

# Parramatta Eels Centre of Excellence and Community Facility, Kellyville

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

Audit Reference:	PNRL-01
Audit Organisation:	Kane Constructions (Contractor) Mostyn Copper Group (Project Manager) Parramatta National Rugby League Club (Proponent)
Auditors:	Barbara Pater, APP (Lead Auditor) Michelle Battam, APP (Auditor)
Date of Audit:	20 November 2023
Draft Report Submitted:	11 December 2023
Final Report Submitted:	13 December 2023



# Distribution and Authorisation Record

Revision No.	Date	Issued to	Comments
Draft V1	11 December 2023	Erik Moss, Mostyn Copper Group	Initial draft for review
Final V0	13 December 2023	Erik Moss, Mostyn Copper Group	Final V0 for issue following comments from MostynCopper

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

This report has been prepared by:

**Michelle Battam**  
Environmental Auditor  
Date: 8 December 2023

Reviewed by:

**Barbara Pater**  
Lead Environmental Auditor  
Date: 11 December 2023

Finalised and issued by:

**Barbara Pater**  
Lead Environmental Auditor  
Date: 13 December 2023

© 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](http://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	9
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	12
6.	Audit Findings	16
6.1	Assessment of Compliance	16
6.2	Notices, Incidents and Complaints	17
6.3	Previous Audit Findings	17
6.4	Audit Site Inspection	18
6.5	Suitability of Plans and the Environmental Management System	18
6.6	Actual and Predicated Impacts	18
6.7	Key Strengths	19
6.8	Audit Findings and Recommendations	20
	<b>Appendix A - Audit Attendance Sheet</b>	<b>22</b>
	<b>Appendix B – Approval of Auditors</b>	<b>24</b>
	<b>Appendix C – Independent Audit Declarations</b>	<b>27</b>
	<b>Appendix D – Audit Checklist</b>	<b>30</b>

**Appendix E – Consultation with DPE & Council**

**76**

**Appendix F – Audit Photos**

**81**

## 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 initial 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 2023 with a review of Schedule 3 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 12 weeks of commencement of construction, which was notified as the 10 October 2023. The audit covered the Stage 1 construction works which involves site establishment, tree removal and earthworks.

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

- ▶ Strong collaboration between Kane and Mostyn Copper Group (MostynCopper) with preparations made to comply with the SSD conditions
- ▶ Demonstrated good housekeeping with the site noted to be clean and tidy throughout
- ▶ Positive attitude to improvement opportunities and recommendations from both Kane and MostynCopper personnel
- ▶ Accessibility of plans and procedures through the use of QR codes as displayed at site compound
- ▶ Good management of the unexpected asbestos finds including during initial find, testing, removal, clearance, and communication with the Department of Planning and Environment
- ▶ Real-time noise and air quality monitoring using the SiteHive application
- ▶ Rumble grid noted to be in good condition
- ▶ No complaints received to date.

The independent environmental audit assessed a total of 153 conditions, comprising of a review of documents and records, interviews of key personnel and a site inspection.

### Site inspection

No issues were identified during the site inspection (refer to [Section 6.4](#) for further details with photos included under [Appendix E](#)).

### Findings

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

- **OFI-01** – Condition A19 (Compliance): Upon review of the noise consultant (Resonate) Hammertech record, there was no sign off or inclusion of the SWMS associated with their works. There is an improvement opportunity to obtain Resonate’s SWMS prior to their next visit on site.
- **OFI-02** – Condition C10 (Construction Environmental Management): A CEMP has been established, however, there was no signature or date within the revision table. There is an improvement opportunity to ensure that the CEMP is signed and dated.
- **OFI-03** – Condition D3 (Hours of Construction): It was verified that hours of construction are included in the employee contracts and management plans but were not included in the general and project inductions. There is an improvement opportunity to include the working hours within the induction slides.
- **OFI-04** – Condition D14 (Implementation of Management Plans): There was only one overdue item which was identified during an environmental inspection to be addressed. However, upon demonstrating the Hammertech system, it was not initially clear how many actions were outstanding. There is an improvement opportunity to implement a process to ensure outstanding actions are managed in the future.
- **Note -01** - Condition C11 (Construction Pedestrian and Traffic Management Plan): It is recommended to update the CPTMP to include crane details prior to works commencing involving the use of cranes.

Refer to [Section 6.8](#) and [Appendix D](#) 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 Stage 1 construction works only, with works including site establishment, tree clearing and earthworks.

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 12 weeks of commencement of construction. 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 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:	Stage 1 – 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"> <li>● Site Establishment:</li> <li>● Tree Removal</li> <li>● Earthworks including removal and clearance of unexpected asbestos finds</li> </ul>

## 2.3 Audit Team

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

Name	Company	Position	Certification
Barbara Pater	APP	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. C424613
Michelle Battam	APP	Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. C461694

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

## 3. Audit Objectives and Scope

### 3.1 Audit Objectives

The objective of this audit was to undertake the first 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, including:
  - Construction Environmental Management Plan and associated impacts (air quality, waste management, soil and water management)
  - Construction Pedestrian and Traffic Management Plan
  - Construction Noise and Vibration Management Plan
- ▶ Site inspection conducted on the 20 November 2023
- ▶ 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 initial independent audit within the 12-week period of commencement of construction, 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 initial independent environmental audit of the project carried out by APP, covering the review of environmental documentation and records within 12 weeks of commencement of construction, noted as 10 October 2023, as per notification of commencement letter to the Department of Planning and Environment.

It is noted that this report is based on the result of sampling and supplied documentation and records, as well as activities sighted on the date of the audit, 20 November 2023.

## 4. Audit Methodology

### 4.1 Approval of Auditors

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

### 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 D](#) 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 A](#)) on 20 November 2023 at 9:00am.

Key items were discussed as follows:

- ▶ Confirmation of the purpose and scope of the audit
- ▶ Overview of the Project and status of the works
- ▶ Occurrence of environmental incidents and non-compliances, if applicable
- ▶ Overview of the audit process in accordance with the Schedule 2 Consent Conditions and the Department of Planning and Environment's *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 2023 at 2:30pm 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
Erik Moss	Mostyn Copper	Senior Project Manager

**Table 1- Personnel Interviewed**

## 4.5 Site Inspection

A site inspection was carried out on 20 November 2023 at 9:15am with representatives of Mostyn Copper, Kane and APP. No issues were identified during the site inspection. Refer to details of the inspection in Section 6.4 of this report and site photos included under Appendix F.

## 4.6 Consultation

Consultation with the Department of Planning and Environment (DPE) and The Hills Shire Council was sent in advance of the audit to request feedback on the project as per IAPAR 2020 Section 3.2. DPE responded to confirm they had no comments in relation to the scope and requested a further focus on the unexpected asbestos find onsite as a specific area. No response was received from Hills Shire Council.

Refer to Appendix E for a copy of the consultation and Section 3.2.1 and Section 6.6.2 in response to the above request from DPE.

## 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.

Rating	Description
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 2- Audit Criteria**

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

## 5. Document Review

- Construction Certificate dated 6 October 2023 for CC1, ref: 023-220977cc1. Philip Chun
- Architectural Drawings, HB Arch Pty Ltd: G1.04(A), Overall Site Plan, 15 September 2023; A2.07(A), Slab Setout Lower Ground Level – Building A(1), 15 September 2023; A2.08(A), Slab Setout Lower Ground Level – Building A(2), 15 September 2023; B2.07(A), Slab Setout Lower Ground Level – Building B(1), 15 September 2023; B2.08(A), Slab Setout Lower Ground Level – Building B(2), 15 September 2023
- Structural Drawings, FMG Engineering: P001(C1), P003(C1), P004(C1), P010(C1), P011(C1)
- Hydraulic Drawings, Erbas: MEL20168-H000(3), MEL20168-H001(3), MEL20168-A-H100(2), MEL20168-A-H101(2), MEL20168-A-H200(3), MEL20168-A-H201(3), MEL20168-B-H100(2), MEL20168-B-H101(3) MEL20168-B-H200(3), MEL20168-B-H201(4)
- Civil Drawings, WSP Australia Pty Ltd: CV-300(C1), CV-301(C1), CV-310(C1), CV-320(C1), CV-330(C1), CV-331(C1), CV-332(C1), CV-333(C1), CV-334(C1), CV-335(C1), CV-336(C1), CV-337(C1), CV-338(C1), CV-339(C1), CV-340(C1), CV-341(C1), CV-342(C1), CV-343(C1), CV-344(C1), CV-350(C1), CV-351(C1), CV-360(C1), CV-361(C1), CV-362(C1), CV-363(C1), CV-364(C1), CV-365(C1), CV-366(C1), CV-367(C1), CV-370(C1), CV-371(C1), CV-380(C1), CV-390(C1)
- Construction Environmental Management Plan (EMP), reference EMS-SYS-SCH3-A2, Revision No 1, Undated
- Construction Pedestrian and Traffic Management Plan, Rev 2, 14 September 2023
- Construction Noise and Vibration Management Plan – S230621RP1, Revision A, 11 September 2023 by Resonate
- Construction Air Quality Management Plan, 610.031438.00001, Revision 1.0, 8 September 2023 by SLR Consulting
- Waste Management Plan – Revision 1.0, September 2023 by Auswide Consulting
- Construction Soil and Water Management Plan, Rev A, 13 September 2023 by WSP
- Kane Tree Protection Management Plan, Rev 1, 14 August 2023
- Kane Unexpected Finds Protocol, Rev 02 dated 7 September 2023
- Mostyn Copper letter RE: SSD-24452965 – Condition D8: Incident Notification, Reporting and Response for Unexpected finds of Asbestos Contaminated Material (ACM) non-friable. during site geotechnical investigations. to Department of Planning and Environment, 16 October 2023
- Kane Complaints Register up to 31 October 2023
- WSP letter RE Response to SSD Conditions – B29 and C27, Issue B dated 4 September 2023
- DPE email, asbestos methodology request, 18 October 2023
- DPE email, site visit, 20 October 2023
- DPE email, sufficient information provided (asbestos find), 30 October 2023
- DPE email, acknowledgement, 6 November 2023
- DPE letter, ref SSD-24452965-PA-4, 14 September 2023
- Development Consent SSD 24452965 dated 11 November 2022.
- Hammertech induction record for equipment ID 04334E, inducted on 6 November 2023
- Hammertech induction record for equipment ID 46310D inducted on 8 November 2023
- Service record for Podsan DX300LC dated 23 May 2023
- Sitehive air monitoring data from 1 to 31 October 2023
- Site Induction (ref Sch002)
- Hammertech induction records for Excel Contracting ID 184655

- Hammertech induction records for Douglas Partners ID 598239
- Hammertech induction records for Resonate ID 714848
- DPE acknowledgement receipt email, Auditor approval submission, 2 November 2023
- DPE Approval letter of independent auditing team, 6 November 2023
- Email from Government Architects office dated 15 September 2023
- DPE Approval letter of Design Amendments dated 4 October 2023
- HB Arch Architecture & Planning letter, Response to SSD conditions, 28 August 2023
- Kane letter to Certifier, Design Team dated 7 September 2023
- MostynCopper email to DPE, Plans and Details, 16 November 2023
- MostynCopper email to DPE, Connecting with Country, 17 November 2023
- MostynCopper email to DPE, asbestos methodology, 20 October 2023
- MostynCopper email to DPE, friable asbestos, 26 October 2023
- MostynCopper email to DPE, clarification of asbestos removal process, 6 November 2023
- LSL Payment Receipt ref V001210 receipt no L0000129563, 18 September 2023
- Architecture & Access (ACAA #456), Issue B dated 15 September 2023 in response to SSD Consent Condition B14
- Design compliance certificate by Erbas dated 7 September 2023
- Douglas Partners Statement dated 13 September 2023 “PNRL Centre of Excellence and Community Facility Geotechnical Comments”
- Erbas Statement dated 14 September 2023, response to SSD Consent Condition B20, Issue A
- HB Arch statement dated 5 September 2023 Issue A, Response to SSD Consent Conditions B21
- Acoustic Design Statement from Resonate (noise consultant) dated 5 September 2023, Ref S200367LT6
- Statement from Erbas, Issue A dated 12 September 2023 – Response to SSD Consent Condition B24
- Sydney Water stamped plan A2.14, 30 May 2023 No. 1257841
- Sydney Water Tap in TM No. 1257841 building plan approval, 30 May 2023
- 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’
- Stormwater Drainage Plan 4 of 4 CV-363, Rev C1 stamped as per CC1, dated 18 September 2023 by WSP
- WSP “Response to SSD Consent Condition B29 and C17” dated 4 September 2023
- Biodiversity Conservation Trust payment on the 15 June 2023, BCT Reference BCF536 for Cumberland shale plains woodland
- Biodiversity Conservation Trust payment lodged to DPE, Post approval SSD-24452965-PA-1, 25 August 2023
- WSP letter dated 5 September 2023 “Response to SSD Consent Condition B35”
- MostynCopper email to Hills Shire Council, Flood Impact Strategy, 14 September 2023
- Philip Chun email, Flood Impact Strategy, 5 September 2023
- WSP Flood Impact Assessment – July 2022
- Unexpected Find Protocol (Contamination) Rev 02 dated 7 September 2023
- Additional testing under Daracon sheds and demountable, 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.

- Douglas Partners 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
- Notice of Commencement letter to DPE from MostynCopper, 13 September 2023
- Notice of Commencement portal receipt SSD-24452965-PA-5, 13 September 2023
- Dilapidation Report – Opal Dilapidations on 28 August 2023, Ref OD3216 Rev 00
- Erbas statement, issue A dated 12 September 2023, “Response to SSD Consent Condition C6 / C7”
- 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
- NBN New Development Application submitted – STG-W000261967, 13 January 2023.
- Sydney Water application date: 10 July 2023, Case Number: 208015, dated 31 August 2023 for Section 73 Subdivider/Developer Compliance Certificate
- Jemena Offer for Application (#000435588) for new connection to the gas network, 13 September 2023
- 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
- Letter from Kane Constructions to Certifier, 27 August 2023 stating that demolition does not apply to the works
- EMP submission by MostynCopper to DPE, portal receipt SSD-24452965-PA-9, 9 October 2023
- DPE email, response to EMP (no comments), 9 November 2023
- KANE-GCOR-000307 25 October 2023 to WSP, WSP responded to confirm approach to separate into two basins, 27 October 2023
- Construction parking marked onsite, letter to Philip Chun 27 August 2023 from Kane Constructions
- Sch002 Site Induction Slides
- Hammertech record: Excel Contracting ID 184655, 6 November 2023
- Hammertech record: Douglas Partners ID 598239, 6 November 2023
- Hammertech record: Resonate ID 714848, 14 November 2023
- Kane Constructions email, 25 August 2023 to Hills Shire Council policy No. AU0000177CE
- Endorsement of Unexpected Finds Protocol (Contamination) by Douglas Partners, 13 September 2023 R.004.Rev0 GRB
- MostynCopper notification to DPE, 16 October 2023 “SSD-24452965 – Condition D8: Incident Notification, Reporting and Response”
- Safe Work Notification (Safe Work Reference Number: 2-222604)
- MostynCopper email to DPE 20 November 2023, incident report confirmation
- Email response from DPE to MostynCopper confirming that an incident report is not required, 21 November 2023
- Hammertech inspection, 27 October 2023 ref ISP-124027
- Hammertech inspection, 10 November 2023 ref ISP-124788
- Resonate report, 20 November 2023, Reference S23 0621LT1
- Earthscape Horticultural Services Compliance Statement dated 21 September 2023 Ref: SSD-24452965
- Cumberland Ecology pre-clearance assessment letter, 22 September 2023
- Cumberland Ecology 26 September 2023 Clearance Supervision Report
- Hills Shire Council email 9 November 2023 – approval granted to use existing stormwater pits
- Hills Shire Council email 13 November 2023 – confirmation of pH levels

- Douglas Partner: Development: SSD-24452965, Construction and operation of Parramatta Eels Centre of Excellence and Community Facility, Kellyville, 12 October 2023
- SafeWork Notice of Intent to remove friable asbestos by licence holder Beasy Pty Ltd Class A and Class B, 28 October 2023
- Waste Docket, Bingo industries Eastern Creek, 8 November 2023
- Air monitoring results dated 7 November 2023 – Eurofins lab reports 1041850
- Remediation Works Plan, Project 207155.02, Rev 0, dated 1 November 2023

## 6. Audit Findings

### 6.1 Assessment of Compliance

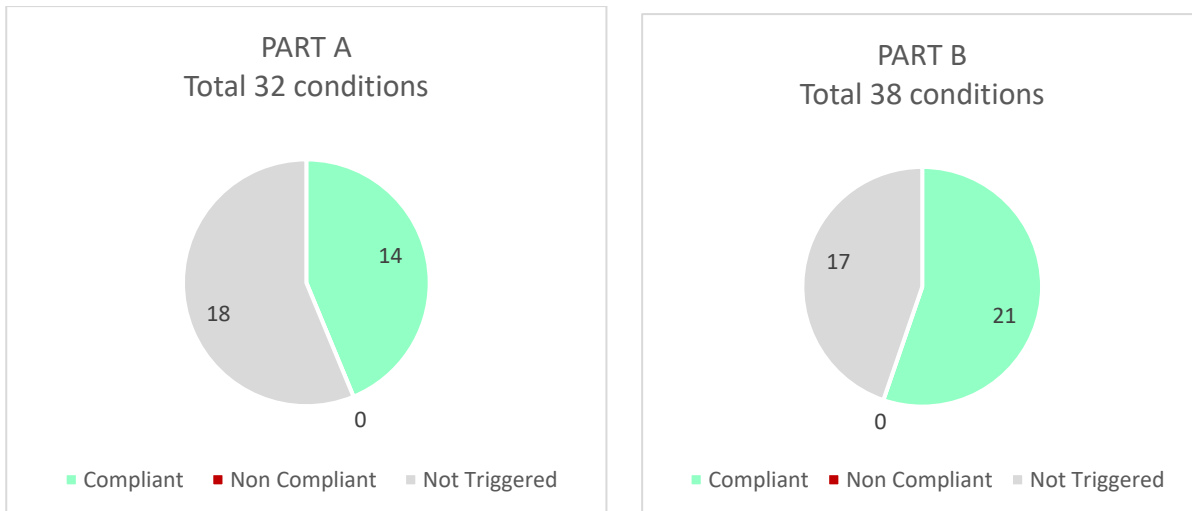
This audit was completed to assess the implementation of the Construction Environmental Management Plan and sub-plans, as well as environmental controls established by Kane for the Parramatta Eels Centre of Excellence and Community Facility development, against Development Consent SSD-24452965, Schedule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

The following table summarises the audit findings by rating category:

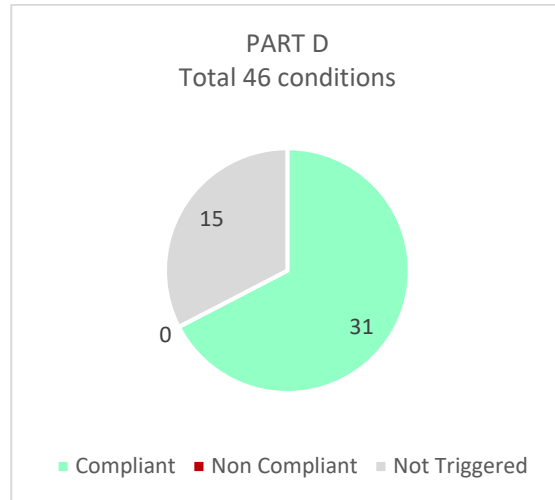
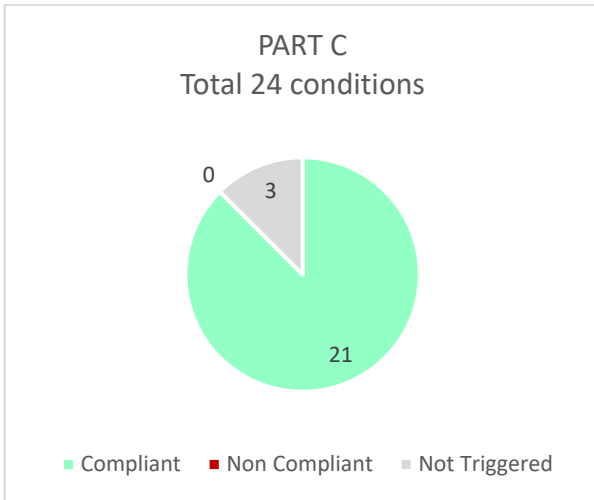
Findings Rating	Findings
Compliant	91
Non-Compliant	0
Not Triggered	61
<b>Total</b>	<b>153</b>

**Table 3- Summary of Findings**

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



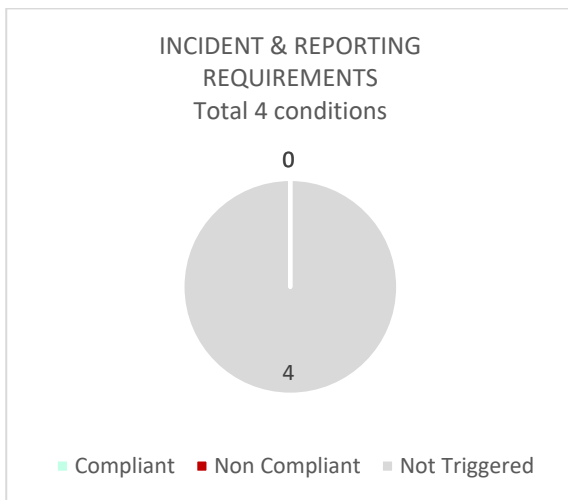




## 6.2 Notices, Incidents and Complaints

### 6.2.1 Notices and Incidents

Kane and Mostyn Copper 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

This was the initial independent environmental audit, therefore there are no previous findings to note.

## 6.4 Audit Site Inspection

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

Observations of the site walk included:

- ▶ Signage in place at site access (path adjacent to existing carpark) and contains project details and contact numbers.
- ▶ Waste bins available throughout the site.
- ▶ Hoarding and fencing with shade cloth installed surrounding the site to clearly separate the project boundary.
- ▶ Rumble grid installed. No evidence of dust at the time of the inspection. Hoses installed along inside of boundary fences for dust suppression as required.
- ▶ Noise and air quality monitoring with the use of SiteHive application.
- ▶ Spill kits available at point of use.
- ▶ Erosion and sedimentation controls established as per plan with an update to the sediment basin (separated into two) as corresponded with WSP.
- ▶ Restricted access at all site gates with turnstile and face recognition software in place.
- ▶ Designated heavy vehicle access observed during inspection.

No issues were raised during the site inspection. Photos of the site inspection are included in [Appendix F](#).

## 6.5 Suitability of Plans and the Environmental Management System

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

Kane demonstrated implementation of their Unexpected Finds Protocol (Contamination) following an unexpected find at the Centre of Excellence (site A). Work was stopped immediately, and Douglas Partners (engaged hygienist) were brought in to sample and arrange testing which confirmed it to be friable asbestos. Material was segregated, fenced and covered until its removal by Class A removalist and disposed of at licensed facility. Air monitoring was undertaken showing acceptable criteria. Notifications were followed as per requirements to SafeWork NSW and the Department of Planning and Environment. An additional unexpected find was waiting on testing results during the audit, work had ceased in this area until confirmed.

Implementation of the Construction Environmental Management Plan and Sub-Plans were verified during the review of records and as demonstrated during the site inspection – refer to [Section 6.8 – Audit Findings and Appendix D – Audit Checklist](#), Based on the outcome of the audit, the current plans and system were deemed suitable for the Stage 1 works occurring at the time of this audit.

## 6.6 Actual and Predicated Impacts

### 6.6.1 Traffic and Transport

Kane have developed and implement a Construction Pedestrian and Traffic Management Sub-Plan. Ample parking was observed to be available onsite. A separate heavy vehicle access and exit to the site is on Stone Mason Drive with a traffic controller at the site entry gate to manage vehicle movements. Heavy vehicles are

wholly contained within the project boundary when onsite and a rumble and hardstand have been installed with no mud tracking noted during the site inspection. There have been no complaints received to date and no permits or work zones have been required.

### 6.6.2 Tree Removal and Biodiversity

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

### 6.6.3 Noise Impacts

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

### 6.6.4 Other impacts

Kane have developed an erosion and sediment control plan which they implement onsite including sediment fencing, rumble grid, and protection of pit drains. One sediment basin is currently being excavated with a secondary basin to be constructed in the future.

SiteHive is also used to monitor air quality. No dust generated activities were observed during the site inspection; water points available throughout the site for dust suppression where required. Monitoring occurred during management of asbestos find with all levels below criteria.

Contamination is being mitigated through the implementation of the Unexpected Finds Protocol (Contamination). Refer to [Section 6.5](#) and Audit Checklist ([Appendix F](#)) for details.

Waste is being managed by Bingo onsite. No exporting of material has occurred during the audit period; Virgin Excavated Natural Material (VENM) is planned to be removed from site once encountered. Asbestos material has been removed and disposed of at a licensed facility as evidenced.

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

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

## 6.7 Key Strengths

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

- ▶ Strong collaboration between Kane and MostynCopper with preparations made to comply with the SSD conditions
- ▶ Demonstrated good housekeeping with the site noted to be clean and tidy throughout
- ▶ Positive attitude to improvement opportunities and recommendations from both Kane and MostynCopper personnel

- ▶ Accessibility of plans and procedures through the use of QR codes as displayed at site compound
- ▶ Good management of the unexpected asbestos finds including during initial find, testing, removal, clearance and communication with DPE
- ▶ Real-time noise and air quality monitoring using the SiteHive application
- ▶ Rumble grid noted to be in good condition
- ▶ No complaints received to date.

## 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 D](#) for full details of the completed audit checklist. Four opportunities for improvement were identified during the audit. Findings raised, including notes, are as summarised overpage.

Reference	Condition	Audit Findings / Recommendation	Project Team's Response as received 13/12/2023
OFI-01	<p><b>Condition A19: Compliance</b></p> <p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development</p>	<p>Upon review of the noise consultant (Resonate) Hammertech record, there was no sign off or inclusion of the SWMS associated with their works.</p> <p>There is an improvement opportunity to obtain Resonate's SWMS prior to their next visit on site</p>	Resonate SWMS received. Personnel to sign onto SWMS next visit.
OFI-02	<p><b>Condition C10: Construction Environmental Management Plan</b></p> <p>Prior to the commencement of any earthwork or construction, a Construction Environmental Management Plan (CEMP) must be submitted to the Certifier.</p>	<p>A CEMP has been established, however, there was no signature or date within the revision table.</p> <p>There is an improvement opportunity to ensure that the CEMP is signed and dated</p>	Signature and date added into CEMP. Refer Hammertech - Project documents.
OFI-03	<p><b>Condition D3: Hours of Construction</b></p> <p>Construction, including the delivery of materials or machinery to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7 am and 6 pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8 am and 1 pm, Saturdays</p>	<p>It was verified that hours of construction are included in the employee contracts and management plans, but were not included in the general and project inductions.</p> <p>There is an improvement opportunity to include the working hours within the induction slides.</p>	This has been added to site induction slides. Refer Hammertech. Induction Settings. Slide no. 29.
OFI-04	<p><b>Condition D14: Implementation of Management Plans</b></p> <p>The Applicant must ensure the requirements of the Construction Environmental Management Plan, Construction Pedestrian Traffic Management Plan, Construction Noise and Vibration Management Plan, Air Quality Management Plan, Construction Waste Management Plan and Construction Soil and Water Management Plan required by Part B of this consent are implemented during construction.</p>	<p>There was only one overdue item which was identified during an environmental inspection to be addressed. However, upon demonstrating the Hammertech system, it was not initially clear how many actions were outstanding.</p> <p>There is an improvement opportunity to implement a process to ensure outstanding actions are managed in the future.</p>	<p>The Hammertech system provides full traceability of all observations raised, status (i.e. open, closed, overdue) and manages end to end process of capturing the issue by Kane, assigning to responsible subcontractor with actions required, subcontractor close out and validation of each observation raised. Open observation are easily accessible for all project staff.</p> <p><a href="https://hammertech.zendesk.com/hc/en-au/articles/223759427-Viewing-Open-Observations">https://hammertech.zendesk.com/hc/en-au/articles/223759427-Viewing-Open-Observations</a></p>
Note-01	<p><b>Condition C11: Construction Pedestrian and Traffic Management Plan</b></p> <p>The CPTMP needs to specify matters including, but not limited to, the following:</p> <p>(c) details of crane arrangements including location of any crane(s) and crane movement plan</p>	It is recommended to update the CPTMP to include crane details prior to works commencing involving the use of cranes.	CPTMP to be updated to include cranes setup locations.

**Table 4- Findings**

---





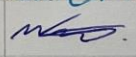
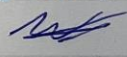
# Appendix A- Audit Attendance Sheet





## Audit Attendance Sheet

Project	PNRL	Audit No.	#
Auditee	Kane Constructors	Lead Auditor	Barbara Pater
Location			
Opening Meeting Date	20 November 2023 9 am		
Closing Meeting Date	20 November 2023 2:30pm		

Name	Organisation	Position	Signature	
			Opening Meeting	Closing Meeting
Barbara Pater	APP	L. Auditor		
Michelle Bittam	APP	Auditor		
ERIK MOSS	MOSTYN COPPER	SENIOR PROJECT MANAGER	EM	EM
Michael Wright	Kane	Project Manager		

---

# Appendix B – Approval of Auditors



## Department of Planning and Environment



Our ref: SSD-24452965-PA-10

Jim Sarantinos  
Chief Executive Officer  
Parramatta National Rugby League Club Limited  
ABN 66092536519  
Angel Place, Level 8, 123 Pitt Street  
Sydney NSW 2000

06/11/2023

Attention: Erik Moss - Senior Project Manager MostynCopper

---

Sent via the Major Projects Portal only

Subject: Eels Centre of Excellence (SSD-24452965) - Independent Auditor Nomination

Dear Mr Sarantinos

Reference is made to your submission, SSD-24452965-PA-10, 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, submitted as required by Schedule 2, Condition A27 of SSD-24452965 (the consent) to NSW Department of Planning and Environment (NSW Planning) on 2 November 2023.

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.

In accordance with Schedule 2, Condition A27 of the consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I endorse the following independent audit team from The APP Group:

- Barbara Pater - Lead Environmental Auditor
- Luis Garzon – Alternate Lead Environmental Auditor
- Michelle Battam – Environmental Auditor
- Sanan Qasim – Assistant Auditor

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

## Department of Planning and Environment



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

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

Notwithstanding the agreement for the above-listed audit team for this IEA, each subsequent IEA under the consent and the IAPAR requires a request for the re-endorsement of the existing audit team or a request for agreement to a revised audit team to be submitted to NSW Planning for consideration of the Planning Secretary. Each request is reviewed and depending on the complexity of the project, the suitability of the proposed team will be considered.

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](mailto:compliance@planning.nsw.gov.au)

Yours sincerely



Julia Pope  
Team Leader Compliance - Metro  
Compliance

As nominee of the Planning Secretary

---

# Appendix C – 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"> <li>• a high-performance recreation training centre, including gymnasium, medical and rehabilitation facilities, recovery and rehabilitation pools, lecture theatre and meeting rooms</li> <li>• new recreation and community facilities, including new female change room and amenities, community gymnasium and education room and multi-purpose function room</li> <li>• a new 1,500 seat grandstand and additional spectator mounding</li> <li>• 40 car parking spaces</li> <li>• associated landscape work</li> </ul>
Project Address:	8 Memorial Avenue, Kellyville, NSW
Proponent:	Parramatta National Rugby League Club Limited
Title of Audit:	Independent Environmental Audit
Date:	7 December 2023

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"> <li>• a high-performance recreation training centre, including gymnasium, medical and rehabilitation facilities, recovery and rehabilitation pools, lecture theatre and meeting rooms</li> <li>• new recreation and community facilities, including new female change room and amenities, community gymnasium and education room and multi-purpose function room</li> <li>• a new 1,500 seat grandstand and additional spectator mounding</li> <li>• 40 car parking spaces</li> <li>• associated landscape work</li> </ul>
Project Address:	8 Memorial Avenue, Kellyville, NSW
Proponent:	Parramatta National Rugby League Club Limited
Title of Audit:	Independent Environmental Audit
Date:	7 December 2023

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:	Michelle Battam
Signature:	
Qualification:	Environmental Auditor
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

---

# Appendix D – Audit Checklist

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating																																																																																																								
1	PART	A	<b>ADMINISTRATIVE CONDITIONS</b>																																																																																																											
1.1	A	A1	<p><b>OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT</b></p> <p>In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.</p>	Based on the outcome of the audit, all reasonable and feasible measures were verified to be implemented to prevent material harm to the environment.		Compliant																																																																																																								
1.2	A	A2	<p><b>TERMS OF CONSENT</b></p> <p>The development must only be carried out:</p> <p>a) in compliance with the conditions of this consent;</p> <p>b) in accordance with all written directions of the Planning Secretary;</p> <p>c) in accordance with the EIS and RtS;</p> <p>d) in accordance with the approved plans in the table below:</p> <table border="1"> <thead> <tr> <th colspan="4">Architectural drawings prepared by HB Arch Architecture &amp; Planning</th> </tr> <tr> <th>Drawing Number</th> <th>Rev</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>A03</td><td>C</td><td>Existing / Demolition</td><td>9/08/2022</td></tr> <tr><td>A04</td><td>C</td><td>Site Sections</td><td>9/08/2022</td></tr> <tr><td>A05</td><td>C</td><td>Site Staging Plan</td><td>9/08/2022</td></tr> <tr><td>A06</td><td>D</td><td>New Site Works Plan</td><td>9/08/2022</td></tr> <tr><td>A07</td><td>C</td><td>Connecting With Country</td><td>9/08/2022</td></tr> <tr><td>A08</td><td>C</td><td>Connectivities Site Plan</td><td>9/08/2022</td></tr> <tr><td>A09</td><td>C</td><td>Connectivities Site Plan (Micro)</td><td>9/08/2022</td></tr> <tr><td>A10</td><td>C</td><td>GA Coe Lower Plan</td><td>9/08/2022</td></tr> <tr><td>A11</td><td>C</td><td>GA Coe Upper Plan</td><td>9/08/2022</td></tr> <tr><td>A12</td><td>C</td><td>GA Coe Roof Plan</td><td>9/08/2022</td></tr> <tr><td>A13</td><td>C</td><td>GA Community Facility Lower Plan</td><td>9/08/2022</td></tr> <tr><td>A14</td><td>C</td><td>GA Community Facility Upper Plan</td><td>9/08/2022</td></tr> <tr><td>A15</td><td>C</td><td>GA Community Facility Roof Plan</td><td>9/08/2022</td></tr> <tr><td>A18</td><td>C</td><td>Area Plans</td><td>9/08/2022</td></tr> <tr><td>A19</td><td>D</td><td>Elevations West</td><td>9/08/2022</td></tr> <tr><td>A20</td><td>D</td><td>Elevations East</td><td>9/08/2022</td></tr> <tr><td>A21</td><td>C</td><td>Sections A+B+C</td><td>9/08/2022</td></tr> <tr><td>A22</td><td>D</td><td>Sections D+F</td><td>9/08/2022</td></tr> <tr><td>A40</td><td>C</td><td>Coe Daylighting Plan</td><td>9/08/2022</td></tr> <tr><td>A41</td><td>C</td><td>Coe Admin. Sun/Shading Study - Afternoon</td><td>9/08/2022</td></tr> <tr><td>A42</td><td>C</td><td>Solar Angles (June 22)</td><td>9/08/2022</td></tr> <tr><td>A43</td><td>C</td><td>Solar Angles (Dec 22)</td><td>9/08/2022</td></tr> <tr><td>A44</td><td>C</td><td>Sustainability And Climate Change</td><td>9/08/2022</td></tr> <tr><td>A45</td><td>C</td><td>External Material Palette</td><td>9/08/2022</td></tr> </tbody> </table>	Architectural drawings prepared by HB Arch Architecture & Planning				Drawing Number	Rev	Name of Plan	Date	A03	C	Existing / Demolition	9/08/2022	A04	C	Site Sections	9/08/2022	A05	C	Site Staging Plan	9/08/2022	A06	D	New Site Works Plan	9/08/2022	A07	C	Connecting With Country	9/08/2022	A08	C	Connectivities Site Plan	9/08/2022	A09	C	Connectivities Site Plan (Micro)	9/08/2022	A10	C	GA Coe Lower Plan	9/08/2022	A11	C	GA Coe Upper Plan	9/08/2022	A12	C	GA Coe Roof Plan	9/08/2022	A13	C	GA Community Facility Lower Plan	9/08/2022	A14	C	GA Community Facility Upper Plan	9/08/2022	A15	C	GA Community Facility Roof Plan	9/08/2022	A18	C	Area Plans	9/08/2022	A19	D	Elevations West	9/08/2022	A20	D	Elevations East	9/08/2022	A21	C	Sections A+B+C	9/08/2022	A22	D	Sections D+F	9/08/2022	A40	C	Coe Daylighting Plan	9/08/2022	A41	C	Coe Admin. Sun/Shading Study - Afternoon	9/08/2022	A42	C	Solar Angles (June 22)	9/08/2022	A43	C	Solar Angles (Dec 22)	9/08/2022	A44	C	Sustainability And Climate Change	9/08/2022	A45	C	External Material Palette	9/08/2022	<p>(a) Full compliance has been achieved with the conditions of consent with only opportunities for improvement identified.</p> <p>(b) Written directions as per Condition A4</p> <p>(c) Based on the outcome of the audit, the development was verified to be carried out in accordance with the EIS and RtS</p> <p>(d) All plans are available on site and on the project website.</p> <p>Construction Certificate dated 6 October 2023 for CC1, ref: 023-220977cc1. Schedule 1: Approved Drawings</p> <p>Architectural Drawings, HB Arch Pty Ltd:</p> <ul style="list-style-type: none"> <li>G1.04(A), Overall Site Plan, 15 September 2023</li> <li>A2.07(A), Slab Setout Lower Ground Level – Building A(1), 15 September 2023</li> <li>A2.08(A), Slab Setout Lower Ground Level – Building A(2), 15 September 2023</li> <li>B2.07(A), Slab Setout Lower Ground Level – Building B(1), 15 September 2023</li> <li>B2.08(A), Slab Setout Lower Ground Level – Building B(2), 15 September 2023</li> </ul> <p>Structural Drawings, FMG Engineering: P001(C1), P003(C1), P004(C1), P010(C1), P011(C1)</p> <p>Hydraulic Drawings, Erbas: MEL20168-H000(3), MEL20168-H001(3), MEL20168-A-H100(2), MEL20168-A-H101(2), MEL20168-A-H200(3),</p>		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																																																																																																											

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>MEL20168-A-H201(3), MEL20168-B-H100(2),MEL20168-B-H101(3),MEL20168-B-H200(3), MEL20168-B-H201(4)</p> <p>Civil Drawings, WSP Australia Pty Ltd:                      CV-300(C1), CV-301(C1), CV-310(C1), CV-320(C1), CV-330(C1), CV-331(C1),CV-332(C1), CV-333(C1), CV-334(C1), CV-335(C1), CV-336(C1), CV-337(C1),CV-338(C1), CV-339(C1), CV-340(C1), CV-341(C1), CV-342(C1), CV-343(C1),CV-344(C1), CV-350(C1), CV-351(C1), CV-360(C1), CV-361(C1), CV-362(C1),CV-363(C1), CV-364(C1), CV-365(C1), CV-366(C1), CV-367(C1), CV-370(C1),CV-371(C1), CV-380(C1), CV-390(C1)</p> <p>Presented during audit: as per Construction Certificate #1 – Slab set-out lower ground level 15 September 2023 – Rev A.</p>		
1.3	A	A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to</p> <p>a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and</p> <p>b) the implementation of any actions or measures contained in any such document referred to in <b>Condition A3(a)</b>.</p>	<p>Correspondence from DPE regarding unexpected asbestos find.</p> <ul style="list-style-type: none"> <li>18 October 2023 – DPE requested details for the methodology to be applied</li> <li>20 October 2023 – MostynCopper responded with suitable methodology</li> <li>20 October 2023 – DPE sent email to arrange a time to visit site</li> <li>26 October 2023 – MostynCopper friable asbestos found. Douglas Partners noted to be engaged, UXF being managed on site</li> <li>6 November 2023 – MostynCopper clarifying the asbestos removal process to DPE</li> <li>8 November 2023 – DPE replied, thanking for the information.</li> </ul> <p>DPE correspondence ref SSD-24452965-PA-4, 14 September 2023 advising not to use the portal for consultation with Government Architect NSW.</p>		Compliant
1.4	A	A4	<p>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.</p>	No inconsistencies.		Not Triggered



ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.5	A	A5	<b>LIMITS ON CONSENT</b> 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.  Section 455 will be triggered at a later stage, not yet triggered.		Not Triggered
1.7	A	A7	<b>DESIGN INTEGRITY</b> 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.  A1-10 waste bin plan updated incorporate landscape screening around 3 sides of the bin storage shed. A1-10 bin plan updated, landscaping plan.		Not Triggered
1.8	A	A8	<b>PRESCRIBED CONDITIONS</b> The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Philip Chun Construction Certificate 23-220977cc1, 6 October 2023. Under the Environmental Planning & Assessment Act 1979 Sections 6.4(a), 6.7(1), 6.8, 6.33(1) and Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 Sections 23. Stage 1 Construction Certificate for Structural works up to and including Slab on Ground (including starter structural reinforcement bars)		Compliant
1.9	A	A9	<b>PLANNING SECRETARY AS MODERATOR</b> 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	<b>LEGAL NOTICES</b> 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	<b>EVIDENCE OF CONSULTATION</b>	Condition B1 – Email from Government Architects Office dated 15 September 2023 – Eastern Façade satisfied with		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for information or approval; and</li> <li>b) provide details of the consultation undertaken including:                             <ul style="list-style-type: none"> <li>(i) the outcome of that consultation, matters resolved and unresolved; and</li> <li>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>	<p>additional glazing, and bin store located at north east side of carpark – to incorporate landscape screening around 3 sides of the bin storage shed. A1-10 bin plan updated; landscaping plan, eastern elevation, screening plan. Approval letter from DPE, ref SSD-24452965-PA-4, 4 October 2023.</p> <p>Condition C4 – issued to Hills Shire Council 29 August 2023, issued to DPE SSD-24452965-PA-3, 29 August 2023.</p> <p>Conditions C6 and C7 – NBN, Endeavour Energy, Sydney Water and Jemena as evidenced.</p> <p>Condition C11 – Hills Shire Council 31 August 2023 – commentary regarding CTMP: given the council is the owner of the site, no comment on CPTMP. 8 September 2023 from TfNSW – requested 3 items for update. CPTMP was updated and MostynCopper responded 15 September 2023 with comments and responses to TfNSW. Re-uploaded to portal on 15 September as per SSD-24452965-PA-2.</p>		
1.12	A	A12	<p><b>STRUCTURAL ADEQUACY</b></p> <p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the NCC.</p> <p><b>Notes:</b></p> <ul style="list-style-type: none"> <li>• <i>Under Part 6 of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</i></li> <li>• <i>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i></li> </ul>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023, item 10.</p> <p>Structural Design Certificate for PNRL – Centre of Excellence and Community Facility includes the applicable Australian Standards for CC1 groundworks up, ref: PS123790-20230915-STR-Kellyville Park-CC1(Structures)-REV2 dated 26 September 2023.</p>		Compliant
1.13	A	A13	<p><b>OPERATION OF PLANT AND EQUIPMENT</b></p> <p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <ul style="list-style-type: none"> <li>a) maintained in a proper and efficient condition; and</li> <li>b) operated in a proper and efficient manner.</li> </ul>	<p>Hammertech is used for plant and equipment. 1 x excavator and small loader sighted during audit inspection.</p> <p>Articulated dump truck record presented on Hammertech under Equipment Inductions / On Site, ID 04334E, inducted on 6 November, approved by Site Supervisor 7 November 2023. Maintenance records, service records, Plant Risk Assessment included. Excel Contracting DEUTX 3610 service record dated 27 June 2023.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				ID 46310D inducted 8 November 2023, approved 9 November 2023. Service record dated 23 May 2023 for Podsan DX300LC. Includes plant risk assessment.		
1.14	A	A14	<b>ODOUR REQUIREMENTS</b> 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.	SiteHive is used for air monitoring. Set point at 50ug/m3, located next to site entry gate. Monitoring results presented for 1-31 October 2023 – daily average showing well below criteria.		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	No gaseous emissions have been recorded. As above, SiteHive is used for monitoring particulate matter.		Compliant
1.16	A	A16	<b>APPLICABILITY OF GUIDELINES</b> 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 CEMP, legal requirements, relevant standards and guidelines are listed.		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 updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	No requests received from DPE.		Not Triggered
1.18	A	A18	<b>MONITORING AND ENVIRONMENTAL AUDITS</b> 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&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular 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 first environmental audit which is carried out in accordance with the IAPAR 2020 guidelines (within 12 weeks of commencement of construction). 1 incident recorded for unexpected finds.  SiteHive is use for real time monitoring for both air quality and noise. Attended noise monitoring by consultant Resonate is occurring, have only just commenced. Monthly reporting still to be provided. 50-100 metres of sensitive receivers (works with roller or compactor) will trigger vibration monitoring. No complaints received to date.		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.19	A	A19	<p><b>COMPLIANCE</b></p> <p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	<p>Sch002 Site Induction Slides Site specifics as presented. Includes: environmental controls (ERSED, Mud on Road, Noise and Dust, Contamination), emergency procedures.</p> <p>Standard contract Item 5.2 for SSD consent. Excel Contracting – signed 3 November 2023.</p> <p>Hammertech is used for personnel records e.g., Excel Contracting 6 November 2023 – green tick for induction, ID 184655, white card included, dated 31 August 2023. Signed by individual.</p> <p>Douglas Partners – approved 6 November 2023, ID 598239. Includes SWMS 089 “Sieving of soil samples for asbestos”, last updated 9 October 2023. All Douglas Partners personnel were shown to have signed onto their SWMS.</p> <p>Resonate ID 714848 approved onsite 14 November 2023.</p>	<p><b>PNRL-01-OFI-01:</b> Upon review of the noise consultant (Resonate) Hammertech record, there was no sign off or inclusion of the SWMS associated with their works.</p> <p>There is an improvement opportunity to obtain Resonate’s SWMS prior to their next visit on site.</p>	Compliant
1.20	A	A20	<p><b>REVISION OF STRATEGIES, PLANS AND PROGRAMS</b></p> <p>Within three months of:</p> <ul style="list-style-type: none"> <li>a) the submission of a compliance report under this consent;</li> <li>b) the submission of an incident report under this consent;</li> <li>c) the submission of an Independent Audit under this consent;</li> <li>d) the approval of any modification of the conditions of this consent (excluding modifications made under section 4.55(1) of the EP&amp;A Act); or</li> <li>e) the issue of a direction of the Planning Secretary under this consent which requires a review,</li> </ul> <p>the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.</p>	<p>No revisions of strategies, plans or programs required.</p> <ul style="list-style-type: none"> <li>(a) No compliance reporting required during construction</li> <li>(b) Unexpected find was communicated to DPE with no requirement to produce an incident report.</li> <li>(c) This is the first independent environmental audit of the development</li> <li>(d) No modifications have been required.</li> <li>(e) No directions from DPE received.</li> </ul>		Not Triggered
1.21	A	A21	<p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>As per above, no improvements to the environmental performance of the development, modifications or directions. No revisions to the documents required.</p>		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.22	A	A22	<b>COMPLIANCE REPORTING</b> 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
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	<b>INDEPENDENT ENVIRONMENTAL AUDIT</b> Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This is the first independent environmental audit of the development which is being carried out within 12 weeks of commencement of construction (15 September 2023) as per the IAPAR 2020.		Compliant
1.27	A	A27	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Auditor approval submitted 2 November 2023, portal receipt SSD-24452965-PA-10.  Approval letter from the Department of Planning and Environment of independent auditing team dated 6 November 2023, prior to the conduct of the Independent Audit (20 November 2023).		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	This is the first independent environmental audit of the development. This condition has not yet been triggered.		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating	
			c) make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.				
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.	This is the first independent environmental audit of the development. This condition has not yet been triggered.		Not Triggered	
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	<b>MAJOR EVENTS</b> 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	
<b>2</b>	<b>PART</b>	<b>B</b>	<b>PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE</b>				
2.1	B	B1	<p><b>DESIGN AMENDMENTS</b></p> <p>Prior to the issue of the first Construction Certificate, the Applicant must submit revised plans to the Planning Secretary for approval. The revised plans must be prepared in consultation with the Government Architects Office and detail the following:</p> <ul style="list-style-type: none"> <li>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.</li> <li>b) Incorporation of screening of all bin store areas, including the store area located north-eastern side of the proposed car park.</li> </ul> <p>Evidence of consultation with and the incorporation of any feedback from the Government Architects Office must be provided to the Department.</p>	<p>Consultation for Design Amendments as per email presented from Government Architects Office dated 15 September 2023 – Eastern Façade: satisfied with additional glazing; for bin store located at northern-east side of carpark: incorporate landscape screening around 3 sides of the bin storage shed. A1-10 bin plan updated; landscaping plan, eastern elevation, screening plan in place.</p> <p>Approval letter from DPE presented, ref SSD-24452965-PA-4 dated 4 October 2023.</p> <ul style="list-style-type: none"> <li>(a) Includes additional windows in position as described</li> <li>(b) A1-10 includes screening of all bin store area at north-eastern side of car park</li> </ul> <p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 14.</p>		Compliant	
2.2	B	B2	<p><b>DESIGN EXCELLENCE AND INTEGRITY</b></p> <p>The architectural design team comprising HB Arch Architecture &amp; Planning is to have direct involvement in the design documentation, contract documentation and construction stages of the project.</p>	As per Construction Certificate 23-220977cc1, 6 October 2023 item 16.		Compliant	

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				HB Arch Architecture & Planning letter dated 28 August 2023 "Response to SSD Conditions" presented.		
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.	Letter dated 7 September 2023 from Kane Constructions to Certifier, "Design Team" confirming that following inductions, HB Arch Architecture & Planning will have full access to site.  HB Arch Architecture & Planning are yet to visit site.  As per Construction Certificate 23-220977cc1, 6 October 2023 item 16.		Compliant
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.	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.		Not Triggered
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.	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.		Not Triggered
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).	No modifications or submission to DPE required. As above, only update as approved for A1-10, no request for Stage Design Review Panel review.		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.8	B	B8	<p><b>MATERIALS AND FINISHES</b></p> <p>Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to the satisfaction of the Planning Secretary details of final materials and finishes. The details must include:</p> <ul style="list-style-type: none"> <li>a) specifications and sample boards for all external finishes, colours and glazing including annotated drawings and computer-generated imagery of their application</li> <li>b) confirmation of the process and methods in arriving at the final choice for all materials and finishes</li> <li>c) detailed architectural drawings of the façade details, including glazing specification and sun shading devices. This must include snapshots at different points in the facade in plan, elevation and section to a scale of 1:20 or 1:50 as necessary.</li> </ul> <p>The plans lodged to satisfy this consent must include final specifications of colour, material and, where relevant, manufacturer.</p>	<p>Materials and Finishes will fall under Construction Certificate 2.</p> <p>Plans and details submitted by email from MostynCopper to DPE 16 November 2023.</p>		Not Triggered
2.9	B	B9	<p><b>CONNECTING WITH COUNTRY</b></p> <p>Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to the satisfaction of the Planning Secretary and the Government Architect NSW, a report outlining the outcomes of the First Nations Working Group in the Designing with Country Implementation Framework prepared by Ngurra Advisor and include drawings illustrating the location, size and details of the proposed design responses.</p>	<p>Connecting with Country will fall under Construction Certificate 2.</p> <p>Submitted by email from MostynCopper to DPE 17 November 2023</p>		Not Triggered
2.10	B	B10	<p><b>LONG SERVICE LEVY</b></p> <p>Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details confirming payment of a Long Service Levy. For further information on the current levy rate and methods of payment, please contact the Long Service Payments Corporation Helpline on 131 441 or visit <a href="https://www.longservice.nsw.gov.au/bci/levy/about-the-levy">https://www.longservice.nsw.gov.au/bci/levy/about-the-levy</a>.</p>	<p>Payment made 18 September 2023, reference, V001210 Sighted LSL receipt no L0000129563.</p> <p>Confirmed as to prior to the issue of the first Construction Certificate (dated 6 October 2023).</p>		Compliant
2.11	B	B11	<p><b>STRUCTURAL DETAILS</b></p> <p>Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <ul style="list-style-type: none"> <li>a) the relevant clauses of the NCC; and</li> <li>b) this development consent.</li> </ul>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 10 (WSP Structural Design certificate).</p> <p>Drawing No. S-A-1200, Rev C1 for Building A – lower level – slab on ground (Community Facility).</p> <p>Drawing No. S-B-1201, Rev C1 for Building B - lower level – slab on ground and footings plans (Centre of Excellence)</p>		Compliant



ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.12	B	B12	<b>EXTERNAL WALLS AND CLADDING</b> The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the NCC.	External walls and cladding will fall under Construction Certificate 2.		Not Triggered
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.	External walls and cladding will fall under Construction Certificate 2.		Not Triggered
2.14	B	B14	<b>ACCESS AND FACILITIES FOR PEOPLE WITH DISABILITIES</b> 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.		Compliant
2.15	B	B15	<b>MECHANICAL VENTILATION</b> The premises must be ventilated in accordance with the NCC and applicable Australian Standards.	As per Construction Certificate 23-220977cc1, 6 October 2023 item 18.  Design compliance certificate by Erbas dated 7 September 2023. Erbas Mechanical Services Specifications:  MEL29168 A Mech_Specification_5 (Building A)  MER20168 B Mech_Specification_2 (Building B)		Compliant
2.16	B	B16	Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details that any mechanical ventilation and/or air conditioning system for the development complies with the NCC and applicable Australian Standards, prepared by a suitably qualified person certified in accordance with Clause A2.2(a)(iii) of the NCC, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.	As per Construction Certificate 23-220977cc1, 6 October 2023 item 18.		Compliant
2.17	B	B17	<b>REFLECTIVITY</b> Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to the satisfaction of the Certifier a report/documentation demonstrating that external treatments, materials and finishes of the development do not cause adverse or excessive glare.	Above ground works will be triggered under Construction Certificate CC2		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.18	B	B18	<p><b>SITE STABILITY AND CONSTRUCTION WORK</b></p> <p>Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier a report obtained from a suitably qualified and experienced professional engineer/s, which includes the following:</p> <ul style="list-style-type: none"> <li>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</li> <li>b) details of the proposed methods of excavation and support for the adjoining land (including any public place) and buildings</li> <li>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</li> <li>d) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work</li> <li>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,</li> <li>f) be consistent with and incorporate all the relevant recommendations detailed in the Report on Geotechnical Investigation, prepared by Douglas Partners, dated March 2022.</li> </ul>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 19.</p> <p>Douglas Partners Statement dated 13 September 2023 "PNRL Centre of Excellence and Community Facility Geotechnical Comments." Confirms compliance with Condition B18 requirements:</p>		Compliant
2.19	B	B19	<p><b>CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN</b></p> <p>Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating that the design of the development has incorporated the Crime Prevention Through Environmental Design Assessment (CPTED) management and mitigation measures included within Section 6.2.1 of the EIS prepared by Urbis, dated 14 April 2022.</p>	<p>Above ground works will be triggered under Construction Certificate CC2</p>		Not Triggered
2.20	B	B20	<p><b>ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)</b></p> <p>Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating the development incorporates all design, construction and operation measures as identified in the ESD Report prepared by Erbas, dated 18 March 2022.</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 20.</p> <p>Erbas Statement dated 14 September 2023, response to SSD Consent Condition B20, Issue A. ESD matrix appended.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.21	B	B21	<p><b>INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS</b></p> <p>Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating:</p> <ul style="list-style-type: none"> <li>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)</li> <li>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</li> <li>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.</li> <li>d) systems will reduce unnecessary flushing and will not involve the use of continuous flushing systems.</li> </ul>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 21.</p> <p>HB Arch statement dated 5 September 2023 Issue A, Response to SSD Consent Conditions B21. Confirms:</p> <ul style="list-style-type: none"> <li>a. toilets with dual-flush capacity, at least 4-star rating</li> <li>b. taps and shower heads as noted</li> <li>c. urinals at least 4-star rating</li> <li>d. systems will reduce unnecessary flushing</li> </ul>		Compliant
2.22	B	B22	<p><b>MECHANICAL PLANT NOISE MITIGATION</b></p> <p>Prior to the issue of the first Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details of noise mitigation measures for all mechanical plant (as detailed on relevant Construction Certificate drawings) and certification from an appropriately qualified acoustic engineer that the proposed measures will achieve compliance with the Noise Policy for Industry and other guidelines applicable to the development.</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 22.</p> <p>Acoustic Design Statement from Resonate (noise consultant) dated 5 September 2023, Ref S200367LT6.</p>		Compliant
2.23	B	B23	<p><b>COMPLIANCE WITH ACOUSTIC ASSESSMENT</b></p> <p>Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit evidence to the Certifier demonstrating that the design of the development has incorporated all performance parameters, requirements, engineering assumptions and recommendations contained in the Noise and Vibration Assessment, prepared by Resonate, dated 19 March 2022.</p>	<p>Above ground works will be triggered under Construction Certificate CC2</p>		Not Triggered
2.24	B	B24	<p><b>SYDNEY WATER ASSETS</b></p> <p>Prior to the issue of the first Construction Certificate, the approved plans must be submitted to the Sydney Water Tap in™ online service, to determine whether the development will affect Sydney Water's wastewater and water mains, stormwater drains and/or easements, and if any further requirements need to be met. All building, plumbing and drainage work must be carried out in accordance with the requirements of the Sydney Water Corporation.</p>	<p>Statement from Erbas, Issue A dated 12 September 2023 – Response to SSD Consent Condition B24</p> <p>Sydney Water stamped plan A2.14, 30 May 2023 No. 1257841.</p> <p>Building plan assessment application to Sydney Water. Submitted a tap in, pavement on top of it, approval of plan. Sydney Water Tap in™ No. 1257841 building plan approved – HB Arch Dwg No. A2.14, Rev T1 (14 March 2023), Engineer</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p><b>Note:</b> Sydney Water's Tap in™ in online service is available at: <a href="https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm">https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm</a></p>	<p>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><b>CAR PARKING</b></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"> <li>a) all vehicles must enter and leave the subject site in a forward direction;</li> <li>b) all vehicles are to be wholly contained on site before being required to stop;</li> <li>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;</li> <li>d) appropriate pedestrian advisory signs must be provided at the egress from parking areas;</li> <li>e) all works/regulatory signposting associated with the development must be at no cost to the relevant roads authority;</li> <li>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.</li> </ul>	<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 - '<i>B25 and B26 have been appropriately addressed from a traffic engineering perspective</i>'.</p>		Compliant
2.26	B	B26	<p><b>BICYCLE PARKING AND FACILITIES</b></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"> <li>a) a minimum of 53 on-site bicycle parking spaces, including an appropriate number of designated for staff only use;</li> <li>b) the provision of end-of-trip facilities for staff, including lockers and a minimum of 10 showers;</li> <li>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,</li> </ul>	<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 - '<i>B25 and B26 have been appropriately addressed from a traffic engineering perspective</i>'.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>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>			
2.27	B	B27	<p><b>LANDSCAPING</b></p> <p>Prior to the issue of the Construction Certificate for above ground works, the Applicant must submit to the satisfaction of the Certifier a detailed Landscape Plan. The plan must be generally consistent with the Landscape Plans prepared by iScape Rev. A, dated 10 August 2022 and informed by the recommendations in the Designing with Country Implementation Framework prepared by Ngurra Advisory and Arborist Report prepared by Earthscape Horticultural Services, dated February 2022. The detailed Landscape Plan must include:</p> <ul style="list-style-type: none"> <li>a) details of tree planting, including pot sizes;</li> <li>b) detail the location, species, maturity and height at maturity of plants to be planted on-site;</li> <li>c) demonstrate adequate drainage and watering systems for the planters;</li> <li>d) details of plant maintenance and watering for the first 12 months; and</li> <li>e) a commitment to replace plants with the same species if any plant loss occurs within the maintenance period.</li> </ul>	Landscaping will fall under Construction Certificate 2.		Not Triggered
2.28	B	B28	<p><b>OUTDOOR LIGHTING</b></p> <p>Prior to the issue of the Construction Certificate for above ground works, the Applicant must prepare a detailed Lighting Plan. The Lighting Plan must address the following:</p> <ul style="list-style-type: none"> <li>a) luminaire design, post height, placement and operation;</li> <li>b) avoidance of the direct illumination of sensitive areas including the neighbouring residential properties, retained vegetation and replacement plantings;</li> <li>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;</li> </ul>	Outdoor lighting will fall under Construction Certificate 2.		Not Triggered

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

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<ul style="list-style-type: none"> <li>CV-333 CIVIL WORKS PLAN SHEET 2 OF 4</li> <li>CV-334 CIVIL WORKS PLAN SHEET 3 OF 4</li> <li>CV-335 CIVIL WORKS PLAN SHEET 4 OF 4</li> <li>CV-336 SEDIMENT AND EROSION CONTROL PLAN</li> <li>CV-337 SEDIMENT AND EROSION CONTROL DETAIL</li> <li>CV-340 CIVIL DETAILS SHEET 1 OF 3</li> <li>CV-341 CIVIL DETAILS SHEET 2 OF 3</li> <li>CV-342 CIVIL DETAILS SHEET 3 OF 3</li> <li>CV-350 SEWER LINE ZONE OF INFLUENCE</li> </ul> <p>(d) Stormwater management plan complies with AS3500.3 Plumbing and drainage stormwater drainage.</p> <p>(e) Stormwater drainage capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia,2016) and as per Hills Shire Council DCP</p> <p>Response from WSP presented "Response to SSD Consent Condition B29 and C17" dated 4 September 2023 confirms compliance with Condition B29.</p>		
2.30	B	B30	<p><b>BIODIVERSITY OFFSETS</b></p> <p>The Applicant must purchase and retire 1 PCT 849-Cumberland shale plains woodland of Sydney ecosystem credit prior to the commencement of any vegetation clearing.</p> <p>Details confirming compliance must be provided to the Certifier and Planning Secretary.</p>	<p>Biodiversity Conservation Trust payment on the 15 June 2023, BCT Reference BCF536 for Cumberland shale plains woodland – confirmation of payments.</p> <p>Lodged to DPE, Post approval SSD-24452965-PA-1 on 25 August 2023.</p> <p>As per Construction Certificate 23-220977cc1, 6 October 2023 items 26 and 27.</p>		Compliant
2.31	B	B31	<p><b>TREE REPLACEMENT AND MANAGEMENT</b></p> <p>Suitable tree replacements (minimum 88 trees) must be provided in accordance with the offset strategy detailed in the Landscape Design Report and plans prepared by iscape Landscape Architecture (revision A, dated 10 August 2022) with tree species, pot size and diversity/number of replacements in accordance with the Planting Schedule within the Landscape Plans.</p>	<p>Tree replacement will be triggered under Construction Certificate 2.</p>		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.32	B	B32	<p><b>CONSTRUCTION AND FIT OUT OF FOOD PREMISES</b></p> <p>The construction, fit-out and finishes of any food premises must comply with Standard 3.2.3 of the Australian and New Zealand Food Standards Code under the Food Act 2003, all relevant Australian Standards including AS 4674 – 2004: Design, Construction and Fit-out of Food Premises, and the provisions of the NCC. Details of compliance with the relevant provisions must be prepared by a suitably qualified person and submitted to the Certifier and Council prior to the construction and fit-out of any food premises.</p>	Fit out of food premises will fall under Construction Certificate 2.		Not Triggered
2.33	B	B33	<p><b>COOL ROOMS</b></p> <p>Any cool room(s), refrigerated chambers or strong-rooms must be constructed in accordance with G1.2 of the BCA.</p>	Cool rooms will be triggered as part of Construction Certificate 2.		Not Triggered
2.34	B	B34	<p><b>GREASE TRAPS</b></p> <p>A grease trap (if required by Sydney Water) must not be installed in any kitchen, food preparation or food storage area. Installation of the grease trap must comply with the requirements of Sydney Water.</p> <p><i>Note: Sydney Water Authority also have requirements for grease arrestors that you need to comply with.</i></p>	<p>Grease traps will be triggered as part of Construction Certificate 2.</p> <p>2 x grease traps will be required.</p>		Not Triggered
2.35	B	B35	<p><b>FLOOD RISK MANAGEMENT PLAN</b></p> <p>Prior to the issue of the first Construction Certificate, a Flood Risk Management Plan must be prepared consistent with Flood Impact Assessment, Revision C, dated: 28 July 2022 and detailing measures to address the flood risk of the development and include:</p> <ul style="list-style-type: none"> <li>a) details of measures to mitigate any flood risk and impact of the development including excavation, fencing and signage;</li> <li>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);</li> <li>c) any bridges or culverts that form part of the proposal are to be considered with appropriate blockage factors consistent with 2019 AR&amp;R and their role in potential flood evacuation routes within the site to the point of refuge within the building; and</li> <li>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 (<b>Condition E16</b>).</li> </ul>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 items 28 and 29.</p> <p>WSP letter dated 5 September 2023 “Response to SSD Consent Condition B35” with a-c noted as compliant, d – is noted as not yet triggered.</p> <p>Issued to Council 14 September 2023, email sighted to Hills Shire Council from MostynCopper with link to Flood Impact Strategy.</p> <p>Certifier response dated 5 September 2023 to confirm implementation of the Flood Impact Strategy in place of the development of a separate Flood Risk Management Plan is adequate, response to MostynCopper email from 4 September 2023.</p> <p>WSP Flood Impact Assessment – July 2022 sighted. As included in original SSDA submission.</p>		Compliant



ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			A copy of the plan must be submitted to Council and the Certifier.			
2.36	B	B36	<p><b>CONTAMINATION</b></p> <p>An Unexpected Contaminated Land and Asbestos Finds Procedure must be prepared before the commencement of any demolition / construction works and must be followed should unexpected contaminated land or asbestos be excavated or otherwise discovered during construction. The Unexpected Contaminated Land and Asbestos Finds Procedure must outline the steps to be undertaken to identify, report and manage any signs of potential environmental concern encountered during earthworks/redevelopment works.</p>	<p>Unexpected Find Protocol (Contamination) Rev 02 dated 7 September 2023. As per Construction Certificate 23-220977cc1, 6 October 2023 item 31.</p> <p>Asbestos was uncovered in the topsoil of the test pits of Building A during test pit investigation onsite between the dates of 10-12 October 2023.</p> <p>Following the findings, Kane Construction proceeded to act under their <i>Unexpected Finds Procedure</i> and as directed by Douglas Partners to stockpile the ACM, water down the material, cover with geofabric, pin geofabric down to the ground and set up an exclusion zone around the expected ACM stockpile.</p> <p>ACM has now been removed from site as of the 17 November 2023.</p>		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.	<p>Detailed Site Investigation (DSI) Report for test pits – Kane Construction letter dated 27 September 2023 to Certifier, stating to implement Unexpected Finds Protocol + testing of Daracon site following removal of demountable buildings.</p> <p>Unexpected Finds Protocol (Contamination) as per Rev 02.</p> <p>Additional testing under Daracon sheds and demountable as recommended in Detailed Site Investigation: Docket No. 11843 on 27 September 2023 by CSTS – Compaction &amp; 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>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				As per Construction Certificate 23-220977cc1, 6 October 2023 item 33.		
<b>3</b>	<b>PART</b>	<b>C</b>	<b>PRIOR TO COMMENCEMENT OF WORKS</b>			
3.1	C	C1	<b>NOTIFICATION OF COMMENCEMENT</b> The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Notice of Commencement letter to 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.		Compliant
3.3	C	C3	<b>ACCESS TO INFORMATION</b> 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) The following details are publicly available on website:		Compliant
			(a) make the following information and documents (as they are obtained or approved) publicly available on its website:	(i) Site Staging Plan, New Site Works Plan – Existing, Demolition Plan and drawings are available on the website and noted to be current (e.g., WSP Bulk Earthworks Plan, CV-320, Rev C1 dated 18 September 2023).		
			(i) the documents referred to in Condition A2 of this consent;	(ii) Development consent conditions and Assessment report is available on website.		
			(ii) all current statutory approvals for the development;	(iii) CEMP, PTMP, NVMP, AQMP, SWMP, TPP, WMP + Unexpected Finds Protocol		
			(iii) all approved strategies, plans and programs required under the conditions of this consent;	(iv) Regular monitoring on the environmental performance is not available on website.		
			(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;	(v) Comprehensive summary is not available on website.		
			(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	(vi) Summary of current stage:		
			(vi) a summary of the current stage and progress of the development;	<ul style="list-style-type: none"> <li>Design: Design continues to progress towards 100% final design with current focus on obtaining the first construction certificate.</li> </ul>		
			(vii) contact details to enquire about the development or to make a complaint;	<ul style="list-style-type: none"> <li>Site Establishment: Installation of site boundary fencing, site compound and connection of temporary site services to be completed by mid-late September 2023.</li> </ul>		
			(viii) a complaints register, updated monthly;	<ul style="list-style-type: none"> <li>Site Works: Bulk excavation to new community facility building and CoE building to commence early October to Mid November 2023. There will be an increase in vehicle</li> </ul>		
			(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;			

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> <li>(x) any other matter required by the Planning Secretary; and</li> <li>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</li> <li>(c) address any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.</li> </ul>	<p>movements along Stone Mason Drive. Traffic Management will be in place at all time during truck movements.</p> <ul style="list-style-type: none"> <li>(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</li> <li>(viii) Complaints Register included – no complaints received</li> <li>(ix) This is the first independent audit.</li> <li>(x) No further requests have been made from the Planning Secretary.</li> </ul> <p>(b) Information on the website was noted to be current and up to date at the time of this audit</p> <p>(c) No requests have been made from Planning Secretary relating to the compliance with the terms of this consent.</p> <p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 68: "Evidence of required documentation made publicly available, to satisfy DA Condition C3".</p>		
3.4	C	C4	<p><b>PROTECTION OF PUBLIC INFRASTRUCTURE AND STREET TREES</b></p> <p>Prior to the commencement of works, the Applicant must:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(c) ensure all street trees directly outside the site not approved for removal are retained and protected in accordance with the applicable Australian Standards.</li> </ul>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 items 35 and 36.</p> <ul style="list-style-type: none"> <li>(a) Consultation as per condition C6. Owner is Hills Shire Council.</li> <li>(b) Dilapidation Report – Opal Dilapidations on 28 August 2023, Ref OD3216 Rev 00, – issued to Hills Shire Council only 29 August 2023, issued to DPE SSD-24452965-PA-3, 29 August 2023</li> <li>(c) Retained tree evidence as per site inspection and contractor's weekly WHSE inspections.</li> </ul>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.5	C	C5	<p><b>COMPLAINTS AND ENQUIRIES PROCEDURE</b></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>As per Construction Certificate 23-220977cc1, 6 October 2023 item 38.</p>		Compliant
3.6	C	C6	<p><b>UTILITIES AND SERVICES</b></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.</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>		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
3.8	C	C8	<p><b>DIAL BEFORE YOU DIG SERVICE</b></p> <p>Prior to the commencement of any excavation on or near the site, the Applicant must submit to the satisfaction of the Certifier written confirmation from NSW Dial Before You Dig Service that the proposed excavation will not conflict with any underground utility services.</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 items 40 to 49.</p> <p>15 August 2023 search on DBYD ID 3433785 start date noted as 31 August 2023 to 31 December 2024.</p> <p>BYDA Sequence No, 228358647 dated 15 August 2023, Endeavour Energy.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.9	C	C9	<p><b>DEMOLITION</b></p> <p>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.</p>	<p>Temporary structures – demolished by others, prior to Kane Constructions. No demolition on site.</p> <p>Letter from Kane Constructions to Certifier presented, dated 27 August 2023 stating that demolition does not apply to the works.</p> <p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 50: “Confirmation of no Structural Demolition, to address DA Condition C9”.</p>		Not Triggered
3.10	C	C10	<p><b>CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</b></p> <p>Prior to the commencement of any earthwork or construction, a Construction Environmental Management Plan (CEMP) must be submitted to the Certifier. The CEMP must address, but not be limited to, the following matters where relevant:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> <li>(i) hours of work (in accordance with Condition D3 - D7)</li> <li>(ii) 24 hour contact details of the site manager</li> <li>(iii) community consultation and complaint handling procedure</li> <li>(iv) traffic management</li> <li>(v) noise and vibration management, prepared by a suitably qualified person</li> <li>(vi) management of dust and odour to protect the amenity of the neighbourhood</li> <li>(vii) stormwater control and discharge, including measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site</li> <li>(viii) contamination management, including any unexpected contamination finds protocol</li> <li>(ix) waste management</li> <li>(x) external lighting in compliance with applicable Australian Standards</li> <li>(xi) flora and fauna management.</li> <li>(xii) Construction Traffic and Pedestrian Management Plan</li> </ul> <p>(b) Construction Noise and Vibration Management Plan that includes the relevant recommendations and mitigation measures detailed in the Noise and Vibration Assessment, prepared by Resonate, dated 19 March 2022</p>	<p>The Environmental Management Plan, Revision 1 (PCoE Environmental Management Plan_01) has been prepared and is available on project’s website.</p> <p>Submitted by MostynCopper to DPE as per portal receipt SSD-24452965-PA-9, 9 October 2023. As per Construction Certificate 23-220977cc1, 6 October 2023 item 51, prior to commencement (works commenced 10 October 2023). DPE email response presented, dated 9 November 2023, stating no comments.</p> <p>(a) Following details are addressed in the CEMP:</p> <ul style="list-style-type: none"> <li>(i) EMP section 10.2 “Hours of Work” detailing the hours of work.</li> <li>(ii) EMP section 10.3 “24 Hour Contact Details” detailing the contact details and communication method including Telephone, Post and Email.</li> <li>(iii) EMP section 10.4 “Community Consultation and Complaint Handling Procedure” outlining the summary.</li> <li>(iv) EMP section 10.1 “sub-plans” and appendix A “Construction Pedestrian and Traffic Management Plan”</li> <li>(v) EMP section 10.1 “sub-plans” and appendix B “Construction Noise and Vibration Management Plan” prepared by “Resonate Consultants” Revision A, Dated: 11 September 2023.</li> <li>(vi) EMP section 10.5.2 “Dust and Odour” outlining the controls to manage dust and odour on site.</li> <li>(vii) EMP section 10.5.1 “Stormwater” referred to Appendix E “Construction Soil and Water Management Plan”.</li> </ul>	<p><b>PNRL-01-OFI-02:</b> A CEMP has been established, however, there was no signature or date within the revision table.</p> <p>There is an improvement opportunity to ensure that the CEMP is signed and dated.</p>	Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>(c) Air Quality Management Plan that includes the relevant recommendations and mitigation measures detailed in the Air Quality and Odour Assessment, prepared by SLR, dated March 2022;</p> <p>(d) Construction Waste Management Plan</p> <p>(e) Construction Soil and Water Management Plan</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure</p> <p>(h) waste classification (for materials to be removed) and validation (for materials to remain) to be undertaken to confirm the contamination status in these areas of the site.</p> <p>(i) include the relevant recommendations and mitigation measures detailed in the Traffic Impacts Assessment Report, prepared by WSP, dated July 2022;</p> <p>(j) include the relevant recommendations and mitigation measures detailed in the Aboriginal Cultural Heritage Assessment Report, prepared by Coast History &amp; Heritage, dated February 2022;</p> <p>(k) include the relevant recommendations and mitigation measures detailed in the Statement of Heritage Impact, prepared by Coast History &amp; Heritage, dated March 2022;</p> <p>(l) include the relevant recommendations detailed in the Arboricultural Impact Assessment, prepared by Earthscape Horticultural Services, dated February 2022</p> <p>(m) include the relevant recommendation and mitigation measures detailed in the Biodiversity Development Assessment Report, prepared by Cumberland Ecology, dated 29 July 2022;</p> <p>(n) include the relevant recommendations detailed in the Detailed Site Investigation (Contamination) with Limited Sampling, prepared by Douglas Partners, dated March 2022;</p> <p>(o) include the relevant recommendations detailed in the Report on Geotechnical Investigation, prepared by Douglas Partners, dated March 2022.</p> <p>In the event of any inconsistency between the consent and the CEMP, the consent will prevail. Prior to the commencement of works, a copy of the CEMP must be submitted to the Planning Secretary.</p>	<p>(viii) EMP section 10.5.4 “Contamination Management” referred to Appendix F “Unexpected Finds Protocol” procedure.</p> <p>(ix) EMP section 5.3 “waste”, section 10.7 “waste classification” and appendix D “Construction Waste Management Plan” outlining the controls to manage waste.</p> <p>(x) EEMP section 10.6 “External Lighting Compliance” states that all external lighting will be designed and installed in accordance with all relevant Australian Standards.</p> <p>(xi) EMP section 10.5.3 “Flora and Fauna Management” states that a project Ecologist will be engaged to provide assistance and advise of any issues relating to fauna and flora during the works.</p> <p>(xii) EMP Appendix A “Construction Pedestrian and Traffic Management Plan”</p> <p>(b) EMP Appendix B Construction Noise and Vibration Management Plan Rev A dated 11 September 2023 prepared by Resonate Consultants. Section 6 of CNVMP incorporates all relevant recommendation and mitigation measures detailed in the noise and vibration assessment prepared by Resonate, dated 19 March 2022.</p> <p>(c) EMP Appendix C Air Quality Management Plan Rev 1.0, dated 8 Sep 2023, prepared by SLR Consulting Australia. Section 7 of this plan incorporate all relevant recommendations and mitigation measures detailed in the Air Quality and Odour Assessment, prepared by SLR, dated March 2022.</p> <p>(d) EMP Appendix D Waste Management Plan Rev 1, dated September 2023, prepared by AusWide Consulting.</p> <p>(e) EMP Appendix E Construction Soil and Water Management Plan Rev A, dated 14 September 2023, prepared by WSP.</p> <p>(f) EMP Appendix F Unexpected Finds Protocol Rev 02 dated 7 September 2023. Section 7 “Unexpected Finds Protocol (Contamination)”.</p> <p>(g) EMP Appendix F Unexpected Finds Protocol Rev 02 dated 7 September 2023. Section 9 “Unexpected Finds Protocol (Heritage)”.</p> <p>(h) EMP section 10.7 “Waste Classification” &amp; Appendix D “Waste Management Plan”.</p>		

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<ul style="list-style-type: none"> <li>(i) EMP Appendix A Construction Pedestrian and Traffic Management Plan section 12 "Detail Traffic Management Measures to Ameliorate the Impacts of Proposed Works" incorporates all relevant recommendations and mitigation measures detailed in the Traffic Impacts Assessment Report, prepared by WSP, dated July 2022.</li> <li>(j) EMP Appendix F Unexpected Finds Protocol incorporates all relevant recommendations and mitigation measures detailed in the Aboriginal Cultural Heritage Assessment Report, prepared by Coast History &amp; Heritage, dated February 2022.</li> <li>(k) EMP Appendix F Unexpected Finds Protocol incorporates all relevant recommendations and mitigation measures detailed in the Statement of Heritage Impact, prepared by Coast History &amp; Heritage, dated March 2022.</li> <li>(l) EMP Appendix G Tree Protection Plan incorporates all relevant recommendations detailed in the Arboricultural Impact Assessment, prepared by Earthscape Horticultural Services, dated February 2022.</li> <li>(m) Reference to biodiversity development assessment report recommendations made under Section 10.5.3</li> <li>(n) EMP Appendix F Unexpected Finds Protocol incorporates all relevant recommendations detailed in the Detailed Site Investigation (Contamination) with Limited Sampling, prepared by Douglas Partners, dated March 2022. EMP Section 10.8 "Recommendation from Project Reports" - An environmental scientist will also inspect and test the ground following removal of the Daracon Compound (incl road base) and demountable buildings, to address the recommendation detailed in the Detailed Site Investigation (Contamination) Report, by Douglas Partners.</li> <li>(o) Recommendations from the "Geotechnical investigation report" from Douglas Partners were not included as it was concluded that there were no recommendations.</li> </ul>		
3.11	C	C11	<p><b>CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN</b></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</p>	As per Construction Certificate 23-220977cc1, 6 October 2023 items 52, 53 and 54.	<b>PNRL-01-Note-01:</b> It is recommended to update the CPTMP to include crane details	Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>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"> <li>(a) a description of the development;</li> <li>(b) location of any proposed work zone(s);</li> <li>(c) details of crane arrangements including location of any crane(s) and crane movement plan;</li> <li>(d) haulage routes;</li> <li>(e) proposed construction hours (in accordance with Condition D3 - D7);</li> <li>(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;</li> <li>(g) construction vehicle access arrangements;</li> <li>(h) construction program and construction methodology, including any construction staging;</li> <li>(i) a detailed plan of any proposed hoarding and/or scaffolding;</li> <li>(j) measures to avoid construction worker vehicle movements within the precinct;</li> <li>(k) consultation strategy for liaison with surrounding stakeholders, including other developments under construction;</li> <li>(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;</li> <li>(m) identify the cumulative construction activities of the development and other projects within or around the development site. Proposed measures to minimise the cumulative impacts on the surrounding road network must be clearly identified and included in the CPTMP; and</li> <li>(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.</li> </ul>	<p>Construction Pedestrian and Traffic Management Plan Rev 02 dated 14 September 2023. Appendix A "Construction Pedestrians Traffic Management Plan" Rev 01 dated 13 Sep 2023 prepared by ETM Australia.</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>Re-uploaded to portal on 15 September as per SSD-24452965-PA-2. All prior to works commencing (commencement notified as 10 October 2023)</p> <ul style="list-style-type: none"> <li>(a) Appendix A "Construction Pedestrians Traffic Management Plan" section 7 "Description and Detailed Plan of Proposed Measures"</li> <li>(b) Work Zones are not applicable.</li> <li>(c) Mobile cranes will be used at a later stage in the project.</li> <li>(d) CPTMP Appendix B "Traffic Control Plane – Site Compound Delivery".</li> <li>(e) Appendix A "Construction Pedestrians Traffic Management Plan" section 8 "Working Hours".</li> <li>(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.</li> <li>(g) Appendix A Construction Pedestrian Traffic Management Plan section 17 "Specific Method of Traffic Control – Site Access"</li> <li>(h) Appendix A Construction Pedestrian Traffic Management Plan section 7 "Description And Detailed Plan Of Proposed Measures".</li> <li>(i) Class A hoarding as per Traffic Guidance Scheme (TGS) KANE-01, prepared by EMT Traffic, Rev 00.</li> <li>(j) Appendix A Construction Pedestrian Traffic Management Plan section 17 "Specific Method of Traffic Control – Site Access"</li> </ul>	<p>prior to works commencing involving the use of cranes.</p>	



ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<ul style="list-style-type: none"> <li>(k) Appendix A Construction Pedestrian Traffic Management Plan section 15 “Communication Strategy”.</li> <li>(l) Appendix A Construction Pedestrian Traffic Management Plan section 18 “Assessment of Future Impact” &amp; section 13 “Effect on Public Transport”.</li> <li>(m) Daracon has own haulage routes on Memorial Avenue which are away from the works – minimal disruption affecting the project.</li> <li>(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.</li> </ul>		
3.12	C	C12	<p><b>CONSTRUCTION NOISE AND VIBRATION MANAGEMENT PLAN</b></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> <ul style="list-style-type: none"> <li>(a) identification of the specific activities that will be carried out and associated noise sources at the site.</li> <li>(b) identification of all potentially affected sensitive residential receiver locations;</li> <li>(c) quantification of the rating background noise level (RBL) for sensitive receivers, as part of the Plan, or as undertaken in the EIS;</li> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(g) description of management methods and procedures, and specific noise mitigation treatments/measures that can be implemented to control noise and vibration during construction;</li> </ul>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 55.</p> <p>Construction Noise and Vibration Management Plan prepared by “Resonate Consultants” Revision A, Dated: 11 September 2023. Prior to works commencing on the 10 October 2023.</p> <ul style="list-style-type: none"> <li>(a) CNVMP section 5.1.1 “Construction noise sources”.</li> <li>(b) CNVMP section 2.2 “Location”. The location of noise sensitive receivers are summarised in Figure 1 “Site Location in Context”.</li> <li>(c) CNVMP section 4.1.3 “Other Sensitive Land Uses” – Table 4 “Noise Management Levels for Residential Land Uses”</li> <li>(d) CNVMP section 5.1 “Construction Noise”</li> <li>(e) CNVMP section 5.1.1 “Construction Noise Sources”</li> <li>(f) CNVMP section 6 “Noise and Vibration Management Measures”</li> <li>(g) CNVMP section 6 “Noise and Vibration Management Measures” &amp; Table 17 “Noise and Vibration Management Measures”</li> <li>(h) CNVMP section 7.3 “Monitoring And Inspections”</li> </ul>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<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>(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>Resonate report dated 20 November 2023, Reference S23 0621LT1 – monitoring undertaken on the 14 September 2023 for attended monitoring at 4 locations (AM01 to 04). Noise level contributions from the Kane construction site were calculated to be below the predicted noise level stated in the CNVMP at all measured locations.</p>		
3.13	C	C13	<p><b>AIR QUALITY MANAGEMENT PLAN</b></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>(a) be prepared by a suitably qualified and experienced expert in accordance with the EPA’s Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (the Approved Methods);</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 56.</p> <p>Construction Air Quality Management Plan Rev 1.0, dated 8 September 2023, prepared by SLR Consulting Australia. Prior to works commencing on 10 October 2023.</p> <p>(a) The plan is prepared by SLR’s specialist air quality consultants.</p> <p>(b) CAQMP section 8 “Mitigation Measures” &amp; Table 6 “Air Emission Mitigation Measures”</p> <p>(c) CAQMP section 1.1 “Objectives of the CAQMP”</p> <p>(d) Dust and odour management strategies;</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			(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	(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 SiteHive used onsite to monitor air quality. No exceedances.		
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.		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.		Compliant
3.16	C	C16	<p><b>CONSTRUCTION WASTE MANAGEMENT PLAN</b></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> (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;	As per Construction Certificate 23-220977cc1, 6 October 2023 item 57. Waste Management Plan Rev 1.0 dated September 2023. Prior to works commencing on 10 October 2023. (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		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> <li>(c) procedures for minimising the movement of waste material around the site and double handling;</li> <li>(d) waste (including litter, debris or other matter) is not caused or permitted to enter any waterways;</li> <li>(e) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises;</li> <li>(f) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises;</li> <li>(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"> <li>(i) a traffic plan showing transport routes within the site;</li> <li>(ii) a commitment to retain waste transport details for the life of the project to demonstrate compliance with the Protection of the Environment Operations Act 1997; and</li> <li>(iii) the name and address of each licensed facility that will receive waste from the site (if appropriate).</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>leaving the site, including the regular skip bin collection trucks, must be cleaned of debris prior to leaving the site.</li> <li>(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.</li> <li>(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.</li> <li>(g) WMP section "Waste Handling and Storage"                             <ul style="list-style-type: none"> <li>(i) WMP figure 3 "Waste Handling at the Site"</li> <li>(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.</li> <li>(iii) 108 Madeline St Strathfield NSW 2136</li> </ul> </li> </ul>		
3.17	C	C17	<p><b>CONSTRUCTION SOIL AND WATER MANAGEMENT PLAN</b></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"> <li>(a) describe all erosion and sediment controls to be implemented during construction</li> <li>(b) provide a plan of how all construction works will be managed in a wet-weather event (i.e. storage of equipment, stabilisation of the Site)</li> <li>(c) detail all off-Site flows from the Site</li> <li>(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.</li> </ul>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 items 58 and 59.</p> <p>Construction Soil and Water Management Plan Rev A, dated 13 September 2023, prepared by WSP Australia Pty Ltd. Prior to works commencing on 10 October 2023.</p> <ul style="list-style-type: none"> <li>(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.</li> <li>(b) CSWMP section 3 "Wet Weather Management"</li> <li>(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.</li> <li>(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</li> </ul>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<p>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 &amp; F Sedimentation Basin Detail as depicted in Appendix A.</p> <p>Slighted update in location of the sediment basin – splitting basin into 2 – Dwg No. CV-370 Rev C1 with mark up. KANE-GCOR-000307 25 October 2023 to WSP, WSP responded to confirm approach to separate into two basins, 27 October 2023.</p>		
3.18	C	C18	<p><b>CONSTRUCTION PARKING</b></p> <p>Prior to the commencement of any earthwork or construction, the Applicant must submit to the satisfaction of the Certifier evidence that sufficient off-street parking has been provided for heavy vehicles and for site personnel (where required), to ensure that construction traffic associated with the development does not utilise on-street parking or public parking facilities.</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 60.</p> <p>Construction parking marked onsite, letter to Philip Chun 27 August 2023 from Kane Constructions.</p> <p>No impact to street or public as verified during site inspection.</p>		Compliant
3.19	C	C19	<p><b>COMPLIANCE</b></p> <p>Prior to the commencement of any earthwork or construction, the Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	<p>Sch002 Site Induction Slides, Site specifics as presented – environmental controls (ERSED, Mud on Road, Noise and Dust, Contamination), emergency procedures.</p> <p>Standard contract Item 5.2 for SSD consent. Excel Contracting – signed 3 November 2023.</p> <p>Hammertech is used for personnel records e.g., Excel Contracting 6 November 2023 – green tick for induction, ID 184655, white card included, dated 31 August 2023. Signed by individual.</p> <p>Douglas Partners – approved 6 November 2023, ID 598239. Includes SWMS 089 “Sieving of soil samples for asbestos”, last updated 9 October 2023. All Douglas Partners personnel were shown to have signed onto their SWMS.</p> <p>Resonate ID 714848 approved onsite 14 November 2023.</p>		Compliant
3.20	C	C20	<p><b>BARRICADE PERMIT</b></p> <p>Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the Roads Act 1993 for a Barricade Permit is to be obtained from the relevant authority prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant authority.</p>	<p>Not required. As per Construction Certificate 23-220977cc1, 6 October 2023 item 61: “Confirmation a Barricade Permit is not needed, to address DA Condition 20”.</p>		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.21	C	C21	<p><b>HOARDING</b></p> <p>An application under section 138 of the Roads Act 1993 is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road (if required) and such application is to include:</p> <ul style="list-style-type: none"> <li>(a) architectural, construction and structural details of the design as well as any proposed artwork</li> <li>(b) structural certification prepared and signed by an appropriately qualified practising structural engineer.</li> </ul>	<p>Not required. As per Construction Certificate 23-220977cc1, 6 October 2023 item 62: "Confirmation a Hoarding Permit is not needed, to address DA Condition 20".</p>		Not Triggered
3.22	C	C22	<p><b>OUTDOOR LIGHTING</b></p> <p>Prior to commencement of any lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 63.</p> <p>Erbas statement dated 12 September 2023 Issue A response to SSD Consent Condition B28/C22</p>		Compliant
3.23	C	C23	<p><b>PUBLIC LIABILITY INSURANCE</b></p> <p>Prior to the commencement of any earthwork or construction over, on or below Council land, the Applicant must submit to the satisfaction of the 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.</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 items 64 and 65.</p> <p>Email from Kane Constructions, 25 August 2023 to Hills Shire Council with attached Certificate, policy No. AU0000177CE, expires on 1 December 2023.</p>		Compliant
3.24	C	C24	<p><b>REMEDIAION – UNEXPECTED FINDS PROTOCOL</b></p> <p>Prior to the commencement of any earthwork or remediation works, the Applicant must submit to the satisfaction of the Certifier an Unexpected Finds Protocol which has been reviewed and endorsed by a suitably qualified Environmental Consultant familiar with the requirements Unexpected Finds Protocol. The protocol must outline contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works.</p>	<p>Unexpected Find Protocol Rev 02 dated 7 September 2023. Section 7 "UNEXPECTED FINDS PROTOCOL (CONTAMINATION)" outlines the contingency measures and procedures to be followed in the event unexpected finds for contaminated material on site.</p> <p>Endorsement by Douglas Partners on 13 September 2023 R.004.Rev0 GRB</p> <p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 66: "Geotechnical Statement on UFP, to satisfy DA Condition C24 (Douglas Partners Pty Ltd, 06/09/23)" and 67: "Unexpected Finds Protocol Plan, to satisfy DA Condition C24 (Kane Constructions Pty Ltd, 07/09/23)".</p>		Compliant
<b>4</b>	<b>PART</b>	<b>D</b>	<b>DURING CONSTRUCTION</b>			
4.1	D	D1	<p><b>APPROVED PLANS TO BE ON-SITE</b></p> <p>A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the</p>	<p>Hard copies of plans, development consent and CC1 stored at site office in folders.</p> <p>Also available on the One Drive under CC1 folder structure.</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifier.			
4.2	D	D2	<p><b>SITE NOTICE</b></p> <p>A site notice(s) must be erected in a prominent position on the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer. The notice(s) is to satisfy all, but not be limited to, the following requirements:</p> <p>(a) state the name, address and telephone number of the principal certifier for the work</p> <p>(b) state the name of the principal contractor (if any), its address and 24-hour contact phone number for any inquiries, including construction/noise complaints</p> <p>(c) state the approved hours of work</p> <p>(d) state that unauthorised entry to the work site is prohibited</p> <p>(e) the minimum dimensions of the notice are to measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size</p> <p>(f) the notice is to be durable and weatherproof and is to be displayed throughout the works period</p> <p>(g) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing.</p>	<p>As verified during site inspection:</p> <p>(a) name, address and telephone number stated</p> <p>(b) Kane Constructions, address and number stated</p> <p>(c) Hours of work included</p> <p>(d) Restricted entry noted</p> <p>(e) Sizing of signage appeared adequate</p> <p>(f) Material of signage appeared durable and weatherproof</p> <p>(g) Signage was visible at eye level.</p>		Compliant
4.3	D	D3	<p><b>HOURS OF CONSTRUCTION</b></p> <p>Construction, including the delivery of materials or machinery to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7 am and 6 pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8 am and 1 pm, Saturdays</p>	<p>Construction hours as per the EMP, included in contract, and displayed on site.</p> <p>No Saturday works occurring.</p>	<p><b>PNRL-01-OFI-03:</b> It was verified that hours of construction are included in the employee contracts and management plans, but were not included in the general and project inductions.</p> <p>There is an improvement opportunity to include the working hours within the induction slides.</p>	Compliant
4.4	D	D4	No work may be carried out on Sundays or public holidays.	No work occurring on Sundays or public holidays.		Compliant
4.5	D	D5	Activities may be undertaken outside of these hours if required:	No police access or emergencies to date.		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			(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.			
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. Piling will occur at a later stage of the development.		Not Triggered
4.8	D	D8	The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Notification to DPE by MostynCopper, Dated 16 October 2023 "SSD-24452965 – Condition D8: Incident Notification, Reporting and Response." Kane Construction notified Safe Work (Safe Work Reference Number: 2-222604) of the unexpected find (ACM). The unexpected find was not categorised as an incident – confirmation following conduct of the audit as provided: Email from MostynCopper to DPE 20 November 2023 asking to confirm if an incident report was required as per Condition D8. Email response from DPE to MostynCopper confirming that an incident report is not required, 21 November 2023.		Compliant
4.9	D	D9	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	As above no further notification or report required for the unexpected find.		Not Triggered
4.10	D	D10	<b>NON-COMPLIANCE NOTIFICATION</b> The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.	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	No non-compliances to date.		Not Triggered



ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			noncompliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.			
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 to date. The incident was not notified as a non-compliance.		Not Triggered
4.13	D	D13	<p><b>SAFework REQUIREMENTS</b></p> <p>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.</p>	<p>Personnel on site were noted to be in required PPE. Induction records were verified during the audit with staff's white cards recorded against individual profiles in the Hammertech system.</p> <p>Site secured with face recognition for turnstile access demonstrated during the site inspection.</p>		Compliant
4.14	D	D14	<p><b>IMPLEMENTATION OF MANAGEMENT PLANS</b></p> <p>The Applicant must ensure the requirements of the Construction Environmental Management Plan, Construction Pedestrian Traffic Management Plan, Construction Noise and Vibration Management Plan, Air Quality Management Plan, Construction Waste Management Plan and Construction Soil and Water Management Plan required by Part B of this consent are implemented during construction.</p>	<p>WHSE weekly walk in place to verify implementation of environmental management plans and site controls. Hammertech is used for the inspections with the ability to raise task observations (both positive and negative). Has risk ratings H to L.</p> <p>Inspection on 27 October 2023 ref ISP-124027. Positive observations included grass as groundcover, no dust evident. Sprinkler systems setup following advice from Douglas Partners for ACM, stockpiles covered with signage and flagging; hard stand and cattle grid installed.</p> <p>Inspection on 10 November 2023 ref ISP-124788. Positive observations for: acceptable use of plant onsite. Excel Contractors performing works within hours. Tree protection noted. Dust suppression with photos, ACM stockpile covered, site bins within capacity, management of ACM, ERSED controls in place, protection of pit drains. No chemical storage onsite.</p>	<p><b>PNRL-01-OFI-04:</b> There was only one overdue item which was identified during an environmental inspection to be addressed. However, upon demonstrating the Hammertech system, it was not initially clear how many actions were outstanding.</p> <p>There is an improvement opportunity to implement a process to ensure outstanding actions are managed in the future.</p>	Compliant
4.15	D	D15	<p><b>CONSTRUCTION NOISE LIMITS</b></p> <p>The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the CNVMP (Condition C12).</p>	As per Resonate report dated 20 November 2023, Reference S23 0621LT1 – monitoring undertaken on the 14 September 2023 for attended monitoring at 4 locations (AM01 to 04). Noise level contributions from the Kane construction site were calculated to be below the predicted noise level stated in the CNVMP at all measured locations.		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.	Communicated through contracts and management plans.		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
4.17	D	D17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Vehicle on site was noted to have a quacker instead of beeper.		Compliant
4.18	D	D18	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at any sensitive receiver is only undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than 1 hour respite between ceasing and recommencing any of the work the subject of this condition.	No high noise activities occurring at this stage of the project.		Not Triggered
4.19	D	D19	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	As per noise monitoring actioned by Resonate. Monthly report to be provided. SiteHive in place for real noise monitoring. Noise not deemed offensive. No complaints have been received.		Compliant
4.20	D	D20	<p><b>VIBRATION CRITERIA</b></p> <p>Vibration caused by construction at any residence or structure outside the Site must be limited to:</p> <p>(a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999);</p> <p>(b) for human exposure to vibration, the evaluation criteria set out in the Environmental Noise Management Assessing Vibration: a Technical Guideline (Department of Environment and Conservation, 2006) (as may be updated or replaced from time to time).</p>	Not yet triggered; vibration monitoring will occur at a later stage of the project.		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. Vibration monitoring will occur at this stage.		Not Triggered
4.22	D	D22	<p><b>AIR QUALITY</b></p> <p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent. During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p>	<p>Air Quality monitoring as per inspections and SiteHive data.</p> <p>(a) ACM stockpile was regularly wetted down as per advice from Douglas Partners. Material has now been removed from site.</p> <p>(b) No haulage occurring at this stage. VENM material will be covered prior to disposal off site.</p> <p>(c) Rumble grid installed at egress with hose down to reduce dirt tracking</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> <li>(c) trucks associated with the development do not track dirt onto the public road network;</li> <li>(d) public roads used by these trucks are kept clean;</li> <li>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces; and</li> <li>(f) all relevant recommendations and mitigation measures detailed in the Air Quality and Odour Assessment, prepared by SLR, dated March 2022 are implemented.</li> </ul>	<ul style="list-style-type: none"> <li>(d) Public roads noted to be clean with staff on site to sweep any excess</li> <li>(e) Hardstand installed prior to vehicles exiting</li> <li>(f) Implementation as per weekly WHSE inspections.</li> </ul>		
4.23	D	D23	<p><b>DUST CONTROL MEASURES</b></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> <ul style="list-style-type: none"> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(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;</li> <li>(f) all equipment wheels must be washed before exiting the site using manual or automated sprayers and drive through washing bays;</li> <li>(g) gates must be closed between vehicle movements and must be fitted with shade cloth; and</li> <li>(h) cleaning of footpaths and roadways must be carried out regularly</li> <li>(i) all relevant recommendations and mitigation measures detailed in the Air Quality and Odour Assessment, prepared by SLR, dated March 2022 are implemented.</li> </ul>	<p>Dust control measures were verified as follows:</p> <ul style="list-style-type: none"> <li>(a) Perimeter site fencing installed</li> <li>(b) Development is staged with earthworks currently in progress. Clay soil noted onsite.</li> <li>(c) Materials noted to be stored appropriately with no evidence of dust from stockpiled soil</li> <li>(d) No dust observed during the site inspection. Soil appeared dense.</li> <li>(e) No spoil being removed or imported on site at the time of this audit</li> <li>(f) Hose available at site access / egress with rumble grid and handstand in place.</li> <li>(g) Shade cloth surrounds the perimeter of the site fencing and securely locked when not in use</li> <li>(h) Workers on standby to sweep public road and footpath as required</li> <li>(i) Implementation as per weekly WHSE inspections with any observations raised in Hammertech for action.</li> </ul>		Compliant
4.24	D	D24	<p><b>TREE PROTECTION</b></p>	<p>Earthscape Horticultural Services Compliance Statement dated 21 September 2023 Ref: SSD-24452965. Tree</p>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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.	protection confirmed as compliant with additional inspection to occur following possession of Daracon site.  Tree protection also noted as per site inspection – refer to photos.		
4.25	D	D25	<b>BIODIVERSITY IMPACTS</b>  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.	Pre-clearance assessment letter from Cumberland Ecology 22 September 2023. Report included with letter as Appendix A.  26 September 2023 Clearance Supervision following inspection during clearing including Appendix A, Report  One habitat log salvaged at the back of the site. No other habitats identified.		Compliant
4.26	D	D26	<b>EROSION AND SEDIMENT CONTROL</b>  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. One sediment basin is being constructed with another planned at a later stage. Swales have been constructed to divert the water flow into the low points/basin. Protection of pit drains seemed effective with sandbags in place at site driveway.		Compliant
4.27	D	D27	<b>CUT AND FILL</b>  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.	No soil is being removed yet – currently cuts are stockpiled, with the plan that these will be reused as fill.  Once VENM reached, Douglas Partners will be brought into assess, categorise; this is then planned to be removed (location still to be confirmed).  No material being imported to date. Bedding sand, DBG for the car park to be imported later in 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 occurring.		Not Triggered
4.29	D	D29	<b>DISPOSAL OF SEEPAGE AND STORMWATER</b>	Not triggered. No pumping to the street stormwater system to occur.		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.			
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.	Hills Shire Council correspondence dated 9 November 2023 from Kane – approval granted to use existing stormwater pits. Kane queried pH levels, council responded 13 November 2023 confirming pH limits as lower – 6.5, upper – 8.0.		Compliant
4.31	D	D31	A separate written approval from Council is required to be obtained in relation to any proposed discharge of groundwater into Council's drainage system external to the site, in accordance with the requirements of section 138 of the Roads Act 1993.	As above, the Hills Shire Council email dated 9 November 2023. However, no discharge has occurred at this stage of the project.		Compliant
4.32	D	D32	<p><b>ASBESTOS</b></p> <p>The Applicant must ensure that any asbestos encountered on site is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including:</p> <ul style="list-style-type: none"> <li>(a) Work Health and Safety Regulation 2017;</li> <li>(b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016;</li> <li>(c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016; and</li> <li>(d) Protection of the Environment Operations (Waste) Regulation 2014.</li> </ul>	<p>Notification to DPE by MostynCopper, Dated 16 October 2023 “SSD-24452965 – Condition D8: Incident Notification, Reporting and Response.”</p> <p>First waste classification was the 12 October 2023 from Douglas Partner: Development: SSD-24452965, Construction and operation of Parramatta Eels Centre of Excellence and Community Facility, Kellyville.</p> <p>Class A Friable Asbestos removal organised through Excel Contractors. Beasy Pty Ltd are Class A removalists.</p> <p>Sighted SafeWork Notice of Intent to remove friable asbestos by licence holder Beasy Pty Ltd Class A and Class B. Date of notice 28/10/23 proposed work start was 11/10/23. Asbestos removal Licence number 211426.</p> <p>Sighted Waste Docket for Bingo industries landfill located at Eastern Creek 8 November 2023 Gross 43.20T, tare 17.70T, Net 25.50T – time in 9:55am, time out 10:20am – asbestos contaminated soils.</p> <p>Sighted asbestos air monitoring results dated 7 November 2023 – Eurofins lab reports 1041850.</p> <p>Sighted Laboratory analysis report 1041857-AID by Eurofins for clearance of asbestos unexpected find.</p>		Compliant
4.33	D	D33	<p><b>SITE CONTAMINATION ISSUES DURING CONSTRUCTION</b></p> <p>The Unexpected Contaminated Land and Asbestos Finds Procedure must be implemented throughout construction. If unexpected contamination is found, the applicant must conduct site investigations to determine the full nature and extent of the contamination at the project area. The site investigations must be undertaken, and the subsequent report/s, must be</p>	<p>As per notifications undertaken above.</p> <p>Douglas Partners is engaged as the hygienist onsite. Three documents developed:</p> <ul style="list-style-type: none"> <li>• Asbestos Cover Letter</li> </ul>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997.	<ul style="list-style-type: none"> <li>Remediation Works Plan, Project 207155.02, Rev 0, dated 1 November 2023</li> <li>Asbestos Report.</li> </ul> <p>An additional unexpected find has been uncovered during excavation of the sediment basin. Currently waiting on testing and classification.</p>		
4.34	D	D34	Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination, the Department must be immediately notified and works must cease. Works must not recommence on site until the Department confirms works can recommence.	<p>Notification to DPE by MostynCopper dated 16 October 2023 “SSD-24452965 – Condition D8: Incident Notification, Reporting and Response.”</p> <p>First waste classification was the 12 October 2023 from Douglas Partner: Development: SSD-24452965, Construction and operation of Parramatta Eels Centre of Excellence and Community Facility, Kellyville.</p> <ul style="list-style-type: none"> <li>Excel Contracting (Kane's Civil Contractor) and Douglas Partners (Client's Geotechnical &amp; Environmental Engineer) have undertaken test pit investigations onsite between the dates of 10-12 October 2023. Asbestos was uncovered in the topsoil of the test pits of Building A.</li> <li>Immediate steps undertaken in relation to the incident: Unexpected finds of Asbestos Contaminated Material (ACM) non-friable. during site geotechnical investigations. Kane Construction has notified Safe Work (Safe Work Reference Number: 2-222604) of the unexpected finds (ACM). MostynCopper on behalf of PNRL have notified the Department of the unexpected finds.</li> <li>Following the findings, Kane Construction proceeded to act under their Unexpected Finds Procedure and as directed by Douglas Partners have stockpile the ACM, water down the material, cover with geofabric, pin geofabric down to the ground and set up an exclusion zone around the expected ACM stockpile.</li> <li>Further action(s) that will be undertaken in relation to the incident: All stockpiles will remain covered as per Douglas Partners advice and Kane Construction Unexpected Finds Procedure. Testing of material in accordance with the relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act. As per Condition D34 works</li> </ul>		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				must not recommence on site until the Department confirms works can recommence. DPE response email dated 30 October 2023 confirming information is sufficient.		
4.35	D	D35	<b>CONSTRUCTION TRAFFIC</b> 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 are wholly located within site as noted during inspection.		Compliant
4.36	D	D36	<b>ROAD OCCUPANCY LICENCE</b> 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	<b>NO OBSTRUCTION OF PUBLIC WAY</b> 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	<b>CONTACT TELEPHONE NUMBER</b> 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	<b>COVERING OF LOADS</b> 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.	No yet occurring, however this will be implemented during spoil movement and as per weekly WHSE inspections.		Compliant
4.40	D	D40	<b>VEHICLE CLEANSING</b> 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.		Compliant
4.41	D	D41	<b>STOCKPILE MANAGEMENT</b> The Applicant must ensure: (a) stockpiles of material do not exceed 4 metres in height;	Excavation has commenced with cut being stockpiled and observed during the site inspection as follows: (a) stockpiles noted to be less than 4 metres in height (b) only excavated material currently stockpiled, no imports		Compliant

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<p>(b) stockpiles of material are constructed and maintained to prevent cross contamination; and</p> <p>(c) suitable erosion and sediment controls are in place for stockpiles.</p>	<p>(c) stockpiles were being placed onto geofabric with sediment fencing installed.</p>		
4.42	D	D42	<p><b>UNCOVERING RELICS OR ABORIGINAL OBJECTS</b></p> <p>All works must cease immediately if a relic or Aboriginal object is unexpectedly discovered. The Applicant must notify the Heritage Council of NSW in respect of a relic and notify the Planning Secretary and the Heritage Council of NSW in respect of an Aboriginal object. Building work may recommence at a time confirmed by either the Heritage Council of NSW or the Secretary of the Department of Planning, Industry and Environment.</p>	<p>No relics or Aboriginal finds have occurred.</p> <p>And Unexpected Finds Protocol (Heritage) has been developed and is on display throughout the site.</p>		Compliant
4.43	D	D43	<p>In this condition:</p> <p>“relic” means any deposit, artefact, object or material evidence that: relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and is of State or local heritage significance; and</p> <p>“Aboriginal object” means any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.</p>	<p>And Unexpected Finds Protocol (Heritage) has been developed and is on display throughout the site.</p>		Compliant
4.44	D	D44	<p><b>BUNDING</b></p> <p>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.</p>	<p>No chemicals currently being stored onsite.</p> <p>No requirement for an EPL to be obtained.</p>		Not Triggered
4.45	D	D45	<p><b>SETTING OUT OF STRUCTURES</b></p> <p>The building must be set out by a registered surveyor to verify the correct position of the structure in relation to property boundaries and the approved alignment levels. The registered surveyor must submit a plan to the Certifier certifying that structural works are in accordance with the approved development application.</p>	<p>This condition will be triggered during the Operational Certificate phase.</p>		Not Triggered
4.46	D	D46	<p><b>LOADING AND UNLOADING DURING CONSTRUCTION</b></p> <p>The following requirements apply:</p> <p>(a) all loading and unloading associated with construction must be accommodated on-site;</p> <p>(b) a Works Zone is required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to the relevant road authority at least 8 weeks prior to commencement of works on the site. Consent for a Works Zone may be given for a specific</p>	<p>(a) During the site inspection it was observed to be adequate room for loading and unloading on site, however no activities of this kind were taking place.</p> <p>(b) No Work Zones required for the development.</p> <p>(c) This is not yet triggered. This may occur during a later stage of the development</p>		Compliant



ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<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>			
<b>5</b>	<b>APPX A</b>	<b>A</b>	<b>ADVISORY NOTES</b>			
5.1	APPX A	AN1	<p><b>APPEALS</b></p> <p>The Applicant has the right to appeal to the NSW Land and Environment Court in the manner set out in the EP&amp;A Act and the EP&amp;A Regulation.</p>	No appeals.		Not Triggered
5.2	APPX A	AN2	<p><b>OTHER APPROVALS AND PERMITS</b></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><b>RESPONSIBILITY FOR OTHER CONSENTS / AGREEMENTS</b></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.</p> <p>As per approvals prescribed by service providers under conditions C6 and C7.</p>		Compliant
5.4	APPX A	AN4	<p><b>DISABILITY DISCRIMINATION ACT</b></p> <p>This application has been assessed in accordance with the EP&amp;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 &amp; Access (ACAA #456), Issue B dated 15 September 2023</p>		Compliant
5.5	APPX A	AN5	<p>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 &amp; 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.</p>	<p>As per Construction Certificate 23-220977cc1, 6 October 2023 item 17.</p> <p>Architecture &amp; Access (ACAA #456), Issue B dated 15 September 2023</p>		Compliant
5.6	APPX A	AN6	<p><b>COMMONWEALTH ENVIRONMENT PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999</b></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</p>	<p>Not triggered.</p> <p>Cumberland Ecology Clearance Supervision following inspection during clearing including Appendix A, Report 26 September 2023</p>		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister.			
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.		Not Triggered
5.8	APPX A	AN8	<p><b>BUILDING PLAN APPROVAL</b></p> <p>You must have your building plans stamped and approved before any construction is commenced. Approval is needed because construction/building works can affect Sydney Water's assets (e.g. water, sewer and stormwater mains).</p> <p>For further assistance please telephone 13 20 92 or refer to the Building over or next to assets page on the Sydney Water website (see plumbing, building and developing then building over or next to assets).</p>	Sydney Water stamped plan A2.14, 30 May 2023 No. 1257841. Commenced as notified, 10 October 2023.		Compliant
<b>6</b>	<b>APPX B</b>	<b>B</b>	<b>INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS</b>			
6.1	APPX B	1.	<p><b>WRITTEN INCIDENT NOTIFICATION REQUIREMENTS</b></p> <p>A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under this consent or; having given such notification, subsequently forms the view that an incident has not occurred.</p>	Not triggered. Unexpected asbestos find, although submitted as an incident, was not considered to be a material harm incident.		Not Triggered
6.2	APPX B	2.	<p>Written notification of an incident must:</p> <ul style="list-style-type: none"> <li>identify the development and application number;</li> <li>provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);</li> <li>identify how the incident was detected;</li> <li>identify when the Applicant became aware of the incident;</li> </ul>	Not triggered. Unexpected asbestos find, although submitted as an incident, was not considered to be a material harm incident.		Not Triggered

ID No.	SSD Part	Req. No.	SSD-24452965 Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			<ul style="list-style-type: none"> <li>• identify any actual or potential non-compliance with conditions of consent;</li> <li>• describe what immediate steps were taken in relation to the incident;</li> <li>• identify further action(s) that will be taken in relation to the incident; and</li> <li>• identify a contact person for further communication regarding the incident.</li> </ul>			
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.	As per DPE email 21 November 2023, an incident report was not required for the unexpected asbestos find.		Not Triggered
6.4	APPX B	4.	The Incident Report must include: <ul style="list-style-type: none"> <li>(a) a summary of the incident;</li> <li>(b) outcomes of an incident investigation, including identification of the cause of the incident;</li> <li>(c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and</li> <li>(d) details of any communication with other stakeholders regarding the incident.</li> </ul>	As per DPE email 21 November 2023, an incident report was not required for the unexpected asbestos find.		Not Triggered

---

# Appendix E – Consultation with DPE & Council

**Barbara Pater**

---

**From:** Barbara Pater  
**Sent:** Wednesday, 8 November 2023 7:35 AM  
**To:** DPE PSVC Compliance Mailbox  
**Cc:** Erik Moss; Kael Williams  
**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 initial Independent Environmental Audit of the Parramatta Eels – Kellyville Park Community Facility and Centre of Excellence project, as a requirement of Consent Conditions SSD-24452965.

The audit will be conducted on the 20 November 2023 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. We note that auditor approval is still in progress and confirm that APP will not undertake the audit until DPE approval has been received for the auditing team.

In line with the consultation requirements of the DPE guideline Independent Audit Post Approval Requirements 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.

Yours sincerely,

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



0415 764 785 | [app.com.au](http://app.com.au)  
Gadigal Country | Level 14, 10 Spring Street, Sydney, NSW 2000



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

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

**Barbara Pater**

---

**From:** Brigitte Healey <brigitte.healey@dpie.nsw.gov.au>  
**Sent:** Thursday, 9 November 2023 3:49 PM  
**To:** Barbara Pater  
**Cc:** Erik Moss; Kael Williams  
**Subject:** RE: Independent Environmental Audit - Parramatta Eels – Kellyville Park Community Facility and Centre of Excellence (SSD-24452965)

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

**Categories:** 1. Save to KM

**EXTERNAL**

Good afternoon Barbara,

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

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

In relation to specific areas, NSW Planning requests the audit provide a further focus on the unexpected asbestos find onsite.

In addition, the 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**  
**Compliance Officer – Metro**

NSW Planning | Department of Planning and Environment  
T 02 8229 2936 | E [brigitte.healey@dpie.nsw.gov.au](mailto:brigitte.healey@dpie.nsw.gov.au)  
Locked Bag 5022 | PARRAMATTA NSW 2124  
[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



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

---

**From:** Barbara Pater <[Barbara.Pater@app.com.au](mailto:Barbara.Pater@app.com.au)>  
**Sent:** Wednesday, 8 November 2023 7:35 AM  
**To:** DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>  
**Cc:** Erik Moss <[emoss@mostyncopper.com.au](mailto:emoss@mostyncopper.com.au)>; Kael Williams <[kwilliams@mostyncopper.com.au](mailto:kwilliams@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 initial Independent Environmental Audit of the Parramatta Eels – Kellyville Park Community Facility and Centre of Excellence project, as a requirement of Consent Conditions SSD-24452965.

The audit will be conducted on the 20 November 2023 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. We note that auditor approval is still in progress and confirm that APP will not undertake the audit until DPE approval has been received for the auditing team.

In line with the consultation requirements of the DPE guideline Independent Audit Post Approval Requirements 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.

Yours sincerely,

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



0415 764 785 | [app.com.au](http://app.com.au)  
Gadigal Country | Level 14, 10 Spring Street, Sydney, NSW 2000



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

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

**Barbara Pater**

---

**From:** Barbara Pater  
**Sent:** Monday, 13 November 2023 9:17 AM  
**To:** council@thehills.nsw.gov.au  
**Cc:** Erik Moss; Kael Williams; Michelle Battam; Sanan Qasim  
**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 initial Independent Environmental Audit of the Parramatta Eels – Kellyville Park Community Facility and Centre of Excellence project, as a requirement of Consent Conditions SSD-24452965.

The audit will be conducted on the 20 November 2023 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 Department of Planning and Environment's guideline *Independent Audit Post Approval Requirements 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.

Thanks and regards,

**Barbara Pater**

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



0415 764 785 | [app.com.au](http://app.com.au)  
Gadigal Country | Level 14, 10 Spring Street, Sydney, NSW 2000



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

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



---

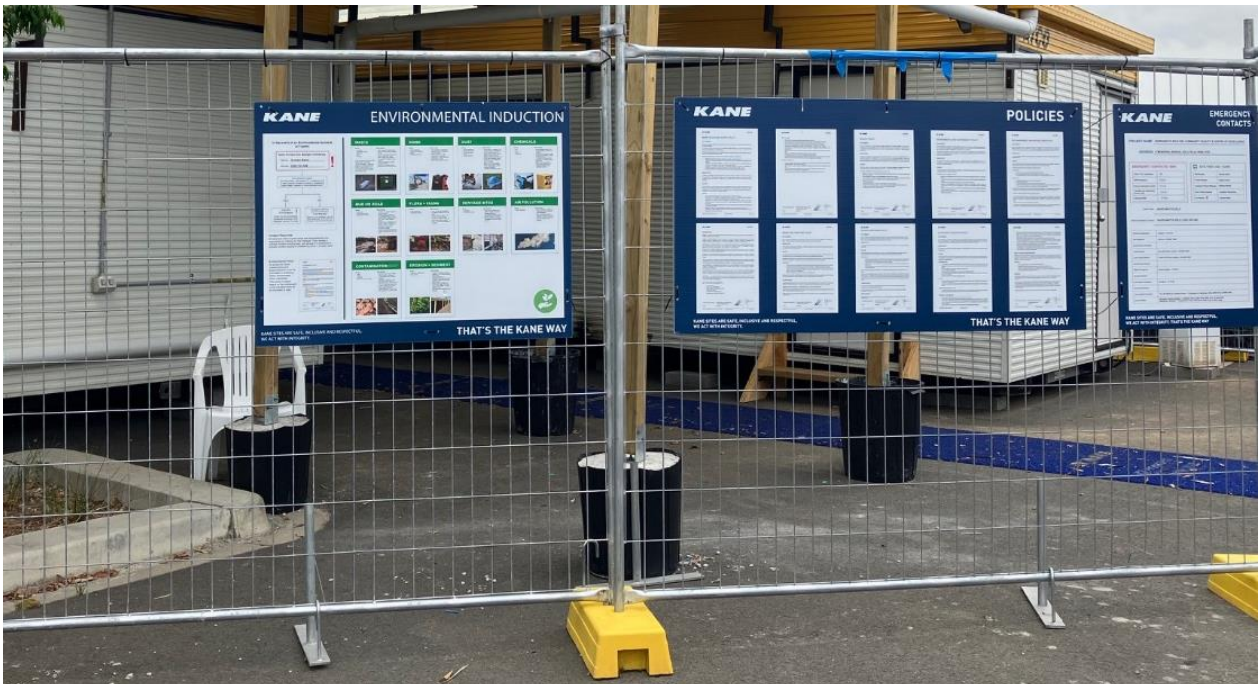
# Appendix F – Audit Photos

## Audit Photos – 20 November 2023 Kellyville Community Facility & Centre of Excellence

### Audit Photos – 20 November 2023



Project information on display and secured turnstile to Site. Site accessible using face recognition application. Designated blue walkway throughout the site.



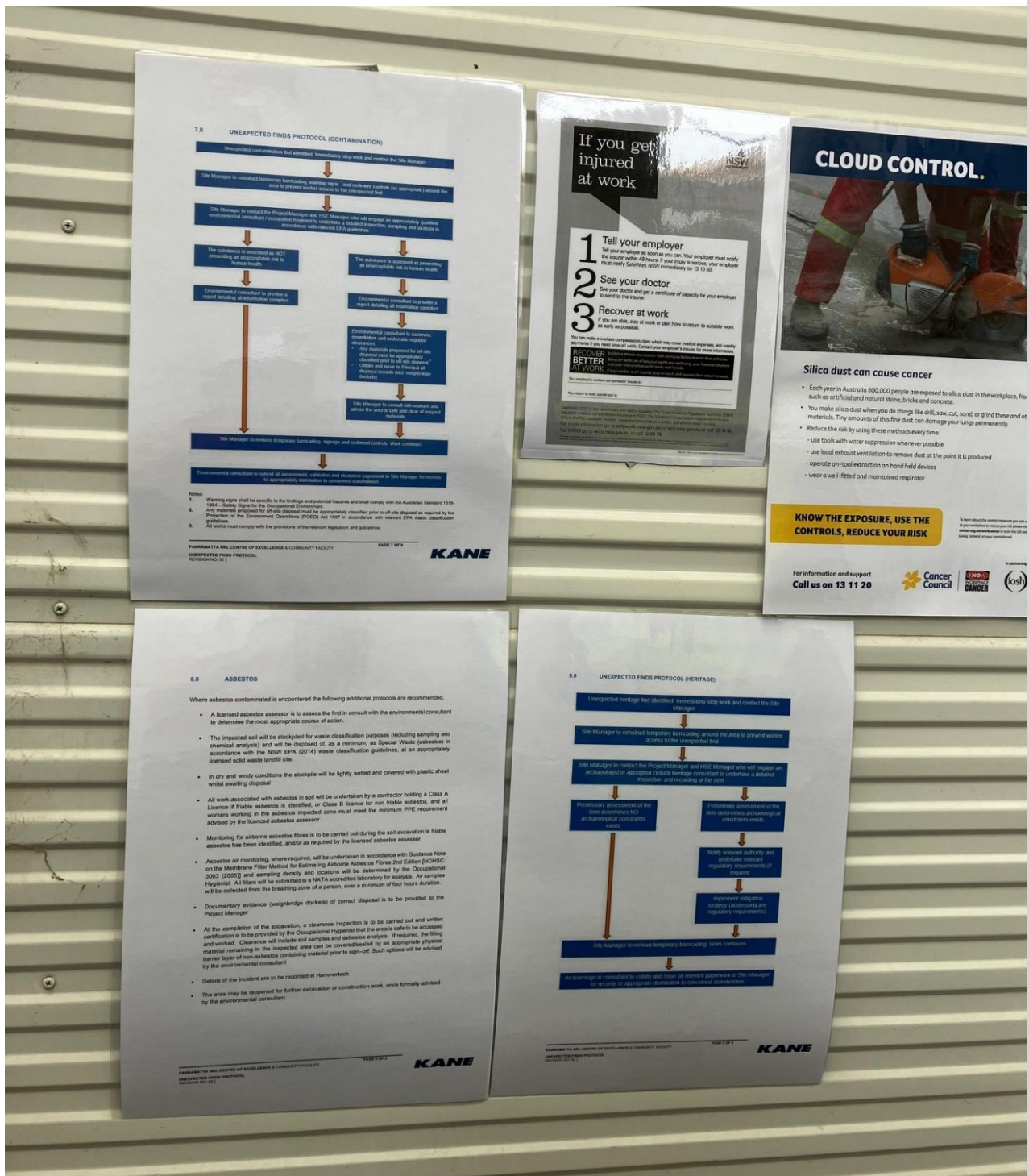
Environmental induction, policies and emergency contacts on display.

Audit Photos – 20 November 2023



Project signage as required by Condition D2.

Audit Photos – 20 November 2023



Unexpected Finds Protocol (Contamination), Unexpected Finds Protocol (Heritage) and Asbestos protocols on display at site.

Audit Photos – 20 November 2023



Procedures, plans and protocols are all accessible through QR codes as linked to the Hammertech system e.g., How to safely remove asbestos.



Previous location where asbestos was stored, now removed.

Audit Photos – 20 November 2023



Spill kit located onsite.

Audit Photos – 20 November 2023



Fencing with shade cloth installed at existing carpark.



Shade cloth installed around the perimeter of the site. Carpark noted to be clean and clear. Excavator observed within project boundary.

Audit Photos – 20 November 2023



Excavated material topsoiled for reuse onsite. Sediment fencing installed.



Excavated sandstone with plans to incorporate into the development.



Audit Photos – 20 November 2023



All plant and equipment contained within the site.



Sediment fencing installed at border with Daracon site.

Audit Photos – 20 November 2023



Swales to divert water flow as per erosion and sediment control plan.



Sandbags in place at site exit.

Audit Photos – 20 November 2023



Rumble grid and hardstand at site access/egress.



Audit Photos – 20 November 2023



Tree protection in place.



Tree retained as habitat log

Audit Photos – 20 November 2023



No dust observed from activities onsite.



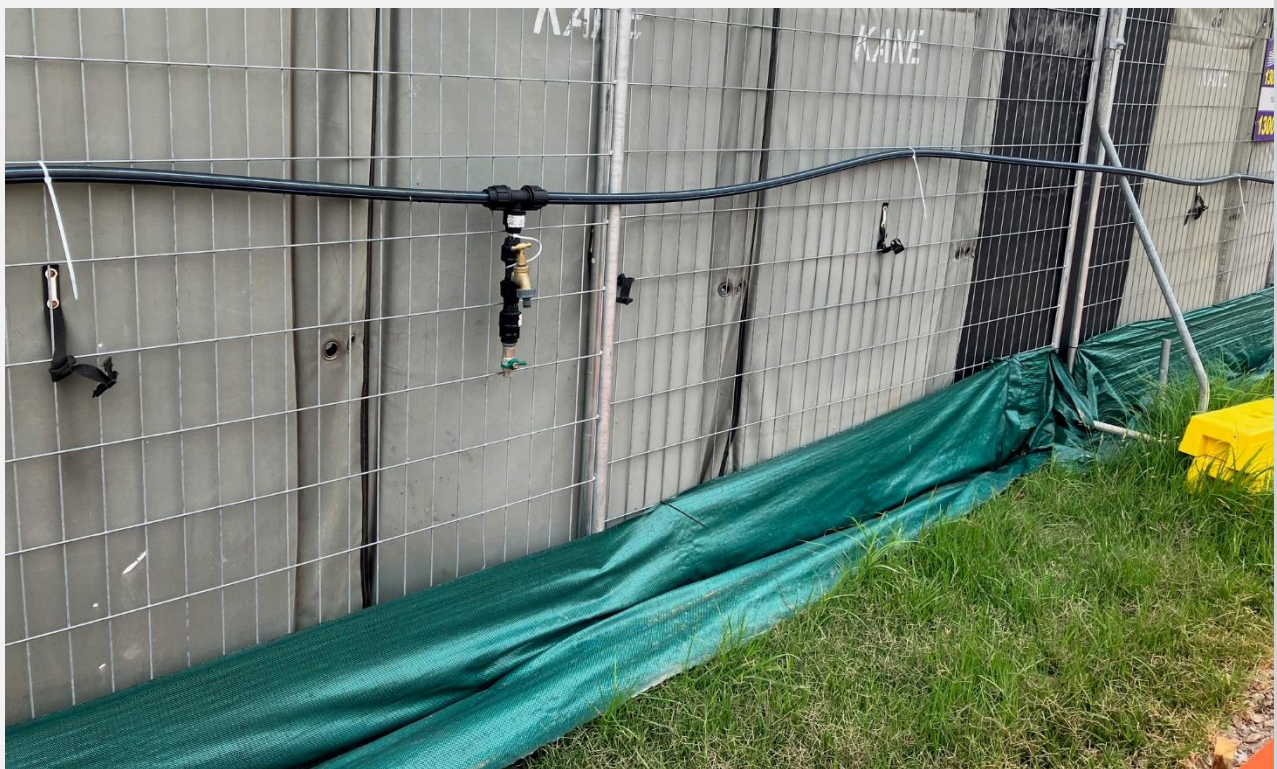
Audit Photos – 20 November 2023



Protection of pit drain. Sediment basin being excavated. Work has stopped in this area due to unexpected find. Pipe to be sampled by hygenist and sent for testing.



Audit Photos – 20 November 2023



Potable water connected to service the site. Sediment fences installed along the perimeter.



Audit Photos – 20 November 2023



Grassy area will be converted into secondary sediment basin when required.



Area where spectator seating shall be installed for the Centre of Excellence.



Audit Photos – 20 November 2023



Carpark spaces obtained for future excavation.



Waste bins available onsite.



**The APP Group**

[app.com.au](http://app.com.au)