to a maximum of five (5) days per year.	This condition will be applicable to the post operational stage.		Not Triggered
2	PART	B	PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE			
2.1	B	B1	DESIGN AMENDMENTS 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: <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. Evidence of consultation with and the incorporation of any feedback from the Government Architects Office must be provided to the Department.	As verified during the initial audit. Consultation for Design Amendments was verified as per email 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. Approved by the Department as per letter ref SSD-24452965-PA-4 dated 4 October 2023. (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 As per Construction Certificate 23-220977cc1, 6 October 2023 item 14.		Compliant
2.2	B	B2	DESIGN EXCELLENCE AND INTEGRITY 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.	No changes to the design team. As per Construction Certificate 23-220977cc1, 6 October 2023 item 16. HB Arch Architecture & Planning letter dated 28 August 2023 "Response to SSD Conditions" presented. HB Arch visited site recently – refer below.		Compliant
2.3	B	B3	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.	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 &		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>Planning will have full access to site. As per Construction Certificate 23-220977cc1, 6 October 2023 item 16.</p> <p>HB Arch visited site on 19 November 2024 from 2-4pm as per calendar invite sighted. Sighted accepted invitation by architect.</p>		
2.4	B	B4	Evidence of the architectural design team's commission is to be provided to the Certifier prior to the release of the first Construction Certificate.	As evidenced during the initial audit: letter dated 7 September 2023 Design Team from Kane Constructions to Certifier + as per Construction Certificate 23-220977cc1, 6 October 2023 item 16.		Compliant
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.	<p>As per initial 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.</p> <p>No changes to architectural plans during audit period.</p>		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).	<p>No modifications or submission to DPHI required. As above, only update as approved for A1-10, no request for Stage Design Review Panel review.</p> <p>No changes to architectural plans during audit period.</p>		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> <ol style="list-style-type: none"> specifications and sample boards for all external finishes, colours and glazing including annotated drawings and computer-generated imagery of their application confirmation of the process and methods in arriving at the final choice for all materials and finishes 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>As per Construction Certificate 2:</p> <ul style="list-style-type: none"> Item 23. Architectural Design Statement, to satisfy DA Condition B8, HB Arch Pty Ltd, 13 November 2023. Item 24. External Finishes Palette, to address DA Condition B8, HB Arch Pty Ltd, 28 April 2023. 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). 		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.9	B	B9	CONNECTING WITH COUNTRY 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.	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. Email correspondence confirming Government Architects satisfaction, to address DA Condition B9, Department of Planning, Housing and Infrastructure 8 December 2023 (also 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. Construction of Meeting Place has commenced with artwork installation on skylight upcoming.		Compliant
2.10	B	B10	LONG SERVICE LEVY 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 .	Payment made 18 September 2023, reference, V001210 Sighted LSL receipt no L0000129563. 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.		Compliant
2.11	B	B11	STRUCTURAL DETAILS 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: <ul style="list-style-type: none"> a) the relevant clauses of the NCC; and b) this development consent. 	As per Construction Certificate 23-220977cc1, 6 October 2023 item 10 (WSP Structural Design certificate). <ul style="list-style-type: none"> • Drawing No. S-A-1200, Rev C1 for Building A – lower level – slab on ground (Community Facility). • Drawing No. S-B-1201, Rev C1 for Building B - lower level – slab on ground and footings plans (Centre of Excellence). • Structural works under CC2 for above ground works. WSP Statement dated 24 November 2023 		Compliant
2.12	B	B12	EXTERNAL WALLS AND CLADDING The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the NCC.	HB Arch 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. Included under CC2 as item 20.		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.13	B	B13	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.	HB Arch 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. Included under CC2 as item 20.		Compliant
2.14	B	B14	ACCESS AND FACILITIES FOR PEOPLE WITH DISABILITIES 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 and will be constructed to provide access and facilities for people with a disability in accordance with the NCC.	As per Construction Certificate 23-220977cc1, 6 October 2023 item 17. Architecture & Access (ACAA #456), Issue B dated 15 September 2023 in response to SSD Consent Condition B14. No changes during audit period. Access Report as per CC2.		Compliant
2.15	B	B15	MECHANICAL VENTILATION The premises must be ventilated in accordance with the NCC and applicable Australian Standards.	Stage 3 mechanical drawings by Erbas + Mechanical Design Certificate by Erbas dated 8 May 2024. Certificate sighted which states: Pursuant to the provisions of Clause A5G3(e) of the National Construction Code of Australia (NCC 2022 Volume 1), Erbas certify that the design is in accordance with the normal engineering practice and meets the requirements of the Building Code of Australia and relevant Australian Standards as applicable: <ul style="list-style-type: none">AS1668.1 – 2015AS1668.2 – 2012AS1668.4 – 2012 Certificate also lists applicable drawings e.g., MEL20168-A-M100, Building A part 1 lower level - mechanical layout, Rev C. Progressive certificates per CC.		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 initial audit evidence, 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)		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	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

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			and finishes of the development do not cause adverse or excessive glare.			
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 (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 (d) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work (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, (f) be consistent with and incorporate all the relevant recommendations detailed in the Report on Geotechnical Investigation, prepared by Douglas Partners, dated March 2022. 	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
2.19	B	B19	CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN 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.	Architectural Design Statement for CPTED, included as Item 29, CC2, Issue C dated 11 December 2023.		Compliant
2.20	B	B20	ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD) 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	As per Construction Certificate 23-220977cc1, 6 October 2023 item 20.		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			measures as identified in the ESD Report prepared by Erbas, dated 18 March 2022.	Erbas Statement dated 14 September 2023, response to SSD Consent Condition B20, Issue A. ESD matrix appended. No changes since the initial audit.		
2.21	B	B21	INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating: <ul style="list-style-type: none"> (a) all toilets installed within the development will be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS) (b) all taps and shower heads installed within the development will be water efficient with at least a 3-star rating under the WELS, where available (c) new urinal suites, urinals and urinal flushing control mechanisms installed within the development will utilise products with at least a 4-star rating under the WELS. (d) systems will reduce unnecessary flushing and will not involve the use of continuous flushing systems. 	As per Construction Certificate 23-220977cc1, 6 October 2023 item 21. HB Arch statement dated 5 September 2023 Issue A, Response to SSD Consent Conditions B21. Confirms: <ul style="list-style-type: none"> (a) toilets with dual-flush capacity, at least 4-star rating (b) taps and shower heads as noted (c) urinals at least 4-star rating (d) systems will reduce unnecessary flushing No changes since the initial audit.		Compliant
2.22	B	B22	MECHANICAL PLANT NOISE MITIGATION 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.	As per Construction Certificate 23-220977cc1, 6 October 2023 item 22. Acoustic Design Statement from Resonate (noise consultant) dated 5 September 2023, Ref S200367LT6.		Compliant
2.23	B	B23	COMPLIANCE WITH ACOUSTIC ASSESSMENT 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.	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. Included under CC2, item 21. Revised report – Resonate Acoustic Design Report S200367RP5, Rev D dated 4 December 2023. Item 16 of CC2. No changes during audit period.		Compliant
2.24	B	B24	SYDNEY WATER ASSETS 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	Statement from Erbas, Issue A dated 12 September 2023 – Response to SSD Consent Condition B24		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>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>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>		
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> <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>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>		Compliant
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; 	<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
			<p>b) the provision of end-of-trip facilities for staff, including lockers and a minimum of 10 showers;</p> <p>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;</p> <p>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> <p>Details demonstrating compliance with this condition must be submitted to the Certifier prior to the issue of the relevant Construction Certificate</p>	<p>been appropriately addressed from a traffic engineering perspective'.</p> <p>No changes for CC2 or CC3.</p>		
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> <p>a) details of tree planting, including pot sizes;</p> <p>b) detail the location, species, maturity and height at maturity of plants to be planted on-site;</p> <p>c) demonstrate adequate drainage and watering systems for the planters;</p> <p>d) details of plant maintenance and watering for the first 12 months; and</p> <p>e) a commitment to replace plants with the same species if any plant loss occurs within the maintenance period.</p>	<p>Statement from iScape Landscape Architecture, SSD 24452965 Consent Condition – B27, Issue B dated 15 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. Landscape plan unchanged and also included within CC3.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.28	B	B28	OUTDOOR LIGHTING <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 (e) warm spectrum (3000k) lighting must be used to reduce the impact on nocturnal animals. <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>	<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. Confirms conformance.</p> <p>Lighting Plan attached. Lighting and Technical Car Park D1048 dated 12 October 2021. PL2 Single WE-EF VFL540-SE(S70) IP66: LED-36/108W/4K 108-2077. Australian standards listed.</p>		Compliant
2.29	B	B29	STORMWATER MANAGEMENT SYSTEM <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> <ul style="list-style-type: none"> a) be designed by a suitably qualified and experienced person(s); b) 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); c) be in accordance within Council's stormwater requirements and specifications; d) be in accordance with applicable Australian Standards; and e) 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> <ul style="list-style-type: none"> (a) Stormwater Drainage Plan 4 of 4 CV-363, Rev C1 stamped as per CC1, dated 18 September 2023 by WSP. (b) WSP statement dated 4 September 2023 Issue B noting compliance with condition requirements. (c) 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. (d) Stormwater Management Plan complies with AS3500.3 Plumbing and drainage stormwater drainage. (e) Stormwater drainage capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and as per Hills Shire Council DCP 		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Response from WSP "Response to SSD Consent Condition B29 and C17" dated 4 September 2023 confirms compliance with Condition B29.		
2.30	B	B30	BIODIVERSITY OFFSETS 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. Details confirming compliance must be provided to the Certifier and Planning Secretary.	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. Lodged to the Department as per Post approval SSD-24452965-PA-1 on 25 August 2023. As per Construction Certificate 23-220977cc1, 6 October 2023 items 26 and 27.		Compliant
2.31	B	B31	TREE REPLACEMENT AND MANAGEMENT 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.	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: 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 sizes. A total of 99 trees are proposed, exceeding the 88 minimum required. 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. Planting upcoming as per Landscape Plan.		Compliant
2.32	B	B32	CONSTRUCTION AND FIT OUT OF FOOD PREMISES 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.	Fit out of food premises under Construction Certificate 3. Sighted 16 May 2024 Design Compliance Certificate Statement Universal Foodservice Designs (UFD), item No. 22. "Parramatta National Rugby League Community Facility and Centre of Excellence @ Kellyville NSW - Foodservice facility – "Design Compliance Certificate". SSD 24452965 Consent Condition B2, B32 & B33." States compliance with: Section 3.2.3 Food Premises and Equipment, New South Wales State Food Act 2003, AS4674-	PNRL-03_OFI-02: Submission to Council has not yet been actioned as required by condition B32. There is an improvement opportunity for the certificate to be issued prior to construction of the food areas. It is also recommended to be mindful of the upcoming submission requirements as the project reaches operation.	Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>2004 Design and Construction of a Commercial Food premise.</p> <p>Submitted by HACCP Australia compliance number PE-622-UF-01.</p> <p>Commencement of construction of the food areas have not yet commenced.</p>	<p>Submission actioned during the audit – sighted email from MostynCopper to Hills Shire Council on 20 November 2024 with Design Certificate attached.</p> <p>Acknowledgement response received from Council 25 November 2024.</p>	
2.33	B	B33	COOL ROOMS Any cool room(s), refrigerated chambers or strong-rooms must be constructed in accordance with G1.2 of the BCA.	Cool rooms as part of Construction Certificate 3. Sighted 16 May 2024 Design Compliance Certificate Statement Universal Foodservice Designs (UFD). Notes that Cool Rooms designed in accordance with G1.2 of the BCA.		Compliant
2.34	B	B34	GREASE TRAPS 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. <i>Note: Sydney Water Authority also have requirements for grease arrestors that you need to comply with.</i>	<p>2 x grease traps will be required. They will not form part of the kitchen, food preparation areas. Will be installed at external building adjacent to the Meeting Place.</p> <p>Design Compliance Certificate Statement Universal Foodservice Designs (UFD) dated 16 May 2024 states: DA Condition B32, B34. Confirming NO grease traps are proposed in the kitchen, food preparation and storage areas.</p>	PNRL-03_Note-01: Condition B34 Sydney Water requirements are upcoming – ensure to address the requirements when triggered.	Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.35	B	B35	FLOOD RISK MANAGEMENT PLAN 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: <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 2019 AR&R and their role in potential flood evacuation routes within the site to the point of refuge within the building; and 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). A copy of the plan must be submitted to Council and the Certifier.	As per Construction Certificate 23-220977cc1, 6 October 2023 items 28 and 29. 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. Issued to Council 14 September 2023, email sighted to Hills Shire Council from MostynCopper with link to Flood Impact Strategy. 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. WSP Flood Impact Assessment – July 2022 sighted. As included in original SSDA submission. No updates required.		Compliant
2.36	B	B36	CONTAMINATION 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.	Unexpected Find Protocol (Contamination) Rev 02 dated 7 September 2023 as per Construction Certificate 23-220977cc1, 6 October 2023 item 31. No unexpected finds during audit period. Procedure displayed within site sheds.		Compliant
2.37	B	B37	A hazardous building materials survey must be conducted on the buildings prior to the commencement of any demolition/construction works on site.	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".		Not Triggered
2.38	B	B38	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.	Detailed Site Investigation (DSI) Report for test pits – Kane Construction letter dated 27 September 2023 to Certifier,		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>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 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>	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.		Compliant
3.2	C	C2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	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.		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> <p>(i) the documents referred to in Condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p>	<p>(a) The following details are publicly available on website:</p> <p>(i) Site Staging Plan, New Site Works Plan – Existing, Demolition Plan and drawings are available on the website and noted to be current</p> <p>(ii) Development consent conditions and Assessment report is available on website.</p> <p>(iii) EMP, PTMP, NVMP, AQMP, SWMP, TPP, WMP + Unexpected Finds Protocol</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(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;</p> <p>(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;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p> <p>(c) address any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.</p>	<p>(iv) Regular monitoring on the environmental performance available on website from October 2023 to September 2024 (dust), January and September 2024 (noise).</p> <p>(v) Comprehensive summary as per monitoring reports by Resonate and SiteHive data.</p> <p>(vi) Construction updates e.g., 1 November 2024 – works completed this week, works planned next week, progress photos</p> <p>(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 Alexandria 2015; Email: pcoe_enquiries@kane.com.au</p> <p>(viii) Complaints Register updated monthly – currently October 2023 to September 2024. No complaints to date.</p> <p>(ix) Independent audit reports on display for initial IEA No. 1 and subsequent audit No. 2.</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>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</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<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>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>		
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>(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>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; 2 John Street, Waterloo NSW 2017 Australia; Post: PO Box 243 Alexandria 2015</p> <p>(c) Email: pcoe_enquiries@kane.com.au</p> <p>No complaints have been received to date. Register updated monthly and available on project website.</p>		Compliant
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>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				As above, no changes.		
3.8	C	C8	DIAL BEFORE YOU DIG SERVICE 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.	As per Construction Certificate 23-220977cc1, 6 October 2023 items 40 to 49. 15 August 2023 search on DBYD ID 3433785 start date noted as 31 August 2023 to 31 December 2024. BYDA Sequence No, 228358647 dated 15 August 2023, Endeavour Energy. No changes.		Compliant
3.9	C	C9	DEMOLITION 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.	Temporary structures – demolished by others, prior to Kane Constructions. No demolition on site. 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.		Not Triggered
3.10	C	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. The CEMP must address, but not be limited to, the following matters where relevant: (a) Details of: <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 	The Environmental Management Plan, Revision 4, dated 15 August 2024 (PCoE Environmental Management Plan_04) has been updated to align to the Kane Constructions template during the audit period. The following details are addressed as per C10 (a) within the EMP: <ul style="list-style-type: none"> (i) EMP section "Hours of Work" detailing the hours of work. Page 76. (ii) EMP section "24 Hour Contact Details" detailing the contact details and communication method including Telephone, Post and Email. Page 77. (iii) EMP section "Community Consultation and Complaint Handling Procedure" outlining the summary. Page 77. (iv) EMP section "sub-plans" (page 79) and appendix A "Construction Pedestrian and Traffic Management Plan" 		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> (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 (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 (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; (d) Construction Waste Management Plan (e) Construction Soil and Water Management Plan (f) an unexpected finds protocol for contamination and associated communications procedure (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure (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. (i) include the relevant recommendations and mitigation measures detailed in the Traffic Impacts Assessment Report, prepared by WSP, dated July 2022; (j) include the relevant recommendations and mitigation measures detailed in the Aboriginal Cultural Heritage Assessment Report, prepared by Coast History & Heritage, dated February 2022; (k) include the relevant recommendations and mitigation measures detailed in the Statement of Heritage Impact, prepared by Coast History & Heritage, dated March 2022; 	<ul style="list-style-type: none"> (v) EMP section “sub-plans” (page 79) and appendix B “Construction Noise and Vibration Management Plan” prepared by “Resonate Consultants” Revision A, Dated: 11 September 2023 (vi) EMP section “Dust and Odour” outlining the controls to manage dust and odour on site. Page 78. (vii) EMP section “Stormwater” (page 78) referred to Appendix E “Construction Soil and Water Management Plan”. Page 85. (viii) EMP section “Contamination Management” referred to Appendix F “Unexpected Finds Protocol” procedure. (ix) EMP section “waste”, section 10.7 “waste classification” and appendix D “Construction Waste Management Plan” outlining the controls to manage waste. (x) EEMP section “External Lighting Compliance” states that all external lighting will be designed and installed in accordance with all relevant Australian Standards. (xi) EMP section “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. (xii) EMP Appendix A “Construction Pedestrian and Traffic Management Plan” (a) 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. (b) 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. (c) EMP Appendix D Waste Management Plan Rev 1, dated September 2023, prepared by AusWide Consulting. 		

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<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>(d) EMP Appendix E Construction Soil and Water Management Plan Rev A, dated 14 September 2023, prepared by WSP.</p> <p>(e) EMP Appendix F Unexpected Finds Protocol Rev 02 dated 7 September 2023. Section 7 "Unexpected Finds Protocol (Contamination)".</p> <p>(f) EMP Appendix F Unexpected Finds Protocol Rev 02 dated 7 September 2023. Section 9 "Unexpected Finds Protocol (Heritage)".</p> <p>(g) EMP section 10.7 "Waste Classification" & Appendix D "Waste Management Plan".</p> <p>(h) 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 detailed in the Traffic Impacts Assessment Report, prepared by WSP, dated July 2022.</p> <p>(i) 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.</p> <p>(j) 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.</p> <p>(k) EMP Appendix G Tree Protection Plan incorporates all relevant recommendations detailed in the Arboricultural Impact Assessment, prepared by Earthscape Horticultural Services, dated February 2022.</p> <p>(l) Reference to biodiversity development assessment report recommendations made under *enter page</p> <p>(m) 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 "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</p>		

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>in the Detailed Site Investigation (Contamination) Report, by Douglas Partners.</p> <p>(n) Recommendations from the “Geotechnical investigation report” from Douglas Partners were not included as it was concluded that there were no recommendations.</p>		
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> <ul style="list-style-type: none"> (a) a description of the development; (b) location of any proposed work zone(s); (c) details of crane arrangements including location of any crane(s) and crane movement plan; (d) haulage routes; (e) proposed construction hours (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 	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 items 52, 53 and 54. During the initial audit:</p> <p>Email from Hills Shire Council dated 31 August 2023 – “given the council is the owner of the site, no comment on CPTMP”.</p> <p>MostynCopper email to TfNSW, 31 August 2023 – requesting clarification for site signage. 1 September 2023 site signage clarified by TfNSW. 8 September 2023 from TfNSW – requested 3 items for update. CPTMP was updated and responded 15 September 2023 with comments and responses to TfNSW.</p> <p>Construction Pedestrian and Traffic Management Plan Rev 02 dated 14 September 2023 with 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> <ul style="list-style-type: none"> (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 – Crane/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”. 		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>measures to minimise the cumulative impacts on the surrounding road network must be clearly identified and included in the CPTMP; and</p> <p>(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.</p>	<p>(i) Class A hoarding as per Traffic Guidance Scheme (TGS) KANE-01, prepared by EMT Traffic, Rev 00.</p> <p>(j) Appendix A Construction Pedestrian Traffic Management Plan section 17 “Specific Method of Traffic Control – Site Access”</p> <p>(k) Appendix A Construction Pedestrian Traffic Management Plan section 15 “Communication Strategy”.</p> <p>(l) Appendix A Construction Pedestrian Traffic Management Plan section 18 “Assessment of Future Impact” & section 13 “Effect on Public Transport”.</p> <p>(m) Daracon has own haulage routes on Memorial Avenue which are away from the works – minimal disruption affecting the project.</p> <p>(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 Assessment Report, prepared by WSP, dated July 2022.</p>		
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>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>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<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>(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;</p> <p>(j) measures to identify non-conformances with the requirements of the Plan, and procedures to implement corrective and preventative action;</p> <p>(k) suitable contractual arrangements to ensure that all site personnel, including sub-contractors, are required to adhere to the noise management provisions in the Plan;</p> <p>(l) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity;</p> <p>(m) measures to monitor noise performance and respond to complaints;</p> <p>(n) measures to reduce noise related impacts associated with offsite vehicle movements on nearby access and egress routes from the site;</p> <p>(o) procedures to allow for regular professional acoustic input to construction activities and planning; and</p> <p>(p) effective site induction, and ongoing training and awareness measures for personnel (e.g. toolbox talks, meetings etc); and</p> <p>(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.</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> <p>(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.</p> <p>(n) CNVMP section 5.3.4 “Truck movements and site access”</p> <p>(o) CNVMP section 7.3 “Monitoring And Inspections”</p> <p>(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.</p> <p>(q) CNVMP section 6 “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> <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>	<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>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			(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: (i) objectives and targets; (ii) risk assessment; (iii) suppression improvement plan; (iv) monitoring requirements including assigning responsibility (for all employees and contractors); (v) communication strategy; and (vi) system and performance review for continuous improvements. (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	(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; (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" (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		
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.	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. The site utilises a SiteHive Hexanode HEX-000390 for real-time monitoring at. Calibration Date: 29 August 2023, Calibration Due: 29 August 2025. Certificate dated 27 October 2023.		Compliant
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.	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. Table 10 Air Quality Reactive Management Plan for the Construction of Parramatta Eels Centre of Excellence includes the following key elements: <ul style="list-style-type: none"> Visible dust leaving the site 		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<ul style="list-style-type: none"> Real-time suspended particulate matter monitoring (PM10) Complaints received regarding nuisance dust or odour Odours detected off-site <p>Has traffic light conditions green, amber and red with trigger and response e.g.,</p> <ul style="list-style-type: none"> 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. <p>No investigations have been required.</p>		
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; (g) details in relation to the transport of waste material around the site (on-site) and from the site, including (at a minimum): <ul style="list-style-type: none"> (i) a traffic plan showing transport routes within the site; 	<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. (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. (g) WMP section "Waste Handling and Storage" 		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> (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). 	<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
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>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				No impact to street or public as verified during site inspection. No changes since previous audit.		
3.19	C	C19	COMPLIANCE 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.	Sch002 Site Induction Slides. Contains reference to specific environmental and planning requirements. Hammertech system is used for onboarding and compliance.		Compliant
3.20	C	C20	BARRICADE PERMIT 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.	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".		Not Triggered
3.21	C	C21	HOARDING 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: <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. 	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".		Not Triggered
3.22	C	C22	OUTDOOR LIGHTING 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.	As per Construction Certificate 23-220977cc1, 6 October 2023 item 63. No changes during the audit period. Erbas statement dated 12 September 2023 Issue A response to SSD Consent Condition B28/C22 Lighting installed as per design.		Compliant
3.23	C	C23	PUBLIC LIABILITY INSURANCE Prior to the commencement of any earthwork or construction over, on or below Council land, the Applicant must submit to the satisfaction of the Certifier evidence of Public Liability Insurance, with a minimum liability of \$10 million. A copy of the Insurance cover is to be provided to Council.	As per Construction Certificate 23-220977cc1, 6 October 2023 items 64 and 65. No changes during the audit period. Email from Kane Constructions, 25 August 2023 to Hills Shire Council with attached Certificate, policy No. AU0000177CE, expires on 1 December 2023.		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.24	C	C24	REMEDIATION – UNEXPECTED FINDS PROTOCOL 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.	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. Endorsement by Douglas Partners on 13 September 2023 R.004.Rev0 GRB 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)”.		Compliant
4	PART	D	DURING CONSTRUCTION			
4.1	D	D1	APPROVED PLANS TO BE ON-SITE 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.	Hard copies of plans, development consent and working set stored at site office in folders. Also available on Aconex.		Compliant
4.2	D	D2	SITE NOTICE 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: <ul style="list-style-type: none"> (a) state the name, address and telephone number of the principal certifier for the work (b) state the name of the principal contractor (if any), its address and 24-hour contact phone number for any inquiries, including construction/noise complaints (c) state the approved hours of work (d) state that unauthorised entry to the work site is prohibited (e) the minimum dimensions of the notice are to measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size (f) the notice is to be durable and weatherproof and is to be displayed throughout the works period 	As verified during site inspection: <ul style="list-style-type: none"> (a) Name, address and telephone number stated for Philip Chun (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

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			(g) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing.			
4.3	D	D3	HOURS OF CONSTRUCTION Construction, including the delivery of materials or machinery to and from the site, may only be carried out between the following hours: (a) between 7 am and 6 pm, Mondays to Fridays inclusive; and (b) between 8 am and 1 pm, Saturdays	Construction hours as per the EMP, included in contract, and displayed on site. No Saturday works occurring.		Compliant
4.4	D	D4	No work may be carried out on Sundays or public holidays.	Out of hours work required for outage on switch board upgrade on a Sunday. Kane issued Disruption Notice (DN), DN is reviewed, then submitted to Council and Eels club for endorsement. Project NOD (Notice of Disruption) Number DN-06 as sighted. Notification 2 weeks prior to disruption. Scheduled for 7am to 7pm on 3 November 2024 (Sunday). Works noted as "Site MSB will be shut down. No power supply to entire Kellyville Memorial Park." Email to Parramatta Eels and Council actioned – includes summary, impacts, actions. Email 14 October 2024. No objections from Hills Council as per email dated 17 October 2024.		Compliant
4.5	D	D5	Activities may be undertaken outside of these hours if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.	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	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9 am to 12 pm, Monday to Friday; (b) 2 pm to 5 pm Monday to Friday; and (c) 9 am to 12 pm, Saturday.	Activities are not occurring at this stage of the project. No hammering / rock breaking. Works are being undertaken during standard hours.		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
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
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 noncompliance (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 as evidenced in photos. Induction records were verified during the audit with staff's white cards recorded against individual profiles in the Hammertech system. Site secured as verified during 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.	Only one open action (observation) from 14 November 2024 for waste bins to be emptied. Due 22 November 2024. Noted that waste bins were observed on site to be full. Weekly inspections are being undertaken which encompass Safety and Environment. ISP-0153919 undertaken 14 November 2024. Environment Walk – Noise and vibration, Oil, fuel, substance, odour and pollution. Solid waste and litter, Waste, Water, Stormwater, ERSED controls one observation sediment fencing	Site Observation PNRL-03_OBS-03: Waste bins were noted to be at capacity throughout the site. Regular removal of waste is recommended.	Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				reinstatement – OBS-293251 – with close out photo from Excel Consulting.		
4.15	D	D15	CONSTRUCTION NOISE LIMITS 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).	Noise monitoring undertaken by Resonate as per reports during the audit period: <ul style="list-style-type: none"> Project number: S230621, Reference: S230621LT5 dated 29 July 2024 Project number: S230621, Reference: S230621LT6 dated 23 September 2024 Parameters as follows: <ul style="list-style-type: none"> NCA01, 02, and 03 – LAeq 54 NML NCA04, 05 and 06 – LAeq 52 NML Monitoring actioned at the following locations with Construction Activity Noise Contribution results as follows: <ul style="list-style-type: none"> AM01 - NCA02 Stone Mason Drive and Abbottsford – 50 (Jul-24), 52 (Sep-24) AM02 - NCA02 Stone Mason drive and Gauge Avenue – 50 (Jul-24), 54 (Sep-24) AM03 - NCA06 to the west towards Severn Vale Drive – 48 NML (Jul-24), 51 NML (Sep-24) AM04 - NCA01 to the north 19 Gormon Ave, Kellyville – N/A as no construction activities (Jul-24), 47 (Sep-24) Reports include justification of results as some measured noise level exceedances e.g., July 2024 AM02 – LAeq 63 – Kane contribution mainly plant idling with some forklift movements and power tools; Lmax from local traffic. Resonate report also presented dated 19 November 2024. Calibration certificate Sound level meter Cert No, SLM38611 Serial No. 3001240, 3246018, 30146, calibrated 7 February 2024 – next due 7 February 2025.		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. No incidents of arriving out of hours.		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

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
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. Usual construction noise. No complaints received to date.		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 to date.		Compliant
4.20	D	D20	VIBRATION CRITERIA Vibration caused by construction at any residence or structure outside the Site must be limited to: <ul style="list-style-type: none"> (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). 	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. No complaints received to date.		Not Triggered
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. None onsite.		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; 	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. Truck movements were mostly within site with loads noted to be covered as required.	Site Observations PNRL-03_OBS-01: Some dust present at exposed areas at former Daracon site due to truck movements. Ensure to continue to mitigate with dust suppression. PNRL-03_OBS-02: Some tracking evident on Stone Mason Drive. Ensure to maintain road and driveway.	Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces; and</p> <p>(f) all relevant recommendations and mitigation measures detailed in the Air Quality and Odour Assessment, prepared by SLR, dated March 2022 are implemented.</p>			
4.23	D	D23	<p>DUST CONTROL MEASURES</p> <p>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:</p> <p>(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;</p> <p>(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;</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>(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>Dust control measures were verified as follows:</p> <p>(a) Perimeter site fencing continues to be installed</p> <p>(b) Stockpiled material onsite is covered when not being used for backfill</p> <p>(c) Stockpile sizes appeared manageable and suitably located.</p> <p>(d) Some dust observed during the site inspection as noted under Condition D22.</p> <p>(e) No spoil being removed or imported on site at the time of this audit, all movements noted to be internal</p> <p>(f) Hose available at site access / egress with rumble grid and handstand in place.</p> <p>(g) Shade cloth fencing and hoarding surrounds the perimeter and site 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. SiteHive monitors in place. No instances of odours.</p>		Compliant
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</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 areas as observed. Refer to photos.</p>	PNRL-03_Note-02: There is one tree confirmed as deceased by the arborist which did not require tree protection.	Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			grades and ensuring all machinery, builders refuse, spoil and materials remain outside tree protection zones.	Additional Tree required protection following handed over site from Daracon. Confirmed by Arborist: Ref SSD-24452965 dated 15 October 2024 by Earthscape Horticultural Services T1 – Blackbutt tree is dead. Confirmed tree protection T9 liquid amber; T2-T6 – confirms acceptable fencing and signage. 21 September 2023 – original confirmation of dead tree.	It recommended to raise with Council / Daracon to discuss the future management of the deceased tree.	
4.25	D	D25	BIODIVERSITY IMPACTS 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.	Clearing is now complete as previously verified. Habitat log remains at the back of the site and will be reused during landscaping. No other habitats identified. No fauna encounters.		Compliant
4.26	D	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'.	Erosion and sediment controls appeared maintained during the site inspection with sediment fencing along the perimeter and throughout the site.		Compliant
4.27	D	D27	CUT AND FILL While building work is being carried out, the Certifier must be satisfied all soil removed from or imported to the Site is managed in accordance with the following requirements: (a) all excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and (b) the classification and the volume of material removed must be reported to the Certifier.	Soil movements are internal only and no exports occurring. 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). Disposed as per docket No. 51006731 dated 29 November 2023. Recycling Parkes Pty Ltd. No material being imported to date. Bedding sand, DBG for the car park to be imported later in the project. Timing of submission to the Certifier will be triggered towards the end of the project.		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	DISPOSAL OF SEEPAGE AND STORMWATER Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless	Not triggered. No pumping into the street stormwater system to occur.		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.			
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.	No requirement to discharge during audit period.		Not Triggered
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.	No requirement to discharge during audit period.		Not Triggered
4.32	D	D32	ASBESTOS 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: <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.		Not Triggered
4.33	D	D33	SITE CONTAMINATION ISSUES DURING CONSTRUCTION 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.	As per previous audit, implementation demonstrated for the unexpected asbestos find and removal. Douglas Partners continues to be engaged as the hygienist onsite. Three documents developed: <ul style="list-style-type: none"> • Asbestos Cover Letter • Remediation Works Plan, Project 207155.02, Rev 0, dated 1 November 2023 • Asbestos Report. A Validation report will be prepared following completion of civil works.		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	No notifications required during the audit period.		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			must cease. Works must not recommence on site until the Department confirms works can recommence.			
4.35	D	D35	CONSTRUCTION TRAFFIC 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.	Construction vehicles wholly contained within site as noted during inspection. Traffic controller in place to radio in heavy vehicles.		Compliant
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. No pollution incidents to date.	Refer to site observations under Condition D22.	Compliant
4.41	D	D41	STOCKPILE MANAGEMENT The Applicant must ensure: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) stockpiles noted to be less than 4 metres in height (b) only excavated material currently stockpiled, no imports 		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				(c) sediment fencing installed with stockpiled material covered until ready for use.		
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 recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.	No relics or Aboriginal finds have occurred. And Unexpected Finds Protocol (Heritage) has been developed and is on display throughout the site.		Not Triggered
4.43	D	D43	In this condition: “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 “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.	An Unexpected Finds Protocol (Heritage) has been developed and is on display throughout the site. No unexpected finds to date.		Not Triggered
4.44	D	D44	BUNDING The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded 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.	Chemicals currently being stored onsite within banded areas with spill kits available. Refer to photos. No requirement for an EPL to be obtained.		Compliant
4.45	D	D45	SETTING OUT OF STRUCTURES 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.	This condition will be triggered during the Operational Certificate phase.		Not Triggered
4.46	D	D46	LOADING AND UNLOADING DURING CONSTRUCTION The following requirements apply: (a) all loading and unloading associated with construction must be accommodated on-site; (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	(a) Adequate room for loading and unloading on site. Activities observed were kept within the site boundary during the site inspections. (b) No Work Zones required for the development. (c) Materials being stored in future work out area.		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>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>			
5	APPX	A	ADVISORY NOTES			
5.1	APPX A	AN1	<p>APPEALS</p> <p>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.</p>	No appeals to date.		Not Triggered
5.2	APPX A	AN2	<p>OTHER APPROVALS AND PERMITS</p> <p>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.</p>	No approvals or permits required. All as per SSD.		Not Triggered
5.3	APPX A	AN3	<p>RESPONSIBILITY FOR OTHER CONSENTS / AGREEMENTS</p> <p>The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.</p>	<p>As per Consent Conditions + Construction Certificate 23-220977cc1, 6 October 2023 and Construction Certificate 023-220977cc2, 25 January 2024.</p> <p>As per approvals prescribed by service providers under conditions C6 and C7.</p>		Compliant
5.4	APPX A	AN4	<p>DISABILITY DISCRIMINATION ACT</p> <p>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.</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</p> <p>CC3 includes the following by Architecture & Access:</p> <ul style="list-style-type: none"> Item 11: Performance Solution Report 01 – Accessible means of water entry to Lap pool_Rev A dated 19 June 2023 Item 12: Performance Solution Report 02 – non-provision of tactile ground surface indicators to playing field ramps & stairs_Rev A dated 19 June 2023 		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<ul style="list-style-type: none"> Item 13: Performance Solution Report 03 – Provision of single handrail to social bleacher seating stair_RevA dated 15 June 2023 Item 14: Access Exemption Report dated 15 June 2023 		
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.	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 17.</p> <p>Architecture & Access (ACAA #456), Issue B dated 15 September 2023</p> <p>As per AN4, CC3 includes the following by Architecture & Access:</p> <ul style="list-style-type: none"> Item 11: Performance Solution Report 01 – Accessible means of water entry to Lap pool_Rev A dated 19 June 2023 Item 12: Performance Solution Report 02 – non-provision of tactile ground surface indicators to playing field ramps & stairs_Rev A dated 19 June 2023 Item 13: Performance Solution Report 03 – Provision of single handrail to social bleacher seating stair_RevA dated 15 June 2023 Item 14: Access Exemption Report dated 15 June 2023 		Compliant
5.6	APPX A	AN6	<p>COMMONWEALTH ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999</p> <p>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.</p>	<p>Not triggered.</p> <p>Cumberland Ecology Clearance Supervision following inspection during clearing including Appendix A, Report 26 September 2023. No impacts to date.</p>		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 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.	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
5.8	APPX A	AN8	BUILDING PLAN APPROVAL 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). 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).	Sydney Water stamped plan A2.14, 30 May 2023 No. 1257841. Commenced as notified, 10 October 2023. No changes since initial audit. As recorded under CC1 – refer to condition B24. No changes triggered.		Compliant
6	APPX B	B	INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS			
6.1	APPX B	1.	WRITTEN INCIDENT NOTIFICATION REQUIREMENTS 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.	No reportable, material harm incidents have occurred.		Not Triggered
6.2	APPX B	2.	Written notification of an incident must: <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
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

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
6.4	APPX B	4.	<p>The Incident Report must include:</p> <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:

RE: Independent Environmental Audit - Parramatta Eels – Kellyville Park Community Facility and Centre of Excellence (SSD-24452965)



Brigitte Healey <brigitte.healey@dpie.nsw.gov.au>

To: Barbara Pater

Cc: mtaylor@mostyncopper.com.au



Reply

Reply All

Forward



...

Wed 13/11/2024 1:32 PM

Follow up. Start by Wednesday, 13 November 2024. Due by Wednesday, 13 November 2024.
You replied to this message on 13/11/2024 6:04 PM.

EXTERNAL

Good afternoon Barbara

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

The Department of Planning, Housing and Infrastructure (**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: Friday, November 8, 2024 5:27 PM

To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>

Cc: 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 third 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 is planned to be conducted on the 20 November 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, pending approval of the auditing team.

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.



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



**A Leader in Property
and Infrastructure**

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:

Request Received



The Hills Shire Council <Council@thehills.nsw.gov.au>
To: Barbara Pater

Reply Reply All Forward

Wed 13/11/2024 6:10 PM

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

Independent Environmental Audit - Parramatta Eels – Kellyville Park Community Facility and Centre of Excellence (SSD-24452965)



Barbara Pater
To: council@thehills.nsw.gov.au
Cc: Michael Taylor

Reply Reply All Forward

Wed 13/11/2024 6:09 PM

Follow up. Start by Thursday, 21 November 2024. Due by Thursday, 21 November 2024.

Dear Sir/Madam,

I am writing to advise that The APP Group – HSEQ Systems and Auditing (APP) will be conducting the third 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 is planned to be conducted on the 20 November 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, and as requested by the Department, APP seeks your input into the scope of the audit and advice on any particular areas where you would like us to focus on.

Regards,

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



The APP Group

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



**A Leader in Property
and Infrastructure**

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.

Appendix G – Audit Photos

Audit Photos – 20 November 2024: PNRL Community Facility & Centre of Excellence



Site notice board including safety and environmental information

Audit Photos – 20 November 2024: PNRL Community Facility & Centre of Excellence



Emergency Contacts displayed



Chemical storage onsite

Audit Photos – 20 November 2024: PNRL Community Facility & Centre of Excellence

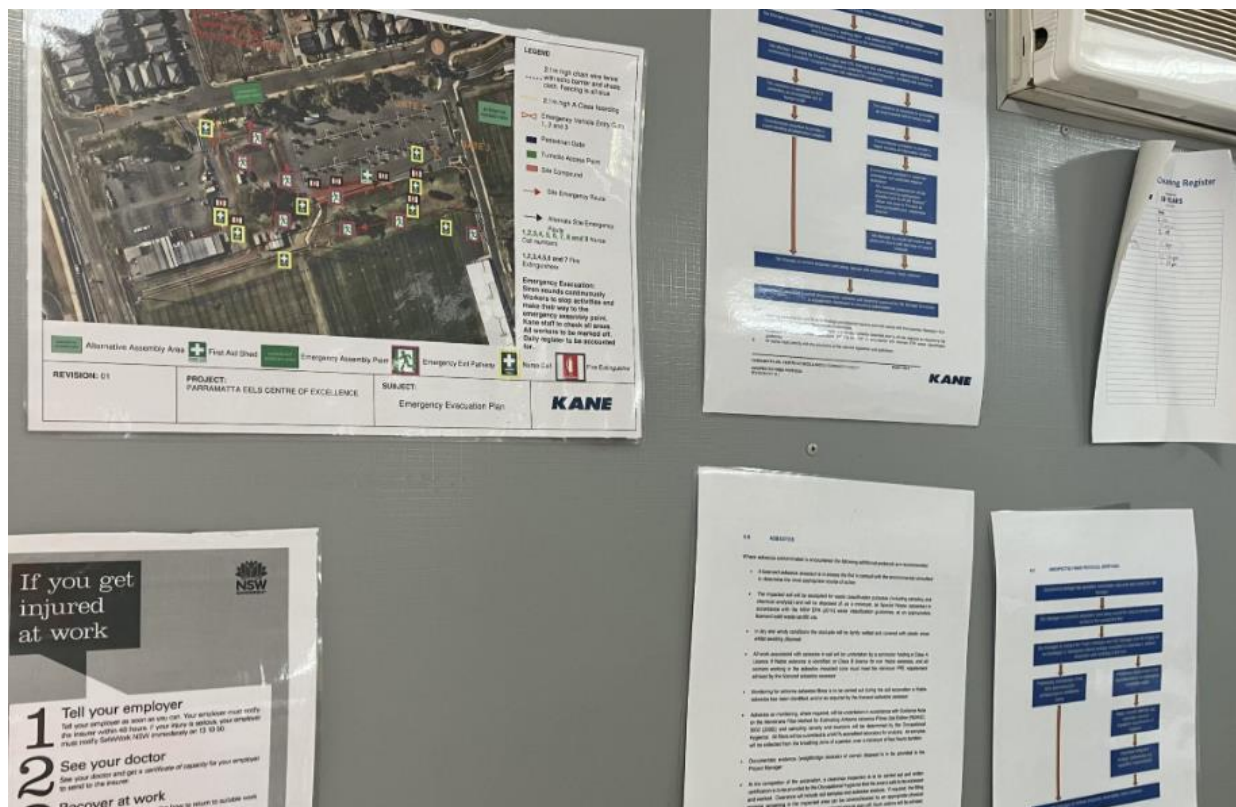


Spill kit

Audit Photos – 20 November 2024: PNRL Community Facility & Centre of Excellence



Site safety noticeboard includes latest environmental inspection



Emergency evacuation map and unexpected finds procedures

Audit Photos – 20 November 2024: PNRL Community Facility & Centre of Excellence



Site entry



Nurse call and emergency evacuation map

Audit Photos – 20 November 2024: PNRL Community Facility & Centre of Excellence



Emergency procedures and contacts, environmental information displayed at site entry gate



Site notice as per Condition D1 requirements

Audit Photos – 20 November 2024: PNRL Community Facility & Centre of Excellence



Branded shade cloth at fenced areas.



Sandstone blocks retained for future use onsite

Audit Photos – 20 November 2024: PNRL Community Facility & Centre of Excellence



Topsoil being used for upcoming landscaping works



Materials stockpiled by type

Audit Photos – 20 November 2024: PNRL Community Facility & Centre of Excellence



Topsoil movement. Dead tree as confirmed by arborist.



Internal truck movements; moving soil from one stockpile to another

Audit Photos – 20 November 2024: PNRL Community Facility & Centre of Excellence



Nominated laydown area for material storage and deliveries



VENM stockpiled and covered until ready for use

Audit Photos – 20 November 2024: PNRL Community Facility & Centre of Excellence



Retained tree – protection of this area noted to have improved since the previous audit



Salvaged habitat tree from beginning of project. To be used as part of landscaping design.

Audit Photos – 20 November 2024: PNRL Community Facility & Centre of Excellence



Tree protection zone installed as per arborist advice. Inspection actioned following handover of area by Daracon.



Cattle grid at heavy vehicle access

Audit Photos – 20 November 2024: PNRL Community Facility & Centre of Excellence



Hoarding free of graffiti and advertising. Public way unobstructed.



Batter being topsoiled in preparation for landscaping works

Audit Photos – 20 November 2024: PNRL Community Facility & Centre of Excellence



Sediment fencing at boundary fence



Construction of meeting place has commenced

Audit Photos – 20 November 2024: PNRL Community Facility & Centre of Excellence



Public viewing window area under construction



Indoor pool filtration system

Audit Photos – 20 November 2024: PNRL Community Facility & Centre of Excellence



Cladding installation complete



Seats, fencing and guardrails installed. Seeding to occur at boundary; once established, sediment fencing will be removed.

PNRL Site Observations – 20 November 2024



OBS-01: Some tracking evident on Stone Mason Drive. Ensure to maintain road and driveway.



PNRL Site Observations – 20 November 2024



OBS-01 (Close out): Photo provided following audit to show clean up of Stone Mason Drive actioned

PNRL Site Observations – 20 November 2024



OBS-02: Although not present in this photo, some dust was observed at exposed areas at former Daracon site due to truck movements. Ensure to continue to mitigate with dust suppression.



OBS-03: Waste bins were noted to be at capacity throughout the site. Regular removal of waste is recommended. Bins were noted to be emptied following the audit.



The APP Group

app.com.au