



Independent Environmental Audit Report 1 (IA1)

Deicorp Construction Pty Ltd

Tallawong Station Precinct South (SSD 10425)

Rouse Hill NSW



Audit Date: 6 October 2021

Morasey Ref: MEDEI: 2022100-01

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MEDEI 2022100-01_IA1_Tallawong_Oct21_RevA.doc

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Document Quality Management Details.	
Report Name:	Independent Environmental Audit Report 1 (IA1)
Site Details:	Tallawong Station Precinct South (SSD 10425) Rouse Hill NSW
Project Number:	2022100-01
Client Name:	Deicorp Construction Pty Ltd
Client Number:	MEDEI

Revision	Date Prepared	Prepared By	Summary of Revision
DRAFT	18.10.2021	Morasey Environment Pty Ltd	Draft submission to client for review
RevA	20.10.2021		Final submission to client

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Executive Summary

This report presents the findings of the first Independent Environmental Audit (IA1) conducted by Morasey Environment Pty Ltd on Monday 6th October 2021 for the Deicorp Tallawong Station Precinct South Project located in Rouse Hill NSW. The temporal period covered by the audit is from the date of approval on 20 July 2021 to the date of the site inspection on 6 October 2021. The environmental performance of the project was assessed at the time of the site inspection on 6 October 2021.

The details of the Development are as follows:

Application Number:	SSD 10425
Applicant:	Deicorp Construction Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	1-15 and 2-12 Conferta Avenue, Rouse Hill NSW Lots 293 and 294/DP 1213279
Date of Consent:	20 July 2021
Development:	Construction of a staged mixed-use development (Tallawong Station Precinct South) comprising: <ul style="list-style-type: none">• 17 buildings of between two and eight storeys to a maximum height of 34.69 m (RL 91.600)• maximum gross floor area (GFA) of 93,393 m²• 987 dwellings• retail, commercial and community uses of approximately 9,000 m² GFA• 5% affordable housing (50 dwellings)• basement for car parking and services• land and stratum subdivision• landscaping of the public and private domain• publicly accessible park• new public and private roads and pedestrian connection

The purpose of this audit was to undertake the necessary assessment and review of compliance with SSD 10425 Conditions of Approval, and the implementation and effectiveness of environmental management and mitigation measures in the Construction Environmental Management Plan (CEMP). Specifically, this audit was required to satisfy Condition A23 of SSD 10425 which requires Independent Audits of the development to be carried out in accordance with the Independent Audit Post Approval Requirements (IAPARs) prepared by the NSW Department of Planning, Industry and Environment (DPIE), dated May 2020.

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

The audit includes an assessment of compliance with Conditions of Approval (CoA) in Part A Administrative Conditions, Part B Prior to Issue of Construction Certificate, Part C Prior to

Commencement of Works, and Part D During Construction, of SSD 10425. The audit also includes an assessment of compliance with selected mitigation measures in the Project CEMP and Sub-Plans. A summary of non-compliances has been presented in the table below.

Summary of Non-Compliances with CoA in SSD 10425 (Parts A-D), CEMP & Sub-Plans – IA1

CoA	Summary of Non-Compliance – IA1
C33	<p>The RAP (with UFP attached) was not listed on CC1. Evidence of ‘satisfaction of the Certifier’ was requested during the audit and provided in an email from City Plan, dated 13/10/2021.</p> <p>Evidence of review and endorsement of the Unexpected Finds Protocol (UFP) by the EPA Site Auditor was provided, dated 6/10/2021.</p> <p>Both of the above requirements were satisfied after the commencement of earthworks and remediation works, and are therefore non-compliant with C33.</p>

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

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

The outcome of the audit indicated a good effort by the Deicorp project team on achieving compliance with conditions from Parts A-D of SSD 10425, and mitigation measures in the CEMP and Sub-Plans. Overall, **one Non-Compliances with SSD 10425** was identified (from a total of 150 conditions assessed), and **no Non-Compliances with the CEMP and Sub-Plans** (from a total of 25 mitigation measures assessed).

The most significant risk environmental risk was considered to be the management of soil and groundwater contamination under a Remediation Action Plan (RAP), and the management of groundwater under a Dewatering Management Plan (DMP). EI Australia was engaged to manage the implementation of the RAP and DMP, and an EPA Site Auditor was engaged to verify that legislative obligations had been met, and validation upon completion of remediation. The management of these processes was ongoing and will be further verified as the project progresses and during future independent audits.

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

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

Independent Environmental Audit Report 1

Deicorp Construction Pty Ltd

Tallawong Station Precinct South (SSD 10425)

Rouse Hill NSW

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1. Introduction

This report presents the findings of the first Independent Environmental Audit (IA1) conducted by Morasey Environment Pty Ltd on Monday 6th October 2021 for the Deicorp Tallawong Station Precinct South Project located in Rouse Hill NSW. The project was approved as a State Significant Development (SSD 10425) on 20th July 2021.

1.1 Project Description and Location

The project site that is the subject of this audit is Stage 1 (Lot 294 DP 1213279) of the Deicorp Construction Pty Ltd mixed-use development located between Conferta Avenue, Cudgegong Road and Themeda Avenue, Rouse Hill NSW. Stage 2 of the development (Lot 293 DP 1213279), located directly to the south of Stage 1, will be included in the scope of future independent audits once construction commences.

The development is located in Tallawong Station Precinct South approximately 16km from the Parramatta CBD, and 1.7 km from the commercial centre of Rouse Hill in the Blacktown City Council Local Government Area (LGA). The Stage 1 development is situated directly to the south of the Sydney Metro Northwest Tallawong Railway Station on Themeda Ave, and 700m southeast of the Sydney Metro stabling facility. A 1,000 space Metro commuter car park is located immediately to the west of the site. **Figure 1** below depicts an aerial view of the site.



Figure 1: Tallawong Station Precinct South SSD 10425 Site Location, Source: Nearmap / DPIE Environmental Assessment

The project involves the construction of a staged mixed-use development (Tallawong Precinct South) comprising:

- 17 buildings of between two and eight storeys to a maximum height of 34.69m (RL 91.600)
- Maximum gross floor area (GFA) of 93,393m²
- 987 dwellings
- Retail, commercial and community uses of approximately 9,000m² GFA
- 5% affordable housing (50 dwellings)
- Basement for car parking and services
- Land and stratum subdivision
- Landscaping of the public and private domain
- Publicly accessible park, and
- New public and private roads and pedestrian connection.

As noted in the Department's Assessment, *"the proposal will deliver new housing and a new local retail and commercial centre, supported by infrastructure, open space, and public transport consistent with the strategic planning objectives for the North West growth area"*. The proposed built form *"will deliver a high-quality development that would make a positive contribution to the existing and emerging character of the surrounding area"*.

1.1.1 SSD Approval

Details of the Development are as follows:

Application Number:	SSD 10425
Applicant:	Deicorp Construction Pty Ltd
Consent Authority:	Minster for Planning and Public Spaces
Site:	1-15 and 2-12 Conferta Avenue, Rouse Hill NSW Lots 293 and 294/DP 1213279
Date of Consent:	20 July 2021

The proposal is State Significant Development (SSD) under Section 4.36 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as the development has a Capital Investment Value (CIV) in excess of \$30 million (\$332 million) and is for the purpose of commercial premises and residential accommodation associated with railway infrastructure under clause 19(2)(a) of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP).

1.2 Audit Objectives

The purpose of this audit was to undertake the necessary assessment and review of compliance with SSD 10425 Conditions of Approval, and the implementation and effectiveness of environmental management and mitigation measures in the Construction Environmental Management Plan (CEMP) and Sub-Plans.

1.3 Scope

The scope of the audit included:

- Assessment of compliance with the Project Conditions of Approval, Parts A- D of SSD 10425
- An assessment of the environmental performance of the development, including:
 - Actual impacts compared to predicted impacts in the Environmental Assessment and Environmental Impact Statement (EA & EIS)
 - Incidents, non-compliances and complaints that occurred or were made during the audit period, and
 - The performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit.
- A high-level assessment of the adequacy of the project's CEMP and Sub-Plans, and
- Any other matters considered relevant by the auditor or the Department taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.

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

1.3.1 Audit Period

The audit period is between the date of approval on 20 July 2021 to the date of the site inspection for this Independent Audit 1 (IA1), 6 October 2021. The status of site documentation was confined in time to between these dates. The environmental performance of the project was assessed at the time of the site inspection on 6 October 2021.

1.3.2 Auditor Approval and Declaration of Independence

The audit was conducted by Josephine Heltborg (Exemplar Global Certified Principal Environmental Auditor, Certificate No. 111000) of Morasey Environment Pty Ltd, approved by the Department of Planning, Industry and Environment (the Department | DPIE) in correspondence dated 29 September 2021. The Department's Letter of Agreement to the Independent Auditor is included as **Attachment 2**.

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

1.4 Regulatory / Approval Requirements

The main regulatory instrument that applies to the site is the Development Consent, issued to Deicorp Construction Pty Ltd by the Minister for Planning and Public Spaces (SSD 10425), pursuant to Section 4.38 of the *Environmental Planning and Assessment Act 1979*, dated 20 July 2021, subject to a number of approval conditions. As required by Condition A23 of SSD 10425, Independent Audits of the development must be carried out:

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

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

A Concept Plan (SSD 9063) was previously approved for the site on 21 February 2019. The Environmental Impact Statement (EIS) found the proposal is consistent with the State *Environmental Planning Policy (SEPP) (Sydney Regional Growth Centres) 2006* as well as the relevant key development standards and the specific objectives and design principles of the approved Concept Plan.

1.5 Methodology

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

The audit included an inspection of the active works being conducted on Monday 6 October 2021, and interviews with key Deicorp site and management personnel. The audit included the review of project documentation and records maintained both on site, and subsequent requests for information maintained off site. The audit attendee list for the opening and closing meetings is included as **Attachment 4** and photographs from the site inspection are included in **Section 5**.

The Audit Table is included in **Attachment 1** and was used to assess compliance with Parts A-D of SSD 10425 as follows:

- **Part A:** Administrative Conditions (Conditions A1-A31)
- **Part B:** Prior to Issue of Construction Certificate (Conditions B1-B36)
- **Part C:** Prior to Commencement of Works (Conditions C1-C39)
- **Part D:** During Construction (Conditions D1-D44)

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

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

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

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

The following Auditees were present during the Audit:

- Carl Hely, Deicorp Site Manager
- Grant Madsen, Deicorp Project Manager

1.5.1 Agency Consultation

Section 3.2 of the IAPARs requires the auditor to “consult with the Department, who may request that other parties or agencies are consulted, including the Community Consultative Committee chairperson (if one is required for the project), to obtain their input into the scope of the audit”.

The NSW Department of Planning, Industry and Environment (DPIE), Blacktown City Council, Sydney Metro Northwest, Natural Resource Access Regulator (NRAR) and DPIE Environment, Energy and Science (EES) were consulted via email on 27 September 2021. No requests in addition to the IAPARs were made. Evidence of consultation is included in **Attachment 5**.

1.5.2 Audit Preparation and Document Review

The primary documents reviewed as part of the audit scope are listed below:

- AECOM Air Quality Management Plan (AQMP), Job No.: 60618532, Rev 1, 23/7/2021
- Acoustic Logic Construction Noise and Vibration Management Plan (CNVMP), Ref 20210646.1/1907A/R1/RF, Rev1, 19/7/2021
- Barker Ryan Stewart Construction Environmental Management Plan (CEMP) – Stage 1 Early Works, Project No. SY190226, Rev03, 29/7/2021
- Barker Ryan Stewart Construction Pedestrian and Traffic Management Plan (CPTMP) – Stage 1 Early Works, Project No. SY190226, Rev 1, 28/7/2021
- Barker Ryan Stewart Construction Soil and Water Management Plan (SWMP), Project No. SY190226, Rev 2, 19/7/2021
- Barker Ryan Stewart Construction Waste Management Plan (CWMP), Project No. SY190226, Rev 2, 19/7/2021
- City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1)
- Department of Planning Industry and Environment (DPIE) Stage 2 – Detailed Development Application and Modification Application State Significant Development Assessment SSD 9063 MOD 1 & SSD 10425, July 2021
- Deicorp Community Communication Strategy, Tallawong Village Precinct, Rev2, dated 15/07/2021
- Development Consent, State Significant Development (SSD) 10425, Instrument of Approval, dated 20 July 2021
- El Australia Additional Groundwater Investigation, Ref E24445.E17_Rev0, 1/10/2020
- El Australia Dewatering Management Plan, Tallawong Site 1, Rev0, dated 26/3/2021
- El Australia Groundwater Take Assessment, SSD 10425, dated 30/9/2020
- El Australia Remediation Action Plan, Ref: E24445.E06, Rev1, 16/4/2020
- Elephants Foot Operational Waste Management Plan, Report No. SO402 Rev G, 27/7/2021
- Rain Tree Consulting Tree Audit & Impact Assessment Report, Ref No- RTC-5120, 16/4/2020
- Sutherland & Associates Planning Environmental Impact Statement SSD 10425, May 2020

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

Additional audit preparation activities included:

- Preparation of an Audit Plan
- Development of Audit Checklists
 - SSD 10425 Conditions of Approval Parts A, B, C & D
 - Selected mitigation measures documented in the Project CEMP and Sub-Plans

2. Limitations

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

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

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

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

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

3. Audit Findings

The following sections provide a summary of the findings of the audit. The Audit Table is provided in **Attachment 1** and includes details of the evidence collected, observed and provided in support of compliance with the audit criteria. Evidence collected during the site inspection and interviews with personnel on 6 October 2021 has also been included.

3.1 Compliance Status - SSD 10425, Parts A- D (including Proponent Response)

Deicorp identified a high overall level of compliance with the assessed CoA of SSD 10425. During the audit, one Non-Compliance with SSD 10425 was identified (from a total of 150 conditions assessed). No Non-Compliances with the CEMP and Sub-Plans were identified (from a total of 25 mitigation measures assessed).

Non-Compliances are summarised in **Table 1** below, including recommendations to address each Non-Compliance, and Deicorp’s response.

Table 1: Summary of Non-Compliances against CoA in SSD 10425, Parts A, B, C & D, CEMP & Sub-Plans – IA1

CoA#	Summary of Non-Compliance	Recommended Action Due Date Status
C33	<p>The RAP (with UFP attached) was not listed on CC1. Evidence of ‘satisfaction of the Certifier’ was requested during the audit and provided in an email from City Plan, dated 13/10/2021.</p> <p>Evidence review and endorsement of the Unexpected Finds Protocol (UFP) by the EPA Site Auditor was provided, dated 6/10/2021.</p> <p>Both of the above requirements were satisfied after the commencement of earthworks and remediation works, and are therefore non-compliant with C33.</p>	<p>Recommended Action: No further action required (satisfied at time of the audit)</p> <p>Due Date: N/A</p> <p>Proponent Response: Evidence of satisfaction of the Certifier and endorsement of the UFP has been provided.</p> <p>Status: CLOSED</p>

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

3.2 Review of Environmental Performance

3.2.1 Actual vs Predicted Impacts

An assessment of actual impacts compared with predicted impacts documented in the Environmental Impact Statement (EIS), prepared by Sutherland & Associates Planning, dated May 2020 was conducted. Section 9.18 of the EIS sets out an Environmental Risk Assessment conducted for the proposed development derived from *AS4369.1999 Risk Management and Environmental Risk Tools*.

Overall, predicted impacts were found to align with the actual impacts relevant to the site during construction. A summary of the findings of the assessment, including residual impact ratings is provided in **Table 2** below.

Table 2: Actual vs Predicted Impacts in the EIS (During Construction)

EIS Predicted Impact	Assessment of Actual vs Predicted Impacts
Biodiversity	<p>Potential Environmental Impact: Loss of vegetation within the site. Potential to impact on biodiversity of the site.</p> <p>Proposed Mitigation Measures and/or comment: Site is biodiversity certified. Vegetation to be removed during construction will be replaced with new planting as illustrated in the landscape plan which accompanies the application.</p> <p>Residual Impact: Low/Medium</p> <p>Actual Impacts (IA1 Assessment): No vegetation had been removed at the time of IA1. A Tree Audit and Impact Assessment Report was provided as evidence, to be implemented during Stage 2</p>
Stormwater	<p>Potential Environmental Impact: Potential water quality.</p> <p>Proposed Mitigation Measures and/or comment: Implement stormwater drainage infrastructure as designed by AECOM in accordance with the Integrated Water Cycle Management Strategy – Tallawong Station Precinct South prepared by AECOM.</p> <p>Residual Impact: Low/Medium</p> <p>Actual Impacts (IA1 Assessment): Stormwater drainage infrastructure works had not commenced at the time of IA1.</p>
Soil and contamination	<p>Potential Environmental Impact: Exposure of contamination or hazardous materials during construction.</p> <p>Proposed Mitigation Measures and/or comment: Implement Remediation Action Plan during construction.</p> <p>Residual Impact: Low/Medium</p> <p>Actual Impacts (IA1 Assessment): The RAP, dated 16/4/2020 was provided as evidence during the audit, as well as an Additional Groundwater Investigation, dated 1/10/2020. An EPA Site Auditor had been engaged to verify implementation of the RAP, and to provide Interim Advice and Validation at the end of the project. At the time of</p>

EIS Predicted Impact	Assessment of Actual vs Predicted Impacts
	IA1, remediation works had commenced.
Resources, Water and Energy	<p>Potential Environmental Impact: Waste of water, energy and other resources.</p> <p>Proposed Mitigation Measures and/or comment: Detention tanks, rainwater tanks and stormwater treatment measures. Waste management plan to be implemented to reduce waste and encourage recycling. Materials selection and energy saving devices. Multiple ESD measures.</p> <p>Residual Impact: Low</p> <p>Actual Impacts (IA1 Assessment): The project was found to be managing waste during construction in compliance with the mitigation measures in the CWMP.</p>
Noise and vibration	<p>Potential Environmental Impact: Noise during construction.</p> <p>Proposed Mitigation Measures and/or comment: The acoustic assessment provides that adequate control of construction noise will be achieved through implementation of Construction Management Plan. Subject to finalisation of equipment specifications, appropriate sound minimisation measures will be incorporated within the development</p> <p>Residual Impact: Low/Medium</p> <p>Actual Impacts (IA1 Assessment): The project was found to be implementing noise and vibration mitigation measures during construction in compliance with the CNVMP, and relevant conditions of approval. Noise and vibration levels generated, and associated noise and vibration impacts at the time of IA1 were considered to be low, based on the type of activities being conducted and the distance of the site from the nearest sensitive receivers.</p> <p>There had been no known noise or vibration complaints in relation to the site at the time of the audit.</p>
Transport and parking	<p>Potential Environmental Impact: Increased traffic and parking on local roads.</p> <p>Proposed Mitigation Measures and/or comment: Sufficient parking is provided within the development for the various uses to ensure that the proposal does not result in a detrimental impact on parking on surrounding streets. The proposal is supported by a detailed Traffic and Parking Assessment which has identified that surrounding intersection performance assessed on SIDRA analysis maintains an acceptable level of performance with good remaining capacity.</p> <p>Residual Impact: Low/Medium</p> <p>Actual Impacts (IA1 Assessment): The EIS states sufficient parking would be provided in the development, which is not accurate. There was no parking provision within the Stage 1 development footprint, with the exception of heavy vehicles entering the site for construction purposes.</p>

EIS Predicted Impact	Assessment of Actual vs Predicted Impacts
	<p>Construction related vehicles were observed to be parked on the street and were not using the Metro allocated public parking facility. However, the audit did not identify any issues with transport and parking, or a detrimental impact on parking in the area.</p>
<p>Hazardous materials</p>	<p>Potential Environmental Impact: Potential to encounter asbestos Remediation of contaminated soil. Risk of mishandling of hazardous materials and substances.</p> <p>Proposed Mitigation Measures and/or comment: Should asbestos be encountered then it should be removed by a licensed contractor. Remediation of contaminated soil will be undertaken in accordance with the Remediation Action Plan prepared by EI which accompanies this application.</p> <p>Residual Impact: Low/Medium</p> <p>Actual Impacts (IA1 Assessment): The RAP, dated 16/4/2020 was provided as evidence during the audit, as well as an Additional Groundwater Investigation, dated 1/10/2020. An EPA Site Auditor had been engaged to verify implementation of the RAP, and to provide Interim Advice and Validation at the end of the project. At the time of IA1, remediation works had commenced. Evidence of engagement of licensed contractors for asbestos removal works was sighted during the audit.</p>
<p>Sediment and erosion control and air quality</p>	<p>Potential Environmental Impact: Potential generation of off-site transmission of sediment, dust and fine particles affecting water quality.</p> <p>Proposed Mitigation Measures and/or comment: Implementation of a Construction Management Plan including its provisions relating to erosion and sediment control measures.</p> <p>Residual Impact: Low</p> <p>Actual Impacts (IA1 Assessment): The audit found the construction activities were being conducted in compliance with the mitigation measures in the CEMP and CSWMP, as well as erosion and sediment control related conditions of approval in SSD 10425. Due to the nature of the site conditions at the time of the audit (i.e. excavation below ground level) and the proximity of the site to nearby water courses (i.e. Second Ponds Creek), the risk of sediment entry to stormwater and waterways was considered to be low.</p>

3.2.2 Physical extent of the development

The physical extent of the development in comparison with the approved boundary is assessed by a registered surveyor. Deicorp provided copies of survey plans as evidence during the audit to confirm that all works surveyed are correct to the design documentation and boundary.

3.2.3 Incidents, Non-Compliances and Complaints

a. Incidents

There were no environmental incidents reported during the audit period.

b. Non-Compliances

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

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

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

c. Complaints

A summary of complaints has been included in the Complaints Register, available on the project website (<https://tallawongda.northwestvillage.com.au/>). Deicorp advised that all complaints received during the reporting period were documented in the Complaints Register (which was none at the time of IA1).

3.2.4 Findings and recommendations from previous audit

Not applicable

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

3.2.5 Overview of Environmental Performance

The audit found that the environmental performance of the development was overall operating in compliance with identified audit requirements, including the CEMP, Sub-Plans, and SSD conditions of approval. Erosion and sediment controls were in place as required, including a wheel wash for heavy vehicles existing the site, and street sweepers as required.

The most significant risk environmental risk was considered to be the management of soil and groundwater contamination under a Remediation Action Plan (RAP), and the management of groundwater under a Dewatering Management Plan (DMP). EI Australia was engaged to manage the implementation of the RAP and DMP, and an EPA Site Auditor was engaged to verify that legislative obligations had been met, and validation upon completion of remediation. The management of these processes was ongoing and will be further verified as the project progresses and during future independent audits.

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

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

3.3 Adequacy of the CEMP and Sub-Plans

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

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

A high-level assessment of the adequacy of the CEMP and Sub-Plans was conducted, as well as an assessment of the implementation of these plans. The CEMP and Sub-Plans were prepared by suitably qualified consultants and addressed relevant project requirements, including SSD 10425 Condition of Approval. No opportunities for improvement were identified.

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

4. Audit Conclusions

The outcome of the audit indicated a good effort by the Deicorp project team on achieving compliance with conditions from Parts A-D of SSD 10425, and mitigation measures in the CEMP and Sub-Plans. Overall, **one Non-Compliances with SSD 10425** was identified (from a total of 150 conditions assessed), and **no Non-Compliances with the CEMP and Sub-Plans** (from a total of 25 mitigation measures assessed).

The most significant risk environmental risk was considered to be the management of soil and groundwater contamination under a Remediation Action Plan (RAP), and the management of groundwater under a Dewatering Management Plan (DMP). EI Australia was engaged to manage the implementation of the RAP and DMP, and an EPA Site Auditor was engaged to verify that legislative obligations had been met, and validation upon completion of remediation. The management of these processes was ongoing and will be further verified as the project progresses and during future independent audits.

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

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

5. Photographs



Photos 1 & 2: Heavy vehicle wheel wash and cattle grid at site exits to Conferta Avenue



Photos 3 & 4: Covered load of spoil and drain controls on Conferta Avenue



Photos 5 & 6: Drill piling along the norther site boundary



Photo 7: Low point of the site to the SE corner showing excavation below ground level.

Photo 8: Southern boundary of the site with pile installation progressing



Photos 9 & 10: Accumulated rainwater in low excavation and piles. Deicorp advised no dewatering had been conducted to date.



Photo 11: One of the two main stockpiles on site. The stockpile was being tested and classified prior to transport offsite.



Photo 12: Street trees along Themeda Avenue – Blacktown Council has confirmed tree protection is not required.

Photo 13: Temporary trees relocated from a pocket park on Conferta Ave



Photo 14: Site Notice compliant with Condition D2

Independent Environmental Audit Report

Deicorp Construction Pty Ltd

**Tallowong Station Precinct South (SSD 10425)
Rouse Hill NSW**

Attachment 1: Independent Audit Table | IA1

Audit Table - Tallawong Station Precinct South Independent Audit 1 (IA1), 6 October 2021				
Approval ID (CoA SSD 10425)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
PART A ADMINISTRATIVE CONDITIONS				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	<ul style="list-style-type: none"> The findings from this audit 	None	Compliant
Terms of Consent				
A2	The development may only be carried out: a) in compliance with the conditions of this consent b) in accordance with all written directions of the Planning Secretary c) in accordance with the EIS, RtS and any RRFI d) in accordance with the approved plans in the table below (except where modified by the conditions of this consent): (See Development Consent, Pages 7-14).	<ul style="list-style-type: none"> The findings from this audit 	None	Compliant
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and b) the implementation of any actions or measures contained in any such document referred to in Condition A3(a).	<ul style="list-style-type: none"> None 	None	Not Triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	<ul style="list-style-type: none"> None 	None	Not Triggered

Audit Table - Tallawong Station Precinct South Independent Audit 1 (IA1), 6 October 2021				
Approval ID (CoA SSD 10425)	Requirement	Evidence Collected	Independent Audit Findings & Recommendations	Compliance Status
Limits on Consent				
A5	This consent will lapse five years from the date the consent is registered on the NSW planning portal unless the works associated with the development have physically commenced.	<ul style="list-style-type: none"> Planning Consent SSD 10425 	Planning Consent SSD 10425 is dated 20/7/2021 Works physically commenced prior to the date of SSD approval (i.e. 2/9/2021)	Compliant
A6	This consent does not approve the following: (a) the detailed fit out and operation of the retail and commercial premises (b) the installation of signage Where required, separate approvals shall be obtained from the relevant consent authority (except where exempt and/or complying development applies).	<ul style="list-style-type: none"> None 	None	Not Triggered
Prescribed Conditions				
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<ul style="list-style-type: none"> None 	As per the findings of this audit	Compliant
PLANNING SECRETARY AS MODERATOR				
A8	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	<ul style="list-style-type: none"> Interview with Auditees 	No disputes are known to have arisen between the Applicant and a public authority during the project.	Not triggered
LEGAL NOTICES				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	<ul style="list-style-type: none"> Interview with Auditees 	No legal advice or notices are known to have been served during the project.	Not triggered

EVIDENCE OF CONSULTATION				
A10	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	<ul style="list-style-type: none"> The findings from this audit relevant to consultation 	<p>Consultation has occurred as required.</p>	<p>Compliant</p>
A11	<p>All new buildings and structures that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Notes:</p> <ul style="list-style-type: none"> <i>Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</i> <i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i> 	<ul style="list-style-type: none"> NSW Fair Trading Design Compliance Declaration – multiple regulated designs, ABC Consultants Pty Ltd, dated 30/07/2021 City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) 	<p>Design Compliance Declaration states design complies with the BCA. Certificate refers to:</p> <ul style="list-style-type: none"> Turner Architectural Drawings (DEP0000683) Geotechnical Report by EI Australia E24445.G03_Rev1 <p>Design Compliance Declaration states building products comply with the BCA. Certificate refers to:</p> <ul style="list-style-type: none"> All concrete & steel in the drawings in accordance with listed Australian Standards (& BCA 2019 Amdt 1 Part B1) <p>Drawings are listed in Appendix A of the Design Compliance Declaration.</p>	<p>Compliant</p>

Operation of Plant and Equipment				
A12	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.</p>	<ul style="list-style-type: none"> • Site inspection, dated 6/10/2021 • Deicorp Form 10 – Plant Register • Australian Piling Machine Pre-Start Checklist 	<p>Piling rigs, excavators and trucks were on site during the audit.</p> <p>Evidence of pre-start inspection of the SR35 Piling Rig was provided as evidence, as well as a Plant Register listing piling rigs and excavators on site.</p> <p>Records were available on site.</p>	Compliant
Applicability of Guidelines				
A13	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	<ul style="list-style-type: none"> • None 	None	Not Triggered
A14	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	<ul style="list-style-type: none"> • None 	None	Not Triggered
Monitoring and Environmental Audits				
A15	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	<ul style="list-style-type: none"> • None 	See conditions related to monitoring in Part D.	Compliant

COMPLIANCE				
A16	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<ul style="list-style-type: none"> Earthworks Letter of Award, 29/7/2021 	Letter of Award includes reference to scope of works and documents relevant reports and documents. The letter includes reference to the SSD 10425 approval and requirement to comply.	Compliant
Revision of Strategies, Plans and Programs				
A17	<p>Within three months of:</p> <p>a) the submission of a compliance report under this consent;</p> <p>b) the submission of an incident report under this consent;</p> <p>c) the submission of an Independent Audit under this consent;</p> <p>d) the approval of any modification of the conditions of this consent (excluding modifications made under section 4.55(1) of the EP&A Act); or</p> <p>e) the issue of a direction of the Planning Secretary under this consent which requires a review,</p> <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>	<ul style="list-style-type: none"> Interview with Auditees 	No known requirement for the revision of strategies, plans and programs on the project to date.	Not triggered
A18	<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>Note: <i>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>	<ul style="list-style-type: none"> Interview with Auditees 	As per A17	Not triggered
COMPLIANCE REPORTING				
A19	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements outlined in the Compliance Reporting Post Approval Requirements (2020).	<ul style="list-style-type: none"> DPIE Compliance Reporting Post Approval Requirements-2020 	It is understood there is no requirement for compliance reporting for the project during Construction (or Pre-Construction) in accordance with	Not triggered
A20	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting			

	Post Approval Requirements (2020), unless otherwise agreed to by the Planning Secretary.		DPIE's Compliance Reporting Post Approval Requirements (2020).	
A21	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary, unless otherwise agreed by the Planning Secretary.			
A22	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.			
INDEPENDENT ENVIRONMENTAL AUDIT				
A23	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	<ul style="list-style-type: none"> DPIE Independent Audit Post Approval Requirements, 2020 This audit (IA1 SSD 10425, dated 6/10/2021) 	This audit (IA1 SSD 10425, dated 6/10/2021) is being conducted in accordance with the Independent Audit Post Approval Requirements (2020)	Compliant
A24	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	<ul style="list-style-type: none"> DPIE Appointment of Experts, SSD 10425, dated 29/07/2021 Auditor Declaration of Independence Form, SSD 10425, dated 20/07/2021 	DPIE Letter approves the appointment (Ms Josephine Heltborg, Principal Environmental Consultant) to prepare the first Independent Environmental Audit in accordance with Schedule 2, Condition A24 of SSD 10425 and the IAPARs.	Compliant
A25	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice (or timing) to the Applicant of the date upon which the audit must be commenced.	<ul style="list-style-type: none"> None 	None	Not triggered
A26	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), 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	<ul style="list-style-type: none"> This audit (IA1 SSD 10425, dated 6/10/2021) 	This audit (IA1 SSD 10425, dated 6/10/2021) is being conducted in accordance with the Independent Audit Post Approval Requirements, 2020.	Not triggered

	(c) make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.		Compliance with Condition A26 will be verified during the second audit (IA2).	
A27	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approvals Requirements (2020) unless otherwise agreed by the Planning Secretary.	<ul style="list-style-type: none"> This audit (IA1 SSD 10425, dated 6/10/2021) 	<p>This audit (IA1 SSD 10425, dated 6/10/2021) is being conducted in accordance with the Independent Audit Post Approval Requirements, 2020.</p> <p>Compliance with Condition A27 will be verified during the second audit (IA2).</p>	Not triggered
A28	Notwithstanding the requirements of the Independent Audit Post Approvals Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that independent operational audits have demonstrated operational compliance.	<ul style="list-style-type: none"> None 	None	Not triggered
REMEDICATION – REMEDIAL ACTION PLAN				
A29	The Applicant must remediate the site in accordance with the specifications and requirements detailed in the Remedial Action Plan prepared by EI Australia, dated 16 April 2020 (ref: E24445.E06_Rev1) and relevant guidelines produced or approved under the <i>Contaminated Land Management Act 1997</i> . Remediation works must be undertaken by a suitably qualified and experienced consultant(s).	<ul style="list-style-type: none"> Remedial Action Plan prepared by EI Australia, dated 16 April 2020 (ref: E24445.E06_Rev1) EI Australia Engagement Letter, dated 23/07/2021 Interview with Auditees 	<p>RAP Rev01, dated 16/04/2021, Tallawong Station Precinct South & corresponding engagement letter, dated 23/07/2021 sighted.</p> <p>Auditees advised remediation had commenced, including engagement of NSW EPA Site Auditor, Tim Chalmers.</p> <p>EI Australia Engagement Letter states EI Australia is a suitably qualified contaminated land environmental consultant.</p>	Compliant
PLANNING AGREEMENT				
A30	Any relevant obligation required to be performed by the applicant under the Planning Agreement-Village Green Land at Tallawong Station Precinct South executed on 6 May 2021 between Blacktown City Council and Deicorp Projects (Tallawong Station) Pty Ltd, must be completed prior to the issue of an Occupation Certificate.	<ul style="list-style-type: none"> Planning Agreement – Village Green Land at Tallawong Station Precinct South, Addisons, dated 06/05/2021 Interview with Auditees 	<p>Voluntary Planning Agreement (VPA) signed by Blacktown City Council, dated 06/05/2021 sighted.</p> <p>VPA requirements to be met prior to issue of the OC.</p>	Not triggered

			NB: Verification of compliance with requirements of the VPA are outside the scope of this audit.	
REGISTRATION OF EASEMENTS AND COVENANTS – PUBLIC ACCESS				
A31	Easements under section 88A and/or restrictions or public positive covenants under section 88E of the <i>Conveyancing Act 1919</i> naming Blacktown City Council as the prescribed authority, which can only be revoked, varied or modified with the consent of Blacktown City Council, and which provides for public use and access to parks, plazas and paths that are identified to be privately owned lands with public easements under Concept Development Approval SSD 9063 as modified, must be registered on title prior to occupation or issue of subdivision certificate, whichever is earlier.	<ul style="list-style-type: none"> • Interview with Auditees 	<p>Subdivision works including the registration of easements and covenants are understood to relate to Site 2 only.</p> <p>Works on Site 2 had not commenced at the time of this IA1 audit (Site 1 only).</p>	Not triggered

PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Design Excellence and Integrity

B1	The architectural design team comprising Turner Architects is to have direct involvement in the design documentation, contract documentation and construction stages of the project.	<ul style="list-style-type: none"> • Turner Confirmation of Architectural Engagement, SDD 10425, 15/07/2021 • Interview with Auditees 	<p>Letter from Turner Architects provided in accordance with Conditions B1, B2 & B3. Letter states: <i>“The architectural design team comprising Turner Architects is to have direct involvement in the design documentation, contract documentation and construction stages of the project.”</i></p>	Compliant
B2	The architectural design team is to have full access to the site, following safety induction, and is to be authorised by the Applicant to respond directly to the consent authority where information or clarification is required in the resolution of any design issues throughout the project.	<ul style="list-style-type: none"> • Turner Confirmation of Architectural Engagement, SDD 10425, 15/07/2021 • Interview with Auditees 	<p>Letter from Turner Architects provided in accordance with Conditions B1, B2 & B3. Letter states: <i>“The architectural design team is to have full access to the site, following safety induction, and is to be authorised by the Applicant to respond directly to the consent authority where information or clarification is required in the resolution of any design issues throughout the project”</i></p>	Compliant
B3	Evidence of the architectural design team’s commission is to be provided to the Planning Secretary prior to the release of the relevant Construction Certificate.	<ul style="list-style-type: none"> • Turner Confirmation of Architectural Engagement, SDD 10425, 15/07/2021 • DPIE Post Approval Evidence of Submission, 27/7/2021 • Interview with Auditees 	<p>Letter from Turner Architects provided in accordance with Conditions B1, B2 & B3. Letter states: <i>“Evidence of the architectural design team’s commission is to be provided to the Planning Secretary prior to the release of the relevant Construction Certificate”</i> Evidence of DPIE submission of Schedule 2 B3 – Design Architect Engagement sighted</p>	Compliant

B4	The architectural design team is not to be changed without prior written notice and approval of the Planning Secretary.	<ul style="list-style-type: none"> • Interview with Auditees 	There have been no changes to the architectural design team.	Not triggered
B5	To ensure the scheme retains, or is an improvement upon, the approved design excellence qualities, the Applicant shall notify the Planning Secretary of any proposed modifications to the approved architectural drawings.	<ul style="list-style-type: none"> • Interview with Auditees 	There have been no modifications to the approved architectural drawings.	Not triggered
B6	The Planning Secretary is to determine whether any proposed modifications to the approved architectural drawings require review by the Tallawong Design Review Panel (TDRP) or other appropriate person(s).	<ul style="list-style-type: none"> • Interview with Auditees 	There have been no modifications to the approved architectural drawings.	Not triggered
MAXIMUM BUILDING HEIGHT				
B7	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details confirming the maximum height of the building does not exceed RL 91.600 AHD (34.69 m) including plant and lift overruns.	<ul style="list-style-type: none"> • Interview with Auditees 	This condition will be the subject of a later CC.	Not triggered
GROSS FLOOR AREA CERTIFICATION				
B8	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the Certifier details confirming the gross floor area of the development does not exceed 93,393 m ² .	<ul style="list-style-type: none"> • Interview with Auditees 	This condition will be the subject of a later CC.	Not triggered
LONG SERVICE LEVY				
B9	Prior to the issue of any Construction Certificate for work costing \$25,000 or more, the Applicant must submit to the satisfaction of the Certifier details confirming payment of a Long Service Levy. For further information on the current levy rate and methods of payment, please contact the Long Service Payments Corporation Helpline on 131 441 or visit https://www.longservice.nsw.gov.au/bci/levy/about-the-levy .	<ul style="list-style-type: none"> • NSW Long Service Corporation Levy Receipt No. 00495711, Deicorp Pty Ltd, dated 20/07/2021 	Receipt for instalment \$160,503 of Total \$642,012 sighted.	Compliant
SPECIAL INFRASTRUCTURE CONTRIBUTIONS				
B10	A special infrastructure contribution is to be made in accordance with the <i>Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Determination 2011</i> (as in force when this consent becomes operative).	<ul style="list-style-type: none"> • Special Infrastructure Contribution (SIC) Clearance, DPIE, SSD 10425, dated 30/07/2021 	DPIE SIC Letter, dated 30/07/2021 states "no SIC is payable in relation to the development specified above".	Compliant

DEVELOPER CONTRIBUTIONS FOR STAGE 2 ROADWORKS																
B11	<p>Prior to the issue of a Construction Certificate, the following monetary contributions pursuant to Section 7.11 of the Environmental Planning & Assessment Act 1979 must be paid:</p> <table border="1"> <thead> <tr> <th>Contribution Item</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Stage 2 – Road Only</td> <td></td> </tr> <tr> <td>Stormwater Quantity Second Ponds Creek Land</td> <td>\$155,441.00</td> </tr> <tr> <td>Stormwater Quantity Second Ponds Creek Works</td> <td>\$22,418.00</td> </tr> <tr> <td>Stormwater Quality Second Ponds Creek</td> <td>\$31,016.00</td> </tr> <tr> <td>Total</td> <td>\$208,875.00</td> </tr> </tbody> </table> <p>The above amount will be adjusted for inflation by reference to the Consumer Price (All Ordinaries) Index applicable at the time of the payment of the contributions.</p> <p>A copy of the Blacktown City Council Section 7.11 Contributions Plan can be viewed at Blacktown City Council’s Customer Service Centre, 62 Flushcombe Road, Blacktown or downloaded via Council’s website at www.blacktown.nsw.gov.au.</p>	Contribution Item	Amount	Stage 2 – Road Only		Stormwater Quantity Second Ponds Creek Land	\$155,441.00	Stormwater Quantity Second Ponds Creek Works	\$22,418.00	Stormwater Quality Second Ponds Creek	\$31,016.00	Total	\$208,875.00	<ul style="list-style-type: none"> • Interview with Auditees 	<p>This condition will be the subject of a later CC.</p> <p>The Stage 2 roadworks are part of Site 2, which had not commenced at the time of IA1.</p>	Not triggered
Contribution Item	Amount															
Stage 2 – Road Only																
Stormwater Quantity Second Ponds Creek Land	\$155,441.00															
Stormwater Quantity Second Ponds Creek Works	\$22,418.00															
Stormwater Quality Second Ponds Creek	\$31,016.00															
Total	\$208,875.00															
COMPLETION OF STAGE 2 ROADWORKS/SUBDIVISION WORKS																
B12	<p>Prior to the issue of a Construction Certificate for Stage 2 Roadworks, all subdivision works are to be completed and Subdivision Certificate issued. This includes public infrastructure such as roads and road drainage systems and any engineering infrastructure required to serve the road and road drainage systems.</p>	<ul style="list-style-type: none"> • Interview with Auditees 	<p>This condition will be the subject of a later CC.</p> <p>The Stage 2 roadworks and subdivision works are part of Site 2, which had not commenced at the time of IA1.</p>	Not triggered												
STRUCTURAL DETAILS																
B13	<p>Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <p>(a) the relevant clauses of the BCA; and</p> <p>(b) this development consent.</p>	<ul style="list-style-type: none"> • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) • Structural drawings 	<p>Structural drawings were provided as evidence during the audit.</p> <p>CC1 lists all endorsed structural plans in Schedule 1, Part 1.</p>	Compliant												
EXTERNAL WALLS AND CLADDING																
B14	<p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	<ul style="list-style-type: none"> • Interview with Auditees 	<p>This condition will be the subject of a later CC (expected to become relevant in early 2022).</p>	Not triggered												

B15	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. The Applicant must provide a copy of the documentation to the Planning Secretary for information.	<ul style="list-style-type: none"> • Interview with Auditees 	This condition will be the subject of a later CC.	Not triggered
ACCESS AND SANITARY FACILITIES FOR PEOPLE WITH DISABILITIES				
B16	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details prepared by a suitability qualified professional demonstrating that the building has been designed and will be constructed to provide access and facilities for people with a disability in accordance with the BCA.	<ul style="list-style-type: none"> • Interview with Auditees 	This condition will be the subject of a later CC	Not triggered
MECHANICAL VENTILATION				
B17	The premises must be ventilated in accordance with the BCA and AS1668.1 and AS1668.2.	<ul style="list-style-type: none"> • Interview with Auditees 	This condition will be the subject of a later CC	Not triggered
B18	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier details that any mechanical ventilation and/or air conditioning system for the development complies with AS1668.1, AS1668.2, the BCA and relevant Australian Standards, prepared by a suitably qualified person certified in accordance with Clause A2.2(a)(iii) of the BCA, to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection.	<ul style="list-style-type: none"> • Interview with Auditees 	This condition will be the subject of a later CC	Not triggered
REFLECTIVITY				
B19	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier evidence demonstrating that the design of the development has incorporated those recommendations specified in Solar Light Reflectivity Study prepared by Windtech, dated April 16, 2020 (ref: WD965-03F02, REV1).	<ul style="list-style-type: none"> • Interview with Auditees 	This condition will be the subject of a later CC	Not triggered
SITE STABILITY AND CONSTRUCTION WORK				
B20	Prior to the issue of the relevant Construction Certificate, the Applicant must submit to the satisfaction of the Certifier a report obtained from a suitably qualified and experienced professional engineer/s, which includes the following details:	<ul style="list-style-type: none"> • El Australia Geotechnical Letter, E24445.G20, 5/7/2021 	El Australia prepared a Geotechnical Investigation Report, dated 26/3/2021, and subsequent letter, dated 5/7/2021. The letter references	Compliant

	<p>(a) geotechnical details which confirm the suitability and stability of the site for the development and relevant design and construction requirements to be implemented to ensure the stability and adequacy of the development and adjacent land</p> <p>(b) details of the proposed methods of excavation and support for the adjoining land (including any public place) and buildings</p> <p>(c) details to demonstrate that the proposed methods of support and construction are suitable for the site and should not result in any damage to the adjoining premises, buildings or any public place, as a result of the works and any associated vibration</p> <p>(d) the adjoining land and buildings located upon the adjoining land must be adequately supported at all times throughout building work</p> <p>(e) written approval must be 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 details must be provided to the Certifier.</p>	<ul style="list-style-type: none"> • EI Australia Geotechnical Investigation, E24445.G03 Rev2, 26/3/2021 • ABC Consulting Structural Engineer Letter, Condition 20, 7/7/2021 • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) • Emails from Blacktown Council to Deicorp, dated 29/7/2021 & 2/8/2021 	<p>ABC Consulting Structural Drawing Nos. S01.001 to S01.011, Rev P2, 24/6/2021, and comments on compliance with B20 as follows:</p> <p>(a) The proposed shoring design of the anchored soldier pile wall is considered to be suitable to ensure the stability of the adjoining land and follows the recommendations of the GI by EI (Section 4.5 of GI).</p> <p>(b) The basement is to be supported by an anchored soldier pile wall. The soldier pile wall comprises of 600 diameter piles with a maximum centre-to-centre spacing of 2400mm, installed to below BEL.</p> <p>(c) As per the recommendations of EI (Section 4.3 of GI), the excavation will likely be completed by buckets of conventional hydraulic excavators within fill and residual clays, then ripping by a high capacity and heavy bulldozer within shale bedrock. Rock hammers may also be used for the excavation of the bedrock with consideration of the transmitted vibrations. Vibrations can be managed with vibration monitoring and choice of appropriate hammer sizes to keep vibrations within acceptable limits. With the combination of the appropriate shoring wall design, choice of excavation equipment and monitoring, the excavation and construction for the proposed development can be managed such</p>	
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			<p>that it should not result in any damage to the adjoining premises, buildings or any public space.</p> <p>CC1 references a number of documents reviewed by the Certifier as evidence of compliance with B20, indicating 'satisfaction of the Certifier'.</p> <p>(d) Letter from ABC Consultants, dated 7/7/2021 states Condition B20 (b) & (d) are "satisfied with relevant structural details found on the ABC Consultants Structural Drawings".</p> <p>(e) Email from Blacktown City Council to Deicorp, dated 29/7/2021 sets out conditions in relation to proposed anchoring encroaching on public space. Council approval was confirmed in a later email, dated 2/8/2021. NB: The verification of compliance with any additional conditions from Council is outside the scope of this audit.</p>	
CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN				
B21	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating that the design of the development has incorporated the CPTED management and mitigation measures included within the CPTED report Crime Prevention Through Environmental Design Assessment prepared by Barker Ryan Stewart Pty Ltd, dated May 2020.</p>	<ul style="list-style-type: none"> • Interview with Auditees 	<p>This condition will be the subject of a later CC</p>	<p>Not triggered</p>
ECOLOGICALLY SUSTAINABLE DEVELOPMENT				
B22	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating the development incorporates all design, construction</p>	<ul style="list-style-type: none"> • Interview with Auditees 	<p>This condition will be the subject of a later CC</p>	<p>Not triggered</p>

	and operation measures as identified in the Sustainability Report prepared by ARUP, Job No. 272000-00, dated 7 May 2020.			
B23	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating that Ecologically Sustainable Development is being achieved by achieving a minimum 5 Star Green Star rating in accordance with the Green Star Design and Community Design V.1.1 (Green Building Council Australia).	<ul style="list-style-type: none"> • Interview with Auditees 	This condition will be the subject of a later CC	Not triggered
WASTE FACILITIES AND SERVICES				
B24	Prior to the issue of a Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier, amended architectural plans demonstrating that the design of the waste facilities and services complies with the requirements detailed in Section 6.3 of Blacktown City Council's submission to DPIE via the Major Projects portal dated 11 June 2021.	<ul style="list-style-type: none"> • Turner Letter RE: Design Verification for Consent Condition B24 – Waste, 27/7/2021 • Elephants Foot Operational Waste Management Plan, Report No. SO402 Rev G, 27/7/2021 • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) 	Letter from Turner Architects confirms verification of compliance with B24 and cites the architectural documentation and the Operational Waste Management Plan prepared by Elephants Foot, Report No. SO402 Rev G. Turner state they have worked closely with Elephants Foot to ensure compliance with B24. CC1 references a number of documents reviewed by the Certifier as evidence of compliance with B24, indicating ' <i>satisfaction of the Certifier</i> '.	Compliant
INSTALLATION OF WATER EFFICIENT FIXTURES AND FITTINGS				
B25	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier evidence demonstrating: (a) all kitchen taps installed within the development must be water efficient with at least a 5-star rating under the Water Efficiency and Labelling Scheme (WELS), where available. The details must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate (b) all toilets installed within the development must be of water efficient dual-flush capacity with at least 4-star rating under the Water Efficiency and Labelling Scheme (WELS)	<ul style="list-style-type: none"> • Interview with Auditees 	This condition will be the subject of a later CC	Not triggered

	<p>(c) all taps and shower heads installed within the development must be water efficient with at least a 3-star rating under the Water Efficiency and Labelling Scheme (WELS), where available</p> <p>(d) new urinal suites, urinals and urinal flushing control mechanisms installed within the development must demonstrate that products have been selected with at least a 4-star rating under the Water Efficiency and Labelling Scheme (WELS).</p> <p>(e) systems reduce unnecessary flushing. Continuous flushing systems are not approved.</p>			
MECHANICAL PLANT NOISE MITIGATION				
B26	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier details of noise mitigation measures for all mechanical plant are 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>	<ul style="list-style-type: none"> • Interview with Auditees 	This condition will be the subject of a later CC	Not triggered
NOISE MITIGATION MEASURES				
B27	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has incorporated the noise mitigation measures contained within the document titled Acoustical Report, prepared by Koikas Acoustics, dated 28 September 2020.</p>	<ul style="list-style-type: none"> • Interview with Auditees 	This condition will be the subject of a later CC	Not triggered
WIND MITIGATION MEASURES				
B28	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has incorporated the wind mitigation measures contained within the document titled Pedestrian Wind Environment Statement prepared by Windtech, dated 16 April 2020 (ref: WD965-02F02, REV3).</p>	<ul style="list-style-type: none"> • Interview with Auditees 	This condition will be the subject of a later CC	Not triggered
SYDNEY WATER ASSETS				
B29	<p>All building, plumbing and drainage work must be carried out in accordance with the requirements of the Sydney Water Corporation. The approved plans must be submitted to the Sydney Water Tap in™ online service, to determine whether the development will affect</p>	<ul style="list-style-type: none"> • Sydney Water Building Plan Approved Asset Not Affected, Tap in Ref no.: 1199127, dated 28/07/2021 	Sydney Water Approval sighted for 2 Implexa Parade Rouse Hill NSW. Based on plans supplied Shoring & Bulk Excavation Plan Drawing A-110-008 RevE.	Compliant

	<p>Sydney Water’s wastewater and water mains, stormwater drains and/or easements, and if any further requirements need to be met. Note: Sydney Water’s Tap in™ in online service is available at: https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm</p>		<p>Proposed sewer extension to be completed under case 193210. Following issue of final sewer design, Opal Water Management will review and update building plan approval.</p>													
CAR PARKING																
<p>B30</p>	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating compliance with the following traffic and parking requirements: (a) a maximum of 1,361 on-site car parking spaces provided as follows:</p> <table border="1" data-bbox="320 595 1079 798"> <thead> <tr> <th>Use</th> <th>Rate</th> </tr> </thead> <tbody> <tr> <td>Residential dwellings</td> <td>1 car space per 1 bedroom 1 car space per 2 bedroom 1.4 car space per 3 bedroom (total of 1,008 spaces)</td> </tr> <tr> <td>Residential visitor</td> <td>0.1 car space per dwelling (total of 99 spaces)</td> </tr> <tr> <td>Affordable housing</td> <td>as per the residential dwelling rates above</td> </tr> <tr> <td>Retail/commercial floor area</td> <td>Total of 250 spaces</td> </tr> <tr> <td>Car wash bay</td> <td>total of 4</td> </tr> </tbody> </table> <p>(b) all vehicles should enter and leave the subject site in a forward direction; (c) all vehicles are to be wholly contained on site before being required to stop; (d) parking associated with the proposal (including driveways, grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) should be in accordance with AS 2890.1-2004, AS/NZS 2890.6:2009 and AS 2890.2-2018; (e) appropriate pedestrian advisory signs are to be provided at the egress from parking areas; (f) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority; and (g) the swept path of the longest vehicle (including garbage trucks) entering and exiting the Site, as well as manoeuvrability through the subject Site, shall be in accordance with AUSTROADS.</p>	Use	Rate	Residential dwellings	1 car space per 1 bedroom 1 car space per 2 bedroom 1.4 car space per 3 bedroom (total of 1,008 spaces)	Residential visitor	0.1 car space per dwelling (total of 99 spaces)	Affordable housing	as per the residential dwelling rates above	Retail/commercial floor area	Total of 250 spaces	Car wash bay	total of 4	<ul style="list-style-type: none"> • Letter from Barker Ryan Stewart RE: Access and Car Park Design Compliance, 13/9/2021 • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) 	<p>Letter from traffic consultant Barker Ryan Stewart (BRS) provides confirmation BRS has reviewed the Turner carpark design architectural drawings for Stage 1 and assessed the drawings for compliance with Conditions B30 and B31. BRS states they are satisfied that the carpark design reviewed complies with “the requirements of Australian Standards AS/NZS 2890.1-2004, AS 2890.2-2018 and AS/NZS 2890.6-2009, DPIE SSD 10425 Conditions B30 and B31 and Blacktown City Council’s condition 6.3”.</p> <p>Condition B30 will be satisfied upon submission of relevant evidence to the Certifier, and inclusion in the relevant CC for construction of the car park, which had not been triggered at the time of this IA1.</p>	<p>Not triggered</p>
Use	Rate															
Residential dwellings	1 car space per 1 bedroom 1 car space per 2 bedroom 1.4 car space per 3 bedroom (total of 1,008 spaces)															
Residential visitor	0.1 car space per dwelling (total of 99 spaces)															
Affordable housing	as per the residential dwelling rates above															
Retail/commercial floor area	Total of 250 spaces															
Car wash bay	total of 4															
BICYCLE PARKING AND FACILITIES																

B31	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier plans demonstrating compliance with the following:</p> <p>(a) a minimum of 1,086 on-site bicycle parking spaces provided as follows:</p> <p>(i) 976 resident bicycle parking spaces within Site 1 and Site 2 basements</p> <p>(ii) 43 visitor bicycle parking spaces within Site 1 (retail/commercial) basements</p> <p>(iii) 67 visitor bicycle parking spaces within Site 2 (residential) basements</p> <p>(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of Australian Standard AS 2890.3 – 2015 Parking Facilities Part 3: Bicycle Parking Facilities.</p> <p>(c) end of trip facilities, storage, change room and shower facilities shall be provided and designed in accordance with the details provided within the approved plans.</p>	<ul style="list-style-type: none"> Letter from Barker Ryan Stewart RE: Access and Car Park Design Compliance, 13/9/2021 City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) 	<p>Letter from traffic consultant Barker Ryan Stewart (BRS) provides confirmation BRS has reviewed the Turner carpark design architectural drawings for Stage 1 and assessed the drawings for compliance with Conditions B30 and B31.</p> <p>BRS states they are satisfied that the carpark design reviewed complies with <i>“the requirements of Australian Standards AS/NZS 2890.1-2004, AS 2890.2-2018 and AS/NZS 2890.6-2009, DPIE SSD 10425 Conditions B30 and B31 and Blacktown City Council’s condition 6.3”</i>.</p> <p>Condition B31 will be satisfied upon submission of relevant evidence to the Certifier, and inclusion in the relevant CC for construction of the car park, which had not been triggered at the time of this IA1.</p>	Not triggered
LANDSCAPING				
B32	<p>Prior to the issue of the relevant construction certificate, the Applicant shall submit to the satisfaction of the Certifier detailed Landscape Plans. The plan must be consistent with the Landscape Plans prepared by Turf Design Studio, referenced in Condition A2 and include:</p> <p>(a) details of tree planting, including pot sizes;</p> <p>(b) detail the location, species, maturity and height at maturity of plants to be planted on-site;</p> <p>(c) demonstrate adequate drainage and watering systems for the planters,</p> <p>(d) include details of plant maintenance and watering for the first 12 months and (e) commit to replace plants with the same species should any plant loss occur within the maintenance period</p>	<ul style="list-style-type: none"> Interview with Auditees 	This condition will be the subject of a later CC	Not triggered

	(f) a revised species list for street trees along Themeda Avenue, Conferta Avenue, and the frontage of the development site, approved by Council. The Applicant is to pay any relevant fees for assessment, inspection, or bonds in accordance with Section 5 of Blacktown City Council's letter dated 11 June 2021.			
STORMWATER MANAGEMENT SYSTEM				
B33	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifier the design and construction details of an operational stormwater management system for the development. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines (e) be amended to comply with the requirements and specifications detailed in Sections 7.2, 8.25 and 8.26 of Blacktown City Council's submission to DPIE via the Major Projects portal dated 11 June 2021.</p>	<ul style="list-style-type: none"> • Interview with Auditees 	This condition will be the subject of a later CC	Not triggered
GENERAL MATTERS TO BE ADDRESSED IN PLANS				
B34	<p>Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the Certifier, architectural plans that incorporate the amendments and specifications relating to stormwater infrastructure and road design, and relevant written concurrence obtained from Council, detailed in Section 8.16.4 of Blacktown City Council's submission to DPIE via the Major Projects portal dated 11 June 2021.</p>	<ul style="list-style-type: none"> • Interview with Auditees 	<p>Connection to stormwater required south-east of Site 2. This condition will be the subject of a later CC (likely to be required prior to the issue of the first CC for Site 2).</p>	Not triggered
BASIX CERTIFICATION				
B35	<p>The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate Nos. 1089628M_04, 1089643M_04, 1090592M_03, and 1090615M_03, all dated 8 May 2020 and any updated certificate issued if amendments are made. The BASIX Certificate must be submitted to the Certifier with all commitments clearly shown on the Construction Certificate plans.</p>	<ul style="list-style-type: none"> • Interview with Auditees 	This condition will be the subject of a later CC	Not triggered

SYDNEY METRO CORRIDOR PROTECTION				
B36	<p>Prior to the issue of any Construction Certificate the Applicant shall undertake the following to the satisfaction of Sydney Metro:</p> <p>(a) written verification to Sydney Metro that Sydney Metro has given its written approval of the final construction drawings for the Construction Certificate</p> <p>(b) all structures must be designed, constructed and maintained so as to allow for the future operation and demolition of any part of the development without damaging or otherwise interfering with the Sydney Metro Northwest rail corridor or rail operations. Where any part of the development is to be retained because its demolition would damage or otherwise interfere with the Sydney Metro Northwest rail corridor or rail operations, that part of the development must have a minimum design life of 100 years</p> <p>(c) the Applicant must provide Sydney Metro with an accurate survey of the development and its location relative to the rail corridor boundary and any rail infrastructure. The survey is to be undertaken by a registered surveyor, to the satisfaction of Sydney Metro. A registered surveyor shall peg-out the common property boundary between the development site and the rail corridor and any Sydney Metro easements to ensure that there is no encroachment by the development. A copy of the survey report indicating the location of pegs must be provided to Sydney Metro prior to the commencement of works</p> <p>(d) the Applicant must undertake a services search to establish the existence and location of any rail services and provide the results of the search to Sydney Metro. Persons performing the service search shall use equipment that will not have any impact on rail services and signalling. Should rail services be identified within the development site, the Applicant must discuss with Sydney Metro whether the services are to be relocated or incorporated within the development site</p> <p>(e) no work is permitted within the rail corridor, or any easements which benefit Sydney Metro, at any time, unless the prior approval of, or an Agreement with, Sydney Metro has been obtained by the</p>	<ul style="list-style-type: none"> • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) • Letter from Sydney Metro to Deicorp, RE SSD Application Condition B36, Ref SM-21-00288510, dated 25/8/2021 	<p>Letter from Sydney Metro confirms Conditions B36(a)(b)(c)(d)(e)(f)(g) & (i) have been satisfied.</p> <p>Sydney Metro note that Condition B36(h), which relates to craneage and aerial operations has not been satisfied to date, but is to be satisfied at a later stage through a separate Construction Certificate for the carpark.</p> <p>It is understood that Sydney Metro’s main concern in relation to the project is the setup of a crane once the basement excavation is complete, and potential risk to Sydney Metro Northwest Rail Corridor operations. Sydney Metro were consulted prior to this IA1 and did not request any additional verification of evidence. Sydney Metros’ letter references the following evidence they have reviewed for compliance with B36 (note these documents were not reviewed again during the audit):</p> <p>(a) Shoring Part Plan – Adjacent to Sydney Metro (Dwg ref: S01.007-rev 3), ABC Consultant Engineers, 12/8/21</p> <p>o Site Sections (Dwg ref: S01.008-rev 4), ABC Consultant Engineers, 12/8/21</p> <p>(b) Letter from Structural Engineer, ABC Consultants Pty Ltd, 29/6/21</p> <p>(c) Plan of Partial Detail & Levels Survey Over Lot 297 in DP 1213279</p>	<p>B36(a)(b)(c)(d)(e)(f)(g) & (i) – Compliant</p> <p>B36(h) – Not triggered</p>

	<p>Applicant and written confirmation has been received from Sydney Metro that this condition has been satisfied</p> <p>(f) no rock anchors, rock bolts, ground anchors, rock ties, piles, foundations, rock pillars, transfer structures, basement walls, slabs, columns, beams, cut rock faces, are to be installed in the rail corridor, Sydney Metro property and the applicant has received written confirmation from Sydney Metro that this condition has been satisfied</p> <p>(g) if required by Sydney Metro, prior to the issue of a Construction Certificate a Risk Assessment/Management Plan and detailed Safe Work Method Statements for the proposed works are to be submitted to Sydney Metro for review and endorsement regarding impacts on the rail corridor and the Applicant has received written confirmation from Sydney Metro that this condition has been satisfied</p> <p>(h) the Applicant must submit to Sydney Metro a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Metro requirements. If required by Sydney Metro, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Metro requirements and written confirmation has been received from Sydney Metro that this condition has been satisfied. If required by Sydney Metro, the Applicant is to contact Sydney Metro's Corridor Protection Team to determine the need for public liability insurance cover and the level of insurance required.</p> <p>If insurance cover is deemed necessary, the Applicant must obtain insurance for the sum determined by Sydney Metro and such insurance shall not contain any exclusion in relation to works on or near the rail corridor or rail infrastructure and must be maintained for the period specified by Sydney Metro. The Certifier must witness written proof of any insurance required by Sydney Metro in accordance with this condition, including the written advice of Sydney Metro to the Applicant regarding the level of insurance required</p> <p>(i) if required by Sydney Metro, the Applicant must contact the Sydney Metro Corridor Protection Team to determine the need for the lodgement of a bond or bank guarantee for the duration of the works and the sum of any required bond or bank guarantee. The Certifier must witness written confirmation from Sydney Metro that the</p>		<p>(ref:51384 – Rev A), LTS Surveyors (3 sheets), 11/8/21</p> <p>(d) DBYD Confirmation Letter, 21787699, 10/6/21</p> <p>(g) Resolution Rigging, HRCW-SWMS Ref519, 22/6/21</p>	
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	Applicant has lodged any bond or bank guarantee required by this condition (j) copies of any certificates, drawings, approvals or documents endorsed by, given to or issued by Sydney Metro must be submitted to Council for its records prior to the issue of any Construction Certificate.			
PART C – PRIOR TO COMMENCEMENT OF WORKS				
NOTIFICATION OF COMMENCEMENT				
C1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	<ul style="list-style-type: none"> • Notice of Commencement of Building Work, SSD 10425, Stage 1 (Site 1A & 1B), CC 210348/1 (31/8/21), 2/9/2021 • Email from Deicorp to Blacktown Council & DPIE, dated 13/7/2021 • Email from Deicorp to DPIE and Council, RE: Anticipated Commencement Date, 13/10/2021 	<p>Notice of Commencement for SSD 10425 Stage 1 sighted, dated 2/9/2021</p> <p>An anticipated Commencement Date was issued to Council and DPIE previously on 13/7/2021, and stated site clearing, excavation and shoring works were anticipated to commence on 2/8/2021. The letter is dated more than 48 Hours prior to commencement. It is understood the start date was delayed since this notification was issued.</p> <p>A later email was issued by Deicorp to DPIE on 13/10/2021, advising that construction was delayed and the actual commencement date was 2/9/2021.</p>	Compliant
C2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<ul style="list-style-type: none"> • Interview with Auditees • Email from Deicorp to Blacktown Council & DPIE, dated 13/7/2021 	<p>The development is staged as follows:</p> <ul style="list-style-type: none"> • Site 1 (Stage 1A & 1B) • Site 2 (Stage 2,3,4&5) <p>Only Stage 1 works had commenced at the time of this IA1. See also Condition C1.</p>	Compliant

ACCESS TO INFORMATION				
C3	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant’s response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p> <p>(c) address any other matter relating to compliance with the terms of this consent or requested by the Planning Secretary.</p>	<ul style="list-style-type: none"> • https://tallowongda.norhwestvillage.com.au/ 	<p>The Project Website has been established and included the following:</p> <p>(a)</p> <p>(i) Architectural drawings, Landscape drawings & Staging Plan (as referenced in A2)</p> <p>(ii) SSD 10425 Development Consent and Notice of Approval</p> <p>(iii) CEMP, CPTMP, Acoustics & Vibration Report, AQMP, CNVMP & SWMP</p> <p>(iv) (Reporting requirements not triggered – to be added at a later date)</p> <p>(v) (Monitoring requirements not triggered – to be added at a later date)</p> <p>(vi) Summary of current stage included, i.e. Site 1 / CC1 Early Works</p> <p>(vii) Contact phone number and email address provided</p> <p>(viii) Complaints Register included (no complaints to date)</p> <p>Observations:</p> <p>(vi) Current stage of works to be updated to reflect commencement of construction</p> <p>(viii) Ensure the Complaints Register is updated monthly (dated July 2021)</p>	Compliant
SURVEY CERTIFICATE				
C4	<p>Prior to the commencement of works, the Applicant must submit to the satisfaction of the Certifier a Registered Surveyor’s certificate</p>	<ul style="list-style-type: none"> • LTS Letter RE: Lot 294 DP1213279 – Condition C4, dated 20/7/2021 	<p>LTS Registered Surveyor’s Certificate sighted as evidence of compliance with C4. Plans are attached to the</p>	Compliant

	<p>detailing the setting out of the proposed building on the site, including the relationship of the set out building to property boundaries.</p>	<ul style="list-style-type: none"> • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) 	<p>letter which show “<i>apart from the proposed awnings encroaching upon Themeda and Conferta Avenue there are no encroachments from the proposed development over the site boundaries based on architectural drawings by Turner Architects.</i>”</p> <p>CC1 references the Report of Architectural Drawings, LTS, 30/7/2021, reviewed by the Certifier as evidence of compliance with C4, indicating ‘<i>satisfaction of the Certifier</i>’.</p>	
PROTECTION OF PUBLIC INFRASTRUCTURE AND STREET TREES				
C5	<p>Prior to the commencement of works, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths) and submit a copy of the dilapidation report to the Certifier, Planning Secretary and Council for information</p> <p>(c) ensure all street trees directly outside the site not approved for removal are retained and protected in accordance with the Australian Standard 4970 Protection of Trees on Development Sites.</p>	<ul style="list-style-type: none"> • ACE Structural Dilapidation Report (Council Assets), 191294.0, 5/7/2021 • ACE Structural Dilapidation Report (Metro Assets), 191294.1, 5/7/2021 • DPIE Post Approval Evidence of Submission, 27/7/2021 • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) • Rain Tree Consulting Tree Audit & Impact Assessment Report, Ref No- RTC-5120, 16/4/2020 • Email from Council RE: SSD 10425 Street Tree Protection, dated 17/9/2021 	<p>a) Deicorp advised (a) has not been relevant to the project / not triggered to date</p> <p>b) Dilapidation Reports provided as evidence. The Dilapidation Reports are listed in CC1 confirming submission to and satisfaction of the Certifier.</p> <p>Evidence of DPIE submission of Schedule 2 C15 – 2xDilp Reports Metro Assets & Schedule 2 C15 – 2x Dilp Reports Council Assets sighted, dated 27/7/2021 (prior to commencement of works on 2/9/2021).</p> <p>Deicorp advised Dilap Report was also issued to Council via the Planning Portal on 27/7/2021.</p> <p>c) Email from Council, dated 17/9/21 – states Council is satisfied with the existing situation/protection of the street trees along Themeda Ave and the car park trees, and the trees were</p>	Compliant

			<p>in good health. <i>"The construction hording is acting as a protection barrier and this is sufficient for the protection of the trees"</i>.</p> <p>Tree Audit & Impact Assessment Report provided as evidence and cited by the Certifier in CC1 (relates mainly to Stage 2).</p>	
UTILITIES AND SERVICES				
C6	<p>Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers. Any costs in the relocation, adjustment or support of services are the responsibility of the Applicant.</p>	<ul style="list-style-type: none"> • Sydney Water Building Plan Approved Asset Not Affected, Tap in Ref no.: 1199127, dated 28/7/2021 • Letter from Greg Houston Plumbing, dated 14/4/2020 • Endeavour Energy Design Certifications, dated 23/2/2021 & 23/6/2021 • Interview with Auditees • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) 	<p>Sydney Water Approval sighted (based on plans supplied Shoring & Bulk Excavation Plan Drawing A-110-008 RevE).</p> <p>Approval states <i>"proposed sewer extension to be completed under case 193210"</i>. Following issue of final sewer design, Opal Water Management will review and update the building plan approval.</p> <p>Letter from Greg Houston Plumbing confirms engagement as the Water Services Coordinator to facilitate Sydney Water's requirements on the site.</p> <p>Endeavour Energy design certification provided as evidence.</p> <p>Deicorp advised the substation kiosk has been built and was in the process of being commissioned at the time of IA1, due to be energised in the coming weeks.</p> <p>CC1 references the Sydney Water Building Plan approval (Opal Water Management, 28/7/2021) and Sydney Water Approval.</p>	Compliant

C7	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	<ul style="list-style-type: none"> • Interview with Auditees 	This condition will be the subject of a later CC. Above-ground works had not commenced at the time of this IA1.	Not triggered
DIAL BEFORE YOU DIG SERVICE				
C8	Prior to the commencement of any excavation on or near the site, the Applicant must submit to the satisfaction of the Certifier written confirmation from NSW Dial Before You Dig Service that the proposed excavation will not conflict with any underground utility services.	<ul style="list-style-type: none"> • Dial Before You Dig, Job No 21789699, Enquiry date 10/6/2021 • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) • Interview with Auditees 	DBYD Confirmation provided as evidence and lists asset owner details. CC1 references DBYD Confirmation, 21787699, 10/6/2021, reviewed by the Certifier as evidence of compliance with C8, indicating <i>'satisfaction of the Certifier' 'that the proposed excavation will not conflict with any underground utility services'.</i>	Compliant
COMMUNITY COMMUNICATION STRATEGY				
C9	Before the commencement of construction, the Applicant must prepare a Community Communication Strategy (CCS) for the development to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The CCS for the development must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> • through which the community can discuss or provide feedback to the Applicant; 	<ul style="list-style-type: none"> • Deicorp Community Communication Strategy, Tallawong Village Precinct, Rev2, dated 15/07/2021 	(a) Stakeholders (authorities, community & media) are identified in Section 3 (b) Means & methods of communication are set out in Section 5; (c) RNC has been engaged as a conduit between the project and the community and will help to coordinate and run community forums (d) Procedures and mechanisms for community feedback, response to enquiries and resolution of issues including disputes is set out in Sections 5 & 6	Compliant

	<ul style="list-style-type: none"> through which the Applicant will respond to enquiries or feedback from the community; and to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. 			
C10	The CCS must be submitted to the Planning Secretary for approval no later than one month before the commencement of construction.	<ul style="list-style-type: none"> Email from Deicorp to DPIE, dated 14/7/2021 Planning Portal submission C10 & C11, 14/7/2021 CCS, Revision 1, dated 14/7/2021 	Submission of the CCS via email to DPIE sighted, dated 14/7/2021. Email requests the Department's approval. Submission for approval was more than one month prior to commencement of construction on 2/9/2021.	Compliant
C11	Construction must not commence until the CCS has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	<ul style="list-style-type: none"> DPIE CCS Approval Letter, dated 4/8/2021 	DPIE approval of the CCS sighted, dated 4/8/2021, prior to commencement of construction on 2/9/2021	Compliant
C12	The CCS, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	<ul style="list-style-type: none"> CCS, Revision 1, dated 14/7/2021 Interview with Auditees 	Robert Furolo of Deicorp manages comms for the project. Deicorp advised the CCC is in the process of organising a meeting with a community group.	Compliant
COMMUNITY CONSULTATIVE COMMITTEE				
C13	<p>Within 90 days of development Consent being issued, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects. The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of construction and for at least six months following the completion of construction.</p> <p>Notes:</p> <ul style="list-style-type: none"> The CCC is an advisory committee only. In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community. 	<ul style="list-style-type: none"> Letter from GBW Consulting, dated 22/9/2021 Email from Deicorp, dated 22/9/2021 DPIE Letter, RE: Appointment of CCC Independent Chairperson, Ref SF21/116075, 17/9/2021 	<p>Development consent was issued 20/7/2021.</p> <p>A CCC has been established and exercising functions in accordance with relevant guidelines.</p> <p>Evidence of CCC establishment / exercise of functions discussed, e.g. Email from Deicorp, dated 22/9/2021 states <i>"work is underway to prepare and place the advertisements for community and stakeholder members"</i>.</p>	Compliant

			<p>Letter from GBW Consulting refers to DPIE’s appointment of Garry West as the Independent Chair of the Tallawong Station Precinct South CCC.</p> <p>DoP Advised of Anticipated start Date 13th July (Email attached)</p> <p>Deicorp formerly Requested an update on the appointment of Chairperson 7/9/21(Email attached)</p> <p>Appointment Chairperson on 20/9/21(Email attached)</p> <p><i>Observation: There was no evidence the CCC began to exercise functions before the commencement of construction. This appears to be due to a delay in appointing the Chairperson.</i></p>	
DEMOLITION				
C14	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier before the commencement of works.	<ul style="list-style-type: none"> • Deicorp Demolition Statement (C14), dated 12/7/2021 • Interview with Auditees 	Deicorp has confirmed there are no demolition works required to commencement construction.	Not triggered
PRE-CONSTRUCTION DILAPIDATION REPORTS				
C15	Prior to the commencement of any earthwork or construction, the Applicant shall submit to the satisfaction of the Certifier a Pre-Construction Dilapidation Report, prepared by a suitably qualified person. The Report is to detail the current structural condition of all adjoining buildings, infrastructure and roads (including the public domain site frontages, the footpath, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restrictions and traffic signs, and all other existing infrastructure along the street) within the ‘zone of influence’.	<ul style="list-style-type: none"> • ACE Structural Dilapidation Report (Council Assets), 191294.0, 5/7/2021 • ACE Structural Dilapidation Report (Metro Assets), 191294.1, 5/7/2021 	Deicorp advised there are no affected property owners requiring dilapidation surveys – limited to Council and Sydney Metro assets. Dilapidation Reports provided as evidence. The Dilapidation Reports are listed in CC1 confirming submission to and satisfaction of the Certifier.	Compliant

	Any entry into private land is subject to the consent of the owner and any inspection of buildings on privately affected land shall include details of the whole building where only part of the building may fall within the 'zone of influence'. A copy of the report is to be forwarded to the Planning Secretary and each of the affected property owners for information.	<ul style="list-style-type: none"> • DPIE Post Approval Evidence of Submission, 27/7/2021 • Email from Deicorp to Sydney Metro, dated 7/10/2021 • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) 	Dilap reports for Council and Sydney Metro assets were submitted to DPIE, dated 27/7/2021 (prior to commencement of works on 2/9/2021) Evidence of submission to Sydney Metro provided, dated 7/10/2021. Deicorp advised Dilap Report was also issued to Council via the Planning Portal on 27/7/2021.	
C16	In the event that access for undertaking a Pre-Construction Dilapidation Report is denied by an adjoining owner, the Applicant must demonstrate, in writing, to the satisfaction of the Planning Secretary that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the report and that these steps have failed.	<ul style="list-style-type: none"> • Interview with Auditees 	Access not known to have been denied for any dilapidation report required.	Not triggered
C17	Any damage to the public way including trees, footpaths, kerbs, gutters, road carriageway and the like must be made safe and functional by the Applicant. Damage must be fully rectified by the Applicant in accordance with the Council's standards prior to a Certificate of Completion being issued for Public Domain Works or before the final Occupation Certificate is issued for the development, whichever is the sooner.	<ul style="list-style-type: none"> • Interview with Auditees 	Deicorp advised no damage incurred as per C17.	Not triggered
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN				
C18	Prior to the commencement of any earthwork or construction, a Construction Environmental Management Plan (CEMP) shall be submitted to the Certifying Authority. The CEMP shall address, but not be limited to, the following matters where relevant: (a) Details of: (i) hours of work (ii) 24 hour contact details of site manager and details of complaint handling (iii) traffic management (iv) construction noise and vibration management, prepared by a suitably qualified person (v) management of dust to protect the amenity of the neighbourhood	<ul style="list-style-type: none"> • Barker Ryan Stewart Compliance Statement, 27/7/2021 • Construction Environmental Management Plan (CEMP) • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) 	(a):(i) Section 7, Operating Hours (ii) Section 2.3, Construction Contacts (iii) Construction Pedestrian and Traffic Management Plan, Appendix E (iv) Noise and Vibration Management Plan, Appendix G (v) Section 9.4, Air and Dust Management (vi) Soil and Water Management Plan, Appendix C & Section 10, Soil and Water Management Plan	Compliant

	<p>(vi) erosion and sediment control</p> <p>(vii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site</p> <p>(viii) works in accordance with any remedial works plan</p> <p>(ix) air quality management including issues associated with odour, minimising dust on site and prevention of dust from leaving the site during construction works incorporation of all acoustic management and treatments.</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan</p> <p>(c) Construction Noise and Vibration Management Sub-Plan</p> <p>(d) Air Quality Management Sub-Plan</p> <p>(e) Construction Waste Management Sub-Plan</p> <p>(f) Construction Soil and Water Management Sub-Plan</p> <p>(g) an unexpected finds protocol for contamination and associated communications procedure</p> <p>(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure</p> <p>(i) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</p>		<p>(vii) Section 10, Soil and Water Management</p> <p>(viii) Remediation Action Plan, Appendix F</p> <p>(ix) Section 9.4, Air and Dust Management & Air Quality Management Plan, Appendix B.</p> <p>(b) Appendix E, Construction Pedestrian and Traffic Management Plan</p> <p>(c) Appendix G, Noise and Vibration Management Plan</p> <p>(d) Appendix B, Air and Dust Management Plan</p> <p>(e) Appendix D, Construction Waste Management Plan</p> <p>(f) Appendix C, Soil and Water Management</p> <p>(g) Section 12.1, Unexpected Finds Protocol, Contamination</p> <p>(h) Section 12.2, Unexpected Finds Protocol, Aboriginal and European Heritage</p> <p>(i) Remediation Action Plan, Appendix F.</p> <p>CC1 references Conditions C18, C19, C24 & C25 (Letter RE CEMP), as evidence of submission to the Certifier.</p>	
CONSTRUCTION PEDESTRIAN AND TRAFFIC MANAGEMENT PLAN SUB-PLAN				
C19	<p>Prior to the commencement of any earthwork or construction, the Applicant shall submit to the satisfaction of the Certifier a final Construction Pedestrian and Traffic Management Plan Sub-Plan (CPTMP), prepared in consultation with the Sydney Coordination Office within TfNSW. The CPTMP needs to specify matters including, but not limited to, the following:</p>	<ul style="list-style-type: none"> • Barker Ryan Stewart Compliance Statement, 27/7/2021 • Construction Pedestrian and Traffic 	<p>(a) Section 2</p> <p>(b) Appendix A</p> <p>(c) Appendix A</p> <p>(d) Appendix B, Vehicle Movement Plan</p>	Compliant

	<p>(a) a description of the development; (b) location of any proposed work zone(s); (c) details of crane arrangements including location of any crane(s) and crane movement plan; (d) haulage routes; (e) proposed construction hours; (f) predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods; (g) construction vehicle access arrangements; (h) construction program and construction methodology, including any construction staging; (i) a detailed plan of any proposed hoarding and/or scaffolding; (j) measures to avoid construction worker vehicle movements within the precinct; (k) consultation strategy for liaison with surrounding stakeholders, including other developments under construction; (l) identify any potential impacts to general traffic, cyclists, pedestrians, bus services within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CPTMP; and (m) identify the cumulative construction activities of the development and other projects within or around the development site. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.</p>	<p>Management Plan (CPTMP)</p> <ul style="list-style-type: none"> • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) 	<p>(e) Section 2.2, Building and Construction Works (f) Table 4, Traffic Management Strategy (g) Swept Paths attached in Appendix D & discussion in Table 4 (h) Section 2, Project Overview (i) Appendix A, Site Management Plans (j) Table 4, Traffic Management Strategy (k) Section 5.2, Consultation and Records (Note the Community Communication Strategy to be prepared prior to the commencement of works (Condition C9) will then form the basis of site communications with relevant stakeholders (l) Table 4, Traffic Management Strategy (m) Table 4, Traffic Management Strategy CC1 references Conditions C18, C19, C24 & C25 (Letter RE CEMP), as evidence of submission to the Certifier.</p>	
CONSTRUCTION NOISE AND VIBRATION MANAGEMENT SUB-PLAN				
C20	<p>Prior to the commencement of any earthwork or construction, the Applicant shall submit to the satisfaction of the Certifier a Construction Noise and Vibration Management Sub-Plan (CNVMP) for the development. A copy of the CNVMP must be submitted to the Planning Secretary and Council for information. The Sub-Plan must include:</p>	<ul style="list-style-type: none"> • Acoustic Logic Construction Noise and Vibration Management Plan (CNVMP) • Acoustic Logic Letter / Compliance Statement Condition C20, 	<p>Acoustic Logic Letter provides a review of Condition C20 and addresses each specific requirements of the Construction Noise and Vibration Management Plan (CNVMP) as follows: (a) CNVMP Section 3.1 & 5.1</p>	Compliant

	<p>(a) identification of the specific activities that will be carried out and associated noise sources at the premises;</p> <p>(b) identification of all potentially affected sensitive residential receiver locations;</p> <p>(c) quantification of the rating background noise level (RBL) for sensitive receivers, as part of the Sub-Plan, or as undertaken in the EIS;</p> <p>(d) the construction noise, ground-borne noise and vibration objectives derived from an application of the EPA Interim Construction Noise Guideline (ICNG), as reflected in conditions of approval;</p> <p>(e) prediction and assessment of potential noise, ground-borne noise (as relevant) and vibration levels from the proposed construction methods expected at sensitive receiver premises against the objectives identified in the ICNG and conditions of approval;</p> <p>(f) where objectives are predicted to be exceeded, an analysis of feasible and reasonable noise mitigation measures that can be implemented to reduce construction noise and vibration impacts;</p> <p>(g) description of management methods and procedures, and specific noise mitigation treatments/measures that can be implemented to control noise and vibration during construction;</p> <p>(h) where objectives cannot be met, additional measures including, but not necessarily limited to, the following should be considered and implemented where practicable; reduce hours of construction, the provision of respite from noise/vibration intensive activities, acoustic barriers/enclosures, alternative excavation methods or other negotiated outcomes with the affected community;</p> <p>(i) where night-time noise management levels cannot be satisfied, a report shall be submitted to the Planning Secretary outlining the mitigation measures applied, the noise levels achieved and justification that the outcome is consistent with best practice;</p> <p>(j) measures to identify non-conformances with the requirements of the Sub-Plan, and procedures to implement corrective and preventative action;</p>	<p>20210646.1/1907A/RO/RF , dated 19/7/2021</p> <ul style="list-style-type: none"> • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) • DPIE Post Approval Evidence of Submission, 27/7/2021 	<p>(b) CNVMP Section 3.3</p> <p>(c) CNVMP Section 4.1.1</p> <p>(d) CNVMP Section 4</p> <p>(e) CNVMP Section 5.2 & 5.4</p> <p>(f) CNVMP Section 5.5 & 5.6.5</p> <p>(g) CNVMP Section 5.5, 6 & 7</p> <p>(h) CNVMP Section 5.5, 5.6.6 & 7</p> <p>(i) No night works proposed</p> <p>(j) CNVMP Section 6</p> <p>(k) To be addressed by main contractor</p> <p>(l) CNVMP Section 5.5</p> <p>(m) <i>“Noise impacts associated with construction are expected to be mitigated through appropriate management and community consultation. As such, specific monitoring of noise is not considered to be required to determine effectiveness at this stage. If strong community reaction is experienced due to construction noise impacts, noise measurements may be taken at identified receivers to quantify the noise impact and develop appropriate management/mitigation strategies. Refer also Section 5.5”</i></p> <p>Deicorp advised no noise complaints have been received to date.</p> <p>(n) CNVMP Section 5.5</p> <p>(o) CNVMP Section 7.6</p> <p>(p) CNVMP Section 7.5</p> <p>Evidence of DPIE submission of Schedule 2 C20 CNVMP sighted, 27/7/2021, prior to commencement</p>	
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	<p>(k) suitable contractual arrangements to ensure that all site personnel, including sub-contractors, are required to adhere to the noise management provisions in the Sub-Plan;</p> <p>(l) procedures for notifying residents of construction activities that are likely to affect their noise and vibration amenity;</p> <p>(m) measures to monitor noise performance and respond to complaints;</p> <p>(n) measures to reduce noise related impacts associated with offsite vehicle movements on nearby access and egress routes from the site;</p> <p>(o) procedures to allow for regular professional acoustic input to construction activities and planning; and</p> <p>(p) effective site induction, and ongoing training and awareness measures for personnel (e.g. toolbox talks, meetings etc).</p>		<p>of construction on 2/9/2021. Deicorp advised CNVMP was issued to Council via the Planning Portal.</p> <p>CC1 references the CNVMP, Compliance Letter and evidence of DPIE submission, reviewed by the Certifier as evidence of compliance with C20, indicating '<i>satisfaction of the Certifier</i>'.</p>	
AIR QUALITY MANAGEMENT SUB-PLAN				
C21	<p>Prior to the commencement of any earthwork or construction, the Applicant shall submit to the satisfaction of the Certifier an Air Quality Management Sub-Plan (AQMP) for the development. A copy of the AQMP must be submitted to the Planning Secretary and Council for information. The Sub-Plan must include, as a minimum, the following elements:</p> <p>(a) be prepared by a suitably qualified and experienced expert in accordance with the EPA's Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (the Approved Methods);</p> <p>(b) relevant environmental criteria to be used in the day-to-day management of dust and volatile organic compounds (VOC/odour);</p> <p>(c) mission statement;</p> <p>(d) dust and VOCs/odour management strategies consisting of:</p> <p>(e) objectives and targets;</p> <p>(f) risk assessment;</p> <p>(g) suppression improvement plan;</p> <p>(h) monitoring requirements including assigning responsibility (for all employees and contractors);</p> <p>(i) communication strategy; and</p> <p>(j) system and performance review for continuous improvements.</p>	<ul style="list-style-type: none"> • AECOM Air Quality Management Plan, Job No.: 60618532, Rev 1, 23/7/2021 • Letter from AECOM to Deicorp RE: Compliance with Air Quality DA Conditions, SSD 10425, dated 23/07/2021 • DPIE Submission Post Approval, Schedule 2 C21 AQMP, 27/7/2021 • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) 	<p>Letter from AECOM refers to the Air Quality Management Plan (AQMP) prepared for the Tallawong Station South Precinct. The letter confirms all requirements relevant to air quality listed in Conditions C21, C22, C23 & D22 have been met.</p> <p>Evidence of submission of the AQMP to DPIE Post Approvals was sighted, dated 27/7/2021, prior to commencement of construction.</p> <p>CC1 references the AQMP, David Rollings CV, Letter of Compliance and evidence of DPIE submission, reviewed by the Certifier as evidence of compliance with C21, C22 & C23, indicating '<i>satisfaction of the Certifier</i>'.</p>	Compliant
C22	<p>The Sub-Plan must detail management practices to be implemented for all dust and VOC/odour sources at the site.</p>	<ul style="list-style-type: none"> • Letter from AECOM to Deicorp RE: Compliance 	<p>Letter from AECOM refers to the Air Quality Management Plan (AQMP)</p>	Compliant

	The Sub-Plan must also detail the dust, odour, VOC and semi-volatile organic compounds (SVOC) monitoring program (e.g. frequency, duration and method of monitoring) to be undertaken for the project.	with Air Quality DA Conditions, SSD 10425, dated 23/07/2021 <ul style="list-style-type: none"> • Interview with Auditees 	prepared for the Tallawong Station South Precinct. The letter confirms all requirements relevant to air quality listed in Conditions C21, C22, C23 & D22 have been met. Deicorp advised no odour issues have been identified on the site to date.	
C23	The Applicant must also develop and implement an appropriate comprehensive Reactive Air Quality and Odour Management Plan which will incorporate an Ambient Air Monitoring Program and Reactive Management Strategy to ensure that the assessment criteria are met during the works.	<ul style="list-style-type: none"> • Letter from AECOM to Deicorp RE: Compliance with Air Quality DA Conditions, SSD 10425, dated 23/07/2021 • Interview with Auditees 	Letter from AECOM refers to the Air Quality Management Plan (AQMP) prepared for the Tallawong Station South Precinct. The letter confirms all requirements relevant to air quality listed in Conditions C21, C22, C23 & D22 have been met. Deicorp advised no odour issues have been identified on the site to date.	Compliant
CONSTRUCTION WASTE MANAGEMENT SUB-PLAN				
C24	<p>Prior to the commencement of any earthwork or construction, the Applicant shall submit to the satisfaction of the Certifier a Construction Waste Management Sub-Plan (CWMP) for the development. A copy of the CWMP must be submitted to the Planning Secretary and Council for information. The Sub-Plan must include, as a minimum, the following elements:</p> <p>(a) require that all waste generated during the project is assessed, classified and managed in accordance with the EPA's "Waste Classification Guidelines Part 1: Classifying Waste";</p> <p>(b) demonstrate that an appropriate area will be provided for the storage of bins and recycling containers and all waste and recyclable material generated by the works;</p> <p>(c) procedures for minimising the movement of waste material around the site and double handling;</p> <p>(d) waste (including litter, debris or other matter) is not caused or permitted to enter any waterways;</p> <p>(e) any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises;</p>	<ul style="list-style-type: none"> • Construction Waste Management Plan (CWMP), Barker Ryan Stewart, Project No. SY190226, Rev 2, 19/7/2021 • Barker Ryan Stewart Compliance Statement, 27/7/2021 • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) • DPIE Submission Post Approval, Schedule 2 C24 WMP, 27/7/2021 	<p>(a) Section 4.6, Waste Classification Guidelines</p> <p>(b) Location of waste bins is shown on the Plan provided in Appendix A</p> <p>(c) Section 4.2, Waste Strategy which identifies methods to prevent double handling</p> <p>(d) The site is not located in close proximity to any waterways. Plan commits to measures to be implemented to ensure waste is contained within designated waste bin enclosures.</p> <p>Site Management Plan, Appendix A identifies site fencing and waste storage areas</p>	Compliant

	<p>(f) the wheels of any vehicle, trailer or mobilised plant leaving the site and cleaned of debris prior to leaving the premises;</p> <p>(g) details in relation to the transport of waste material around the site (on-site) and from the site, including (at a minimum):</p> <ul style="list-style-type: none"> • a traffic plan showing transport routes within the site; • a commitment to retain waste transport details for the life of the project to demonstrate compliance with the <i>Protection of the Environment Operations Act 1997</i>; and • the name and address of each licensed facility that will receive waste from the site (if appropriate). 		<p>(e) Section 4.6, Waste Avoidance and Reduction, details waste vehicle measures</p> <p>(f) Section 4.6, Waste Avoidance and Reduction, requires vehicle cleaning prior to exiting the site</p> <p>(g) Site Management Plan, Appendix A details transport routes within the site</p> <p>Section 4.3, Construction Waste Monitoring and Reporting.</p> <p>Management required to retain all waste transport details, including receipts and contract details, for the life of the project.</p> <p>Details of end destinations for waste streams is provided in Section 4.7</p> <p>Evidence of submission of the CWMP to DPIE Post Approvals was sighted, dated 27/7/2021, prior to commencement of construction on 2/9/2021.</p> <p>CC1 references the CWMP, and evidence of DPIE submission, reviewed by the Certifier as evidence of compliance with C24, indicating <i>'satisfaction of the Certifier'</i>.</p>	
CONSTRUCTION SOIL AND WATER MANAGEMENT PLAN SUB-PLAN				
C25	<p>Prior to the commencement of any earthwork or construction, the Applicant shall submit to the satisfaction of the Certifier a Construction Soil and Water Management Sub-Plan (CSWMSP) which must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council</p> <p>(b) describe all erosion and sediment controls to be implemented during construction</p>	<ul style="list-style-type: none"> • Barker Ryan Stewart Compliance Statement, 27/7/2021 • Construction Soil and Water Management Plan (SWMP), Barker Ryan Stewart, Rev 2, 19/7/2021 	<p>(a) BRS Compliance statement: <i>"The CSWMSP has been prepared by suitably qualified Engineers and has been forwarded by other parties to BCC for comment"</i></p> <p>(b) The plans nominate the measures that need to be implemented during different phases of the development</p>	Compliant

	<p>(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site)</p> <p>(d) detail all off-Site flows from the Site</p> <p>(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.</p>	<ul style="list-style-type: none"> • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) 	<p>(c) The plans nominate how machinery is to be stored and how the site needs to be stabilised through notes on the plans</p> <p>(d) The plans show that a single site disposal location is to be utilised during earthworks and indicates that exposed surfaces are to be stabilised during the building works</p> <p>(e) The measures are the same for all events during excavation, being temporarily stored in the excavated site. Once above ground works commence the measures are the stabilisation of the surfaces.</p> <p>CC1 references the CSWMP, reviewed by the Certifier as evidence of compliance with C25, indicating 'satisfaction of the Certifier'.</p>	
CONSTRUCTION PARKING				
C26	<p>Prior to the commencement of any earthwork or construction, the Applicant must submit to the satisfaction of the Certifier evidence that sufficient off-street parking has been provided for heavy vehicles and for site personnel (where required), to ensure that construction traffic associated with the development does not utilise on-street parking or public parking facilities.</p>	<ul style="list-style-type: none"> • Traffic Management Plan Site Parking Area, SMBC Planning, 29/6/2021 • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) 	<p>Traffic Management Plan Site Parking Area shows parking provisions for the project.</p> <p>CC1 references the SMBC Planning Traffic Management Plan Site Parking Area, reviewed by the Certifier as evidence of compliance with C26, indicating 'satisfaction of the Certifier'.</p>	Compliant
COMPLIANCE				
C27	<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>	<ul style="list-style-type: none"> • Earthworks Letter of Award, 29/7/2021 • Interview with Auditees 	<p>Letter of Award includes reference to scope of works and documents the contractor reports etc, includes reference to SSD 10425 and requirement to comply.</p>	Compliant

BARRICADE PERMIT				
C28	Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the <i>Roads Act 1993</i> for a Barricade Permit is to be obtained from the relevant authority prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant authority.	<ul style="list-style-type: none"> • Turner Site Management Plan Early Works, SM-01 Rev B, 30/7/2021 • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) • Interview with Auditees 	Deicorp advised no Barricade Permit required as hoarding is on the site boundary and doesn't encroach onto public property. Turner Site Management Plan shows extent and location of hoarding. CC1 references the Turner Site Management Plan Early Works, 30/7/2021, reviewed by the Certifier as evidence of compliance with C28, indicating ' <i>satisfaction of the Certifier</i> '	Compliant
HOARDING				
C29	An application under section 138 of the <i>Roads Act 1993</i> is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road (if required) and such application is to include: (a) architectural, construction and structural details of the design as well as any proposed artwork (b) structural certification prepared and signed by an appropriately qualified practising structural engineer.	<ul style="list-style-type: none"> • Interview with Auditees 	Deicorp advised hoarding around the site is on the site boundary and does not extend onto a public road.	Not triggered
C30	Prior to the commencement of works, the Applicant must submit to the satisfaction of the Certifier evidence of the issue of a Structural Works Inspection Certificate and structural certification.	<ul style="list-style-type: none"> • Hoarding Structural Certificate, Alessi Consulting, 28/7/2021 • City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) • Interview with Auditees 	Structural Approval of the Deicorp site hoarding sighted. CC1 references the Alessi Consulting Hoarding Structural Certificate, reviewed by the Certifier as evidence of compliance with C30, indicating ' <i>satisfaction of the Certifier</i> '.	Compliant
OUTDOOR LIGHTING				
C31	Prior to commencement of any lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<ul style="list-style-type: none"> • Interview with Auditees 	This condition will be the subject of a later CC.	Not triggered

PUBLIC LIABILITY INSURANCE				
C32	Prior to the commencement of any earthwork or construction over, on or below Council land, the Applicant must submit to the satisfaction of the Certifier evidence of Public Liability Insurance, with a minimum liability of \$10 million. A copy of the Insurance cover is to be provided to Council.	<ul style="list-style-type: none"> Deicorp P/L Quanta Certificate of PL Insurance, 29/6/2021 City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) Interview with Auditees 	CC1 references a Quanta Certificate of Insurance, reviewed by the Certifier as evidence of compliance with C32, indicating 'satisfaction of the Certifier'. Insurance is for works to be undertaken by the Sydney Water Coordinator for works anticipated to state between Dec 2021-March 2022.	Compliant
REMEDICATION – UNEXPECTED FINDS PROTOCOL				
C33	Prior to the commencement of any earthwork or remediation works for the development, the Applicant must submit to the satisfaction of the Certifier an Unexpected Finds Protocol which has been reviewed and endorsed by an EPA accredited site auditor. The protocol must outline contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works.	<ul style="list-style-type: none"> Remedial Action Plan prepared by EI Australia, dated 16 April 2020 (ref: E24445.E06_Rev1) City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) Interview with Auditees Evidence of submission of the UFP to the Certifier, dated 6/10/2021 Phreatic Consulting Letter RE: Interim Advice 1 Review of UFP, 6/10/2021 Email from City Plan RE Condition C33, 13/10/2021 	<p>The UFP is included in Appendix C of RAP and outlines contingency measures and the procedures to be followed in the event unexpected finds of contaminated material are encountered during works.</p> <p>Evidence of submission to the Certifier by Deicorp sighted.</p> <p><i>The RAP (with UFP attached) was not listed on CC1. Evidence of 'satisfaction of the Certifier' was requested during the audit and provided in an email from City Plan, dated 13/10/2021.</i></p> <p><i>Evidence of UFP review and endorsement by the EPA Site Auditor was provided, dated 6/10/2021.</i></p> <p><i>Both of the above requirements were satisfied after the commencement of earthworks and remediation works, and are therefore non-compliant with C33.</i></p>	Non-Compliant

REMEDICATION – SITE AUDITOR				
C34	<p>Prior to the commencement of any earthwork or remediation works for the development, the Applicant must submit evidence to the Planning Secretary that a Site Auditor accredited under the <i>Contaminated Land Management Act 1997</i> has been appointed to independently review the implementation and validation of the remediation works.</p>	<ul style="list-style-type: none"> • Letter of Confirmation of Appointment, Phreatic Consulting, 19/7/2021 • DPIE Submission Post Approval, Schedule 2 C34, 27/7/2021 • Remedial Action Plan prepared by EI Australia, Ref: E24445.E06, Rev1, 16/4/2020 • EI Australia Additional Groundwater Investigation, Ref E24445.E17_Rev0, 1/10/2020 	<p>Letter from Site Auditor, dated 19/7/2021 sighted confirming appointment.</p> <p>Evidence of submission of the Site Auditor Confirmation of Appointment to DPIE Post Approvals was sighted, dated 27/7/2021, prior to the commencement of earthworks and remediation on 2/9/2021.</p> <p>Existing site contamination includes asbestos in fill in two locations; heavy metals (copper, mercury, nickel & zinc) at concentrations above groundwater investigation levels (GILs); Total Recoverable Hydrocarbons (TRH) at location BH2M exceeding the adopted ecological criteria – the concentration of F2 hydrocarbons reported at this location was reported as a potential hazard to future occupants and warranted further investigation. An additional groundwater investigation report was prepared on 1/10/2021 The investigation concluded that <i>“while localised TRH contamination in groundwater was identified in the vicinity of BH2M and BH201M, which may potentially pose a vapour inhalation risk to future occupants, the site can be made suitable for the proposed development, provided the recommendations are implemented”</i>.</p> <p>Recommendations included visual inspections, confirmation of onsite</p>	Compliant

			contamination source removal by additional groundwater sampling, potential soil vapour assessment, and potential update to the RAP. Observation: The above process was ongoing at the time of this IA1 and is required to be verified by the engaged EPA Site Auditor.	
C35	The Applicant must ensure the remediation works for the development are undertaken by a suitably qualified and experienced consultant(s) in accordance with the approved Remedial Action Plan and relevant guidelines produced or approved under the <i>Contaminated Land Management Act 1997</i> .	<ul style="list-style-type: none"> Remedial Action Plan prepared by EI Australia, Ref: E24445.E06, Rev1, 16/4/2020 EI Australia Engagement Letter, dated 23/07/2021 	RAP Rev01, dated 16/04/2021, Tallawong Station Precinct South & corresponding engagement letter, dated 23/07/2021 sighted. Letter states EI Australia is a suitably qualified contaminated land environmental consultant. The project team includes Safework NSW Licensed Asbestos Assessors (LAAs) & Certified Environmental Practitioners (CEnvP) including Site Contamination (CEnvP SC) Specialists.	Compliant
REMEDIATION – SITE AUDIT REPORT AND SITE AUDIT STATEMENT				
C36	Upon completion of the remediation works and prior to the commencement of construction of the development, a Site Audit Report and a Site Audit Statement, prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates the site is suitable for its approved land use, must be submitted to the Planning Secretary for information.	<ul style="list-style-type: none"> Interview with Auditees Remedial Action Plan prepared by EI Australia, Ref: E24445.E06, Rev1, 16/4/2020 	Remediation works were ongoing at the time of this IA1. Section 7.3 of the RAP states “Groundwater remediation options will be considered in an amended RAP once further investigation has been undertaken to characterise groundwater in the vicinity of BH2M”.	Not triggered
REMEDIATION – VALIDATION REPORT				
C37	Within one month following the completion of the remediation works for the development, a Remediation Validation Report (RVR) must be submitted to the Planning Secretary for information. The RVR must be prepared by a suitably qualified and experienced consultant(s) and in accordance with the approved remedial action plan and relevant	<ul style="list-style-type: none"> Interview with Auditees 	Remediation works were ongoing at the time of this IA1.	Not triggered

	guidelines produced or approved under the <i>Contaminated Land Management Act 1997</i> .			
STORMWATER CONNECTIONS ON TfNSW LAND				
C38	Prior to the commencement of Stage 3 works (Staging diagram S2 18095 – DA-010-012) the Applicant is to enter into a Works Authorisation Deed (WAD) with TfNSW in relation to the stormwater connection on TfNSW land at the corner of Cudgegong and Schofields Roads. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval. Documents should be submitted to Development.Sydney@rms.nsw.gov.au . A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.	<ul style="list-style-type: none"> • Interview with Auditees 	Refers to Stage 3	Not triggered
GROUNDWATER REQUIREMENTS AND MANAGEMENT				
C39	<p>Prior to commencement of works the Applicant is to undertake the following to the satisfaction of DPIE Water and the Natural Resources Access Regulator (NRAR):</p> <p>(a) demonstrate adequate groundwater entitlements can be obtained for the project’s operational water take</p> <p>(b) ensure sufficient water entitlement is held in a water access licence/s (WAL) to account for the maximum predicted take for each water source prior to take occurring</p> <p>(c) develop a Ground Water Management Plan for the construction phase</p> <p>(d) develop a dewatering reporting schedule covering duration of construction</p> <p>(e) develop a proposed operational phase (after building completion) monitoring and reporting schedule</p>	<ul style="list-style-type: none"> • EI Australia Dewatering Management Plan, Tallawong Site 1, Rev0, dated 26/3/021 • EI Australia Groundwater Take Assessment, SSD 10425, dated 30/9/2020 • EI Australia Email to NRAR, dated 28/9/2021 • EIA Australia Letter to Deicorp, Ref: E24445.E09.004_Rev00, dated 5/8/2021 • NRAR Letter to EI Australia, dated 24/9/2021 • Letter from DPIE to Paula Bizimis, Ref: OUT20/7856, dated 3/8/2020 	<p>EI Australia Dewatering Management Plan sighted. EI Australia letter, 5/8/2021 addresses Condition C39 in response to letters from NRAR & DPIE dated 3/8/2020 & 5/3/2021. These letters set out requirements in relation to dewatering, groundwater management, licensing and reporting. EI Australia responded to these letters, dated 5/8/2021.</p> <p><i>Observation: Some of these requirements were yet to be completed at the time of this audit (IA1) and progress will be reassessed during IA2, e.g. completion of requirements to exercise WAL exercise exemption. Monitoring and reporting requirements will also be verified during IA2.</i></p> <p>(a) Groundwater Take Assessment provides estimate of groundwater take volumes that require pumping</p>	Non-Compliant

		<ul style="list-style-type: none"> Letter from DPIE to Paula Bizimis, Ref: OUT20/408, dated 5/3/2021 	<p>during construction & operation; estimate of groundwater drawdown & associated ground settlements (0.48ML/year for Site 1 & 0.86ML/year for Site 2).</p> <p>(b) As per NRAR Letter to EI Australia, dated 24/9/2021, there no requirement to obtain groundwater entitlements / Water Access Licence during construction</p> <p><i>Observation: Operational ground water take volumes are to be confirmed more accurately once more data is available from the groundwater monitoring wells to demonstrate compliance with the Water Management (General Regulation 2018.</i></p> <p>(c) The EI Australia Dewatering Management Plan, Tallawong Site 1, Rev0, dated 26/3/021is understood to meet the requirement for a Groundwater Management Plan as per C39, as confirmed by NRAR via email to EI Australia, dated 8/10/2021 and EI Australia Letter, 5/8/2021</p> <p>(d) Reporting of groundwater quality results is addressed in Section 5.3 & 5.3.3 of the Dewatering Management Plan and includes the requirement for a summary report to be prepared upon completion of the initial assessment, Interim Monitoring Reports, and a Dewatering Completion Report. These requirements are understood not to have been</p>	
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			<p>triggered at the time of the audit as dewatering activities had not commenced.</p> <p><i>(e) As outlined in EI's Letter, 5/8/2021, a DMP for the operational phase will be developed following construction of the basement. This will take into account water quality and volumes identified during basement construction. It will specifically outline the monitoring and reporting schedule.</i></p> <p>NRAR Letter to EI Australia, dated 24/9/2021 states a Water Access Licence (WAL) is not required under Schedule 4 Clause 7 of the <i>Water Management (General) Regulations 2018</i>, as the projects construction water take is less than 3ML per year.</p> <p>NRAR's letter also refers to their review of the Dewatering Management Plan, and confirms they have no further comments. EI Australia's email, dated 28/9/2021 states <i>"It is my understanding that this letter serves as the approval of SSD10425 conditions for dewatering C39 and D24 as provided in EI's letter dated 5 August 2021. The groundwater will be managed as per the recommendations of the Dewatering Management Plan (DMP) prepared by EI (dated 3 August 2021) and attached as Attachment A in EI's letter dated 5 August 2021"</i>.</p>	
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			Considering the above, NRAR's Letter to EI Australia, dated 24/9/2021 is considered approval of the Dewatering Management Plan.	
PART D – DURING CONSTRUCTION				
APPROVED PLANS TO BE ON-SITE				
D1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for inspection by any officer of the Department, Council or the Certifier.	<ul style="list-style-type: none"> Site inspection 6/10/2021 	Copies of approved plans were available for review on site in the project office.	Compliant
SITE NOTICE				
D2	<p>A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer. The notice(s) is to satisfy all but not be limited to, the following requirements:</p> <p>(a) 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>(b) the notice is to be durable and weatherproof and is to be displayed throughout the works period</p> <p>(c) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/noise complaint are to be displayed on the site notice; and</p> <p>(d) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>	<ul style="list-style-type: none"> Site inspection 6/10/2021 	<p>Site Notices were displayed at the site entrances on Conferta Ave and Themeda Avenue.</p> <p>(a) Site Notices were larger than minimum size</p> <p>(b) Site Notices were made from weatherproof material</p> <p>(c) The following details were included on the Site Noticed: Approved work hours, name of Project Manager, name, address & mobile number of Builder (managing company)</p> <p>(d) Notices were at eye level on hoardings at both site entrances. Additional signage '<i>Construction Site, Unauthorised Persons Keep Out</i>' also displayed.</p>	Compliant
Hours of Construction				
D3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p>	<ul style="list-style-type: none"> Interview with Auditees CEMP & CNVMP 	Deicorp advised works are only conducted during standard working hours, as documented in the CEMP & CNVMP, and displayed on the Site Notice.	Compliant

D4	No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> • Interview with Auditees • CEMP & CNVMP • COVID-19 Working Health Order 	Deicorp advised no works have occurred on Sundays or public holidays, and the COVID-19 Working Health Order (for extension of normal working hours) has not been utilised to date.	Compliant
D5	Activities may be undertaken outside of these hours if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.	<ul style="list-style-type: none"> • Interview with Auditees • CEMP & CNVMP 	No emergencies have reportedly occurred during the project, requiring out of hours works.	Not Triggered
D6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<ul style="list-style-type: none"> • Interview with Auditees 	No out of hours works are known to have been undertaken.	Not Triggered
D7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	<ul style="list-style-type: none"> • Interview with Auditees • CEMP & CNVMP 	The requirements of D7 are documented in the CEMP & CNVMP. Deicorp advised no rock breaking, rock hammering, sheet piling or pile driving had been conducted to date. Piling methodology has been via screw or drill piling which is associated with lower sound power levels.	Not Triggered
INCIDENT NOTIFICATION, REPORTING AND RESPONSE				
D8	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	<ul style="list-style-type: none"> • Interview with Auditees • CEMP & CNVMP 	No environmental incidents are known to have occurred during the project. Procedures for dealing with an environmental incident are included in the CEMP.	Not Triggered
D9	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	<ul style="list-style-type: none"> • Interview with Auditees 	As per D8	Not Triggered
NON-COMPLIANCE NOTIFICATION				
D10	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Department in writing to	<ul style="list-style-type: none"> • Interview with Auditees • CEMP & CNVMP 	No environmental incidents are known to have occurred during the project.	Not Triggered

	compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.		Procedures for dealing with an environmental incident are documented in the CEMP.	
D11	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the noncompliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<ul style="list-style-type: none"> • Interview with Auditees 	As per D10	Not Triggered
D12	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<ul style="list-style-type: none"> • NA 	Noted	Not Triggered
SAFework REQUIREMENTS				
D13	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	<ul style="list-style-type: none"> • Site Management Plan • Site inspection 6/10/2021 • Interview with Auditees 	Site Management Plan shows the extent of hoarding around the whole site, gates and padlocks. Security arrangements were confirmed with the Site Manager who also stated no current requirement for security guards/patrols and CCTV located in the adjacent public car park to the west.	Compliant
IMPLEMENTATION OF MANAGEMENT PLANS				
D14	The Applicant must ensure the requirements of the Construction Environmental Management Plan, Construction Pedestrian Traffic Management Plan, Construction Noise and Vibration Management Sub-Plan, Air Quality Management Plan and Construction Waste Management Plan required by this consent are implemented during construction.	N/A	As per later section of the audit on CEMP & Sub Plan compliance.	Compliant
CONSTRUCTION NOISE LIMITS				
D15	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved CNVMP.	<ul style="list-style-type: none"> • CNVMP • Site inspection 6/10/2021 	The CNVMP sets out mitigation measures to be implemented to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009).	Compliant

			The implementation of selected CNVMP mitigation measures has been assessed in a later section of the audit.	
D16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the subject site or surrounding residential precincts outside of the construction hours of work outlined under this consent.	<ul style="list-style-type: none"> • CNVMP • Interview with Auditees 	<p>There has been no instance of deliveries, including concrete trucks, arriving out of hours during the project.</p> <p>The requirement to meet D16 has been included in the CNVMP.</p>	Compliant
D17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	<ul style="list-style-type: none"> • Australian Piling Plant Pre-Start form 	<p>Plant Pre-Start checks include the verification of reversing travel alarms. The Site Manager indicated reversing quackers were a requirement for all plant and equipment where relevant.</p>	Compliant
D18	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.	<ul style="list-style-type: none"> • Acoustic Logic CNVMP • Interview with Auditees 	<p>The highest noise impact predicted in the CNVMP is jack hammering, predicted to reach levels of 66-80dB(A) at the Switching Station.</p> <p>Hammering had not been required to date on the project.</p> <p>The CNVMP does not identify any other activities that would exceed an NML of LAeq 75dBA.</p>	Not triggered
D19	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	<ul style="list-style-type: none"> • Acoustic Logic CNVMP • Interview with Auditees 	<p>No offensive noise is known to have occurred on site to date, and no noise complaints are known to have been made.</p> <p>See also D18.</p>	Compliant
VIBRATION CRITERIA				
D20	Vibration caused by construction at any residence or structure outside the Site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999);	<ul style="list-style-type: none"> • Acoustic Logic CNVMP • Interview with Auditees • Site Inspection, 6/10/2021 	<p>No vibratory impact to structures or human comfort is known to have occurred to date.</p> <p>Vibration monitoring is recommended at the northern boundary of the site adjacent to the Metro Station as well</p>	Compliant

	(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).		as the eastern boundary (switching station). According to the CNVMP, the requirement for vibration monitoring is triggered during rock hammering, which had not commenced at the time of the audit (excavation had not met bedrock, and switching station works had not commenced).	
D21	Vibratory compactors must not be used closer than 30 metres from residential or heritage buildings unless vibration monitoring confirms compliance with the vibration criteria specified above. These limits apply unless otherwise outlined in the project specific CNVMP required by this consent.	<ul style="list-style-type: none"> • Acoustic Logic CNVMP • Interview with Auditees 	Vibratory compactors are not known to have been used on the site to date.	Not triggered
AIR QUALITY				
D22	<p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent. During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<ul style="list-style-type: none"> • AQMP • Site Inspection, 6/10/2021 • Interview with Auditees 	<p>(a) A water cart was present on site and in use during the inspection.</p> <p>(b) Trucks leaving the site were observed to have their loads covered.</p> <p>(c) There was minimal evidence of tracking with all trucks leaving site via a wheel wash. A cattle grid was also in place at the secondary site exit/entrance.</p> <p>(d) Adjoining Conferta Ave was clean with minimal signs of tracking. Deicorp advised a street sweeper was engaged as required.</p> <p>(e) The entire site was exposed due to required basement excavation works, with the exception of the site compound. There was no known feasible alternative to complete the work.</p>	Compliant
Erosion and Sediment Control				

D23	<p>All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication <i>Managing Urban Stormwater: Soils & Construction</i> (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p>	<ul style="list-style-type: none"> • Soil and Water Management Plan • Site Inspection, 6/10/2021 • Interview with Auditees 	<p>A wheel wash was located at the heavy vehicle exit and trucks were seen to be using the wheel wash at the time of the inspection, which appeared effective.</p> <p>A cattle grid was also in place at the secondary site exit/entrance.</p> <p>A water cart was in use to reduce dust.</p> <p>Due to the excavation of the entire site below ground level, the risk of sediment runoff was very low, with most rainwater expected to be captured and retained on site. A sediment fence had been installed on the southeast corner but was unlikely to be required.</p>	Compliant
DISPOSAL OF SEEPAGE AND STORMWATER				
D24	<p>Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i>.</p>	<ul style="list-style-type: none"> • Dewatering Management Plan • Site Inspection, 6/10/2021 • Interview with Auditees • NRAR Letter to EI Australia, dated 24/9/2021 • Email from NRAR, dated 8/10/2021 	<p>The Site Manager advised a small volume of seepage had been encountered during piling works, which were about 75% complete at the time of the audit.</p> <p>The Site Manager advised no seepage or rainwater had required discharge from the site to date. Water appeared to be directed to a small excavation to dry out/evaporate.</p> <p>The discharge of water has been addressed in the Dewatering Management Plan, approved by NRAR.</p> <p>Email from NRAR, dated 8/10/2021 states Condition D24 has been met as</p>	Not triggered

			outlined in their letter, dated 24/9/2021.	
D25	Adequate provisions must be made to collect and discharge site stormwater to council stormwater drainage during construction of the development. Prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<ul style="list-style-type: none"> • Email from Blacktown Council, RE: Stormwater Discharge, dated 24/8/2021 • Email submission of Dewatering Management Plan to Council, 24/8/2021 • Site Inspection, 6/10/2021 • Interview with Auditees 	<p>The Dewatering Management Plan was provided to Council for review, dated 24/8/2021. Email from Deicorp also requests <i>"In relation to DA Condition D26 of SSD 10425, Deicorp has been seeking council approval for the discharge of ground water into the council drainage system since 27th July 2021"</i>.</p> <p>Council email, dated 24/8/2021 states any discharge would be at Deicorp's own risk. Council states if decision is made to pump treated water to the stormwater system, <i>"it is to comply with the "blue book" - Managing urban stormwater: soils and construction, as well as demonstrating the discharged water complies with ANZECC water quality guidelines then the discharge will not be challenged by Council on the basis that the discharge will have 'no environmental impact'"</i>.</p> <p>Deicorp advised no discharge to stormwater had occurred at the time of this audit (IA1).</p> <p><u>Observation:</u> Separate to Council's approval, Deicorp must also comply with the requirements of the Dewatering Management Plan prior to discharge of any water offsite. Compliance will be assessed during the next audit (IA2) assuming discharge has commenced.</p>	Compliant

D26	A separate written approval from Council is required to be obtained in relation to any proposed discharge of groundwater into Council's drainage system external to the site, in accordance with the requirements of section 138 of the <i>Roads Act 1993</i> .	<ul style="list-style-type: none"> As per D25 	As per D25	Compliant
REMEDICATION – ASBESTOS				
D27	The Applicant must ensure that any asbestos encountered is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including: (a) Work Health and Safety Regulation 2017; (b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016; (c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016; and (d) <i>Protection of the Environment Operations (Waste) Regulation 2014</i> .	<ul style="list-style-type: none"> Asbestos soil waste docket, dated 2/9/2021 (x4) SafeWork NSW Notice of Intent to Remove Non-Friable Asbestos, Demoworx, 31/8/2021 (Exp. 27/6/2022) SafeWork NSW Non Friable Asbestos Removal Licence, Demoworx, 28/6/2012 (Exp. 27/6/2022) Waste Tracking Register 	<p>EI Australia has been engaged by Deicorp to manage the site remediation and associated waste management requirements.</p> <p>Earthworks is the asbestos removalist and transporter.</p> <p>SafeWork NSW Notice of Intent to Remove Non-Friable Asbestos sighted.</p> <p>Waste tracking register provided by Earthworx.</p> <p>Earthworks is the asbestos removalist & transporter – Licence to be provided.</p> <p>It is noted the waste tracking information will also subject to verification by the EPA Site Auditor for the duration of the remediation works.</p>	Compliant
CONSTRUCTION TRAFFIC				
D28	All construction vehicles are to be contained wholly within the Site, except if located in an approved on-street work zone, and vehicles must enter the Site before stopping.	<ul style="list-style-type: none"> Site Inspection, 6/10/2021 Interview with Auditees 	There were no construction vehicles stopped on public roads during the inspection.	Compliant
ROAD OCCUPANCY LICENCE				
D29	A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	<ul style="list-style-type: none"> Interview with Auditees 	Deicorp advised an ROL will be required for a later stage in the project.	Not triggered
NO OBSTRUCTION OF PUBLIC WAY				

D30	The public way must not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the Planning Secretary to stop all work on site.	<ul style="list-style-type: none"> Site Inspection, 6/10/2021 	The public way was not obstructed by any materials, vehicles, refuse skips or the like during the inspection.	Compliant
CONTACT TELEPHONE NUMBER				
D31	The Applicant shall ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.	<ul style="list-style-type: none"> Site Inspection, 6/10/2021 Interview with Auditees 	24-hour contact number is on Site Notice. See D2.	Compliant
Covering of Loads				
D32	All vehicles involved in the excavation and / or demolition process and departing from the property with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.	<ul style="list-style-type: none"> Site Inspection, 6/10/2021 Interview with Auditees 	Requirement to cover loads is documented in the CEMP. Loads of spoil leaving the site were covered at the time of the audit.	Compliant
Vehicle Cleansing				
D33	Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.	<ul style="list-style-type: none"> Site Inspection, 6/10/2021 Interview with Auditees 	A wheel wash bay had been established at the heavy vehicle site exit onto Conferta Ave and appeared effective in reducing tracking.	Compliant
STORMWATER REQUIREMENTS				
D34	The Applicant shall ensure that the following specifications are met and are not reduced in size or replaced with an alternate manufacturer's product: (a) the twenty-five 690 Storm filter cartridges for the Storm filter chamber supplied by Ocean Protect (b) the Jellyfish filters three numbers of JF 2250-7-2 and one JF 3250-16-3 supplied by Ocean Protect (c) the Gross Pollutant Traps- two numbers HumeGard HG15 and three numbers of HumeGard HG12A supplied by Humes.	<ul style="list-style-type: none"> Interview with Auditees 	OSD requirements to be triggered later in the project	Not triggered
D35	A plumber licensed with NSW Fair Trading is to undertake flow testing of the non-potable water reuse system to certify that all the toilets are capable of being supplied by rainwater and that there is no cross mixing or cross contamination with the potable water supply.	<ul style="list-style-type: none"> Interview with Auditees 	OSD requirements to be triggered later in the project	Not triggered

D36	Provide certification prior to the placement the bioretention filter media ex-bin has: (a) a minimum hydraulic conductivity as defined by ASTM F1815-11 of 250 mm/hr (actual, not predicted) (b) a maximum hydraulic conductivity as defined by ASTM F1815-11 of 700 mm/hr (actual, not predicted) (c) a pH between 5.5 and 7 (d) an Orthophosphate content < 20 mg/kg (e) a Total Nitrogen content between 800 and 1000 mg/kg (f) is not hydrophobic.	<ul style="list-style-type: none"> • Interview with Auditees 	Bioretention filter requirements to be triggered later in the project	Not triggered
SYDNEY METRO CORRIDOR PROTECTION				
D37	Unless advised by Sydney Metro in writing, all excavation, shoring and piling works within 25m of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects and who holds current professional indemnity insurance.	<ul style="list-style-type: none"> • Interview with Auditees • Site Survey Plans 	Deicorp advised works are not within 25m of the rail corridor, reference provided to Site Survey Plans (25.5m to site boundary).	Compliant
D38	The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Metro in writing), who: (a) oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Metro (b) acts as the authorised representative of the Applicant (c) is available (or has a delegate notified in writing to Sydney Metro that is available) on a 7 day a week basis to liaise with the representative of Sydney Metro as notified to the Applicant.	<ul style="list-style-type: none"> • Interview with Auditees • Deicorp letter to Sydney Metro, 1/7/2021 	The authorised representative of the Applicant is Grant Madsen of Deicorp, as notified in letter, dated 1/7/2021. Letter references parts (a), (b), &(c) of Condition D38.	Compliant
D39	Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Metro in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Metro in relation to the works.	<ul style="list-style-type: none"> • Interview with Auditees 	As per sighted communication provided throughout the audit.	Compliant
D40	Where a condition of consent requires consultation with Sydney Metro, the Applicant shall forward all requests and/or documentation to the relevant Sydney Metro interface team.	<ul style="list-style-type: none"> • N/A 	As per relevant consultation conditions	Compliant
D41	The Applicant must ensure that all existing and future drainage works on the development site will be directed into the appropriate local council or approved drainage system.	<ul style="list-style-type: none"> • Letter from Robert Bird Group to Deicorp, dated 30/6/2021 	Letter confirms compliance with SSD 10425 Conditions D41 & D42. "RBG confirm that the proposed drainage	Compliant

			<p><i>solution for the development ensures that all site drainage is connected to the existing stormwater network in Conferta Avenue, it also ensures that site levels are not altered in any way that would affect the surface flows of water at the rail corridor. Temporary measures on site to ensure that the above conditions are also met during construction works will be the responsibility of the principal contractor".</i></p> <p>Council approval also expected before 2022.</p>	
D42	The Applicant must ensure that during works no water collects on or near the railway corridor. Should water be allowed to pond adjacent to rail infrastructure facilities and service is interrupted, the Applicant shall be liable for any Sydney Metro expenditure involved with restoring or maintaining alternative services.	<ul style="list-style-type: none"> Letter from Robert Bird Group to Deicorp, dated 30/6/2021 	As per D42	Compliant
D43	<p>If required by Sydney Metro, the Applicant must give Sydney Metro written notice at least 5 business days before any of the following events occur within 25 metres of the rail corridor</p> <p>(a) site investigations (b) foundation, pile and anchor set out (c) set out of any other structures below ground surface level or structures which will transfer any load or bearing (d) foundation, pile and anchor excavation (e) other excavation (f) surveying of foundation, pile and anchor excavation and surveying of as built excavations (g) other concreting; or (h) any other event that Sydney Metro has notified to the Applicant in writing so that Sydney Metro may inspect the carrying out or completion of those works on the development site.</p>	<ul style="list-style-type: none"> Interview with Auditees 	Deicorp advised no works have occurred within 25m of the rail corridor.	Not triggered
D44	If required by Sydney Metro, prior to the commencement of works or at any time during the excavation and construction period deemed	<ul style="list-style-type: none"> Interview with Auditees 	Deicorp advised a joint inspection has not been requested by Metro.	Not triggered

	<p>necessary by Sydney Metro, a joint inspection of the rail infrastructure and property in the vicinity of the development is to be carried out by representatives from Sydney Metro and the Applicant and a dilapidation survey prepared. The dilapidation survey(s) will establish the extent of any existing damage and enable any deterioration during construction to be observed and rectified at the Applicant's cost. The submission of a detailed dilapidation report by the Applicant for review and approval by Sydney Metro will be required within 10 days following the undertaking of any joint inspection, unless otherwise notified by Sydney Metro in writing.</p>	<ul style="list-style-type: none"> • ACE Structural Dilapidation Report (Metro Assets), 191294.1, 5/7/2021 		
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Construction Environmental Management Plan (CEMP) v3 Stage 1 Early Works				
9.4 Air and Dust Management	Soil and other materials stored onsite will be covered to prevent dust	<ul style="list-style-type: none"> • Interview with Auditees • CEMP • Site inspection 6/10/2021 	Two large stockpiles of spoil were located on site. The Site Manager indicated the spoil was awaiting waste classification prior to transport offsite. Stockpiles on site were temporary, but should be covered if on site for longer than a week as per the Blue Book.	Compliant
	Exposed areas will be watered down to prevent dust, especially on windy days and in close proximity to dwellings and public areas		A water cart was on site and in use. A street sweeper was engaged as required. A wheel wash was in place at the heavy vehicle exit.	Compliant
	A shaker pad will be located at exits to remove soil from vehicle tyres		A wheel wash was in place at the heavy vehicle exit. A shaker pad was located at the alternative exit/entrance.	Compliant
10 Soil and Water Management	All control measures will be installed prior to commencing works in accordance with the Soil and Water Management Plan, refer to Appendix C	<ul style="list-style-type: none"> • Interview with Auditees • CEMP / Soil and Water Management Plan • Site inspection 6/10/2021 	<p>There were no disturbed surfaces at risk of draining into adjacent waterways. The site had been excavated below the surrounding street ground level. Any water would be expected to be retained on site. Controls were in place around the stormwater inlet on Conferta Ave. There was no waste stored on site with the exception of small amounts of office waste inside the site compound buildings.</p> <p><i>Observation: While the Site Manager was conducting regular inspections of the site, these were not formally</i></p>	Compliant
	Silt fencing will be erected along batter slopes, stockpiles, and any disturbed surfaces that may drain into any adjacent water bodies and stormwater systems			
	Sandbags and other sediment controls shall be installed around stormwater inlets and outlets to prevent dirty discharge from works area entering stormwater systems.			
	Soil and waste stores will be located in designated areas to prevent run off into drains			
	Sediment barriers are required around the stockpiles			
Temporary diversion drains will be installed to divert clean run-off around the works area				

	Weekly site inspections by the Supervisor with appropriate corrective actions taken immediately		recorded in a Weekly Site Inspection Checklist or similar	
11 Waste & Material Reuse Management	The construction site will be kept free of rubbish, waste material and debris	<ul style="list-style-type: none"> • Interview with Auditees • CEMP / Construction Waste Management Plan • Site inspection 6/10/2021 	<p>The site was clean with no rubbish, waste material or debris observed. There was no chemical waste known to have been generated during the project.</p> <p>There was no waste stored on site with the exception of small amounts of office waste inside site compound buildings.</p> <p>Waste tracking records for asbestos and other contaminated material has been verified in Condition D27.</p>	Compliant
	Chemical waste will be removed from site and disposed of at licenced facilities			
	General waste will be stored in the designated bin/skip and removed by the waste contractor on a regular basis			
	Waste monitoring will be recorded on the daily and weekly Inspection report			
Air Quality Management Plan (AQMP)				
AQ2	Ensure all vehicles leaving the site pass a rumble-grid and pit prior to exiting, with physical removal of dirt / mud using a pressure washer if required	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 6/10/2021 	A wheel wash was in place at the heavy vehicle exit. A shaker pad was located at the alternative exit/entrance.	Compliant
AQ3	The roads surrounding the site shall be regularly swept to ensure pavements are kept free of dust	<ul style="list-style-type: none"> • Site inspection 6/10/2021 	A street sweeper was engaged as required. There was minimal evidence of tracking onto public roads.	Compliant
AQ10	Use solid 2.4m or 3m high hoardings at the site perimeter, and wind barriers at internal excavation boundaries where possible	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 6/10/2021 	2.7m hoardings were in place around the whole site.	Compliant
AQ16	Apply covers, odour sealant or odour suppressant to control odours generated at the point of excavation or at stockpiles, where required	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 6/10/2021 	Odour had not been identified as an issue at the site to date.	Compliant
Section 5.0 Air Quality	Implement dust monitoring requirements (PM10, VOCs & SVOCs & Odour) where required	<ul style="list-style-type: none"> • Interview with Auditees 	Dust was being controlled by water cart and wheel wash. The AQMP states " <i>continuous monitoring of dust</i> "	Compliant

Monitoring Strategy		<ul style="list-style-type: none"> Site inspection 6/10/2021 	<p><i>is not recommended for the Project".</i></p> <p><i>"However, in case of multiple substantiated dust complaints, or persistent visible observed dust leaving site, monitoring may be required".</i></p> <p>There were no complaints known to be issued in relation to dust and dust is unlikely to be a persistent issue.</p>	
Construction Noise and Vibration Management Plan (CNVMP)				
5.5 Recommendations	rock breaking or rock hammering should be limited to the times identified in condition D7	<ul style="list-style-type: none"> Interview with Auditees Site inspection 6/10/2021 CNVMP 	No rock breaking or hammering had occurred to date.	Not triggered
5.5 Recommendations	Trucks and bobcats to use a non-tonal reversing beacon (subject to OH&S requirements) to minimise potential disturbance of neighbours.	<ul style="list-style-type: none"> Interview with Auditees Site inspection 6/10/2021 CNVMP 	Plant Pre-Start checks include the verification of reversing travel alarms. The Site Manager indicated reversing quackers were a requirement for all plant and equipment where relevant.	Compliant
5.5 Recommendations	Vibration monitoring is recommended at the northern boundary of the site adjacent to the Metro Station as well as the eastern boundary. Refer to Section 5.6 for further detail	<ul style="list-style-type: none"> Interview with Auditees Site inspection 6/10/2021 CNVMP 	According to the CNVMP, the requirement for vibration monitoring is triggered during rock hammering, which had not commenced at the time of the audit (excavation had not met bedrock).	Not triggered
5.5 Recommendations	In the event of strong community reaction to construction noise, or complaint from a specific receiver, attended noise measurements may be required to quantify the levels of construction noise at identified locations. The measured levels are to be compared to the relevant management levels, and where exceedances are identified a review of the reasonable and feasible measures in place to be undertaken to further mitigate noise impacts	<ul style="list-style-type: none"> Interview with Auditees Site inspection 6/10/2021 	No noise complaints known to have been made in relation to the project.	Not triggered
5.6.5 Additional Recommendations	All repeated exceedances of the trigger level should be fully investigated and reported to management. The investigation of a complaint shall involve where applicable: <ul style="list-style-type: none"> Measurement of vibration at the affected location; 	<ul style="list-style-type: none"> Interview with Auditees 	There have been no known exceedances of the noise trigger level at receiver locations as per the CNVMP.	Compliant

	<ul style="list-style-type: none"> • An investigation of the activities occurring at the time of the incident; • Inspection of the activity to determine whether any undue vibration is being emitted by equipment/activity; and • Whether work practices were being carried out either within established guidelines or outside these guidelines. 	<ul style="list-style-type: none"> • Site inspection 6/10/2021 		
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Independent Environmental Audit Report

Deicorp Construction Pty Ltd

**Tallawong Station Precinct South (SSD 10425)
Rouse Hill NSW**

Attachment 2: Planning Secretary Appointment of Experts



Poonam Chauhan
Deicorp
Level 3, 161 Redfern Street
Redfern NSW 2016

29/07/2021

Dear Ms Chauhan

**Tallawong Station Precinct South Stage 2 (SSD 10425)
Condition A24 – Request for approval of Independent Auditor**

I refer to your request (SSD-10425-PA-5) for the Secretary's approval of suitably qualified persons to prepare the first Independent Environmental Audit for the Tallawong Station Precinct South Stage 2 (SSD 10425).

The Department has reviewed the nomination and information you have provided and is satisfied that the expert is suitably qualified and experienced. Consequently, I can advise that the Secretary approves the appointment to prepare the first Independent Environmental Audit.

In accordance with Schedule 2, Condition A24 of SSD 10425 (the consent) and the *Independent Audit Post Approval Requirements* (Department 2020), the Secretary has agreed to the following Independent Auditor:

- Ms Josephine Heltborg, Principal Environmental Consultant

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

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

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

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

If you wish to discuss the matter further, please contact Samuel Condon on (02) 8275 1169.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Pope', with a large, stylized initial 'J'.

Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

Independent Environmental Audit Report

Deicorp Construction Pty Ltd

**Tallawong Station Precinct South (SSD 10425)
Rouse Hill NSW**

Attachment 3: Independent Audit Declaration Form

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

Declaration of Independence Form

Project name	Tallowong Station Precinct South
Consent Number	SSD 10425
Description of Project	Construction of a staged mixed-use development (Tallowong Station Precinct South) comprising: <ul style="list-style-type: none">• 17 buildings of between 2 and 8 storeys to a maximum height of 34.69m (RL 91.600)• Maximum gross floor area (GFA) of 93,393m²• 987 dwellings• Retail, commercial and community uses of approximately 9,000m² GFA• 5% affordable housing (50 dwellings)• Basement for car parking and services• Land and stratum subdivision• Landscaping of the public and private domain• Publicly accessible park• New public and private roads and pedestrian connection
Project Address	1-15 and 2-12 Conferta Avenue, Rouse Hill, Lots 293 and 294/DP 1213279
Proponent	Deicorp Construction Pty Limited
Date of Determination	20 July 2021

I declare that:

- i. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
- ii. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;
- iii. I have not provided services (not including independent reviews or auditing) to the project.
- iv. I am not an Environmental Representative for the project; and
- v. 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

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

(giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of Proposed Auditor	Josephine Heltborg
Signature	
Qualification	Master of Environmental Management Exemplar Global Auditor Number 111000
Company	Morasey Environment Pty Ltd
Date	22 July 2021

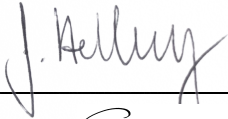

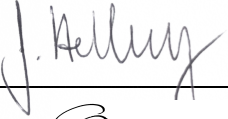

Independent Environmental Audit Report

Deicorp Construction Pty Ltd

**Tallawong Station Precinct South (SSD 10425)
Rouse Hill NSW**

Attachment 4: Audit Attendee List | IA1

**SSD10425 TALLAWONG STATION PRECINCT SOUTH STAGE 2
INDEPENDENT ENVIRONMENTAL AUDIT 1
6 OCTOBER 2021**

OPENING MEETING - ATTENDEES		
NAME	POSITION & COMPANY	SIGNATURE
J. Heltborg	Auditor, Morasey	
G. Madsen	Project Manager, Deicorp	
CLOSING MEETING - ATTENDEES		
NAME	POSITION & COMPANY	SIGNATURE
J. Heltborg	Auditor, Morasey	
G. Madsen	Project Manager, Deicorp	

Independent Environmental Audit Report

Deicorp Construction Pty Ltd

**Tallawong Station Precinct South (SSD 10425)
Rouse Hill NSW**

Attachment 5: Consultation Records | IA1

Jo Heltborg

Subject: Deicorp Tallawong IA1 - Issue Audit Plan, conduct consultation

Start: Mon 27/09/2021 8:00 AM
End: Mon 27/09/2021 9:00 AM

Recurrence: (none)

Organizer: Jo Heltborg

Categories: Deicorp

CONSULTATION:

DPIE – Paula Bizimis, Senior Planning Officer, Key Sites Assessments | NSW Planning, Industry & Environment, 9274 6254,
paula.bizimis@planning.nsw.gov.au
Email sent – 27/9/21

DPIE Water - jessica.braden@nrar.nsw.gov.au, Jessica Braden | Water Regulation Officer
Natural Resources Access Regulator | Water Regulation (East)
nrar.enquiries@nrar.nsw.gov.au
Email sent – 27/9/21

DPIE EES (Environment, Energy and Science Group) - bronwyn.smith@environment.nsw.gov.au
Email sent – 27/9/21

Blacktown City Council - council@blacktown.nsw.gov.au
Email sent – 27/9/21

Sydney Metro - info@metronorthwest.com.au
Email sent – 27/9/21