



Independent Environmental Audit Report 2 (IA2)

Deicorp Construction Pty Ltd

Tallawong Station Precinct South (SSD 10425)

Rouse Hill NSW



Audit Date: 20 April 2022

Morasey Ref: MEDEI: 2022100-02

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Executive Summary

This report presents the findings of the second Independent Environmental Audit (IA2) conducted by Morasey Environment Pty Ltd commencing on Wednesday 20th April 2022 for the Deicorp Tallawong Station Precinct South Project located in Rouse Hill NSW. The temporal period covered by the audit is between the date of the initial Independent Audit (IA1) on 6 October 2021 to the date of the site inspection for this Independent Audit 2 (IA2), 21 April 2022. The environmental performance of the project was assessed at the time of the site inspection on 21 April 2022.

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) (now Department of Planning and Environment (DPE)), 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, 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. Additional CoAs were verified for compliance during the audit, as requested by government agencies during consultation. A summary of non-compliances has been presented in the table below.

Summary of Non-Compliances - SSD 10425– IA2

CoA	Summary of Non-Compliance – IA2
D25	At the time of the audit only one sample (dated 15/3/2022) was provided as evidence that the treated surface water met ANZG (2018) discharge criteria. The data provided is considered inadequate to demonstrate due diligence and compliance with Condition D25 over the audit period (i.e. since Oct 2021). During this time there has been an La Nina weather event resulting in unprecedented rainfall, up to 300mm per day and very few days in 2022 with no rain recorded. A documented and robust water quality monitoring program for the discharge of water from the site is required.
D28	During the site inspection trucks were parked up along the hoarding outside the site on Conferta Avenue. Trucks were receiving spoil being loaded out from inside the site (over the hoarding). Concrete trucks were also parked along the same location pumping concrete from Conferta Avenue over the hoarding into the site. The former nature strip (in use as a loading/work zone) had been concreted. Evidence of an approved work zone for the above activities was requested from Deicorp (RFI2). An application to Blacktown City Council is understood to have since been lodged.
D29	At the time of site inspection one lane was closed on Conferta Avenue to allow room for trucks to load spoil and pump concrete (see commentary for D28). Traffic control was in place. Evidence of a Road Occupancy Licence (ROL) or other approval for the lane closure and works creating traffic impacts was requested from Deicorp (RFI2). An application to Blacktown City Council is understood to have since been lodged.
D30	As per D28, the ‘public way’ along the northern side of Conferta Avenue was obstructed at the time of site inspection by trucks loading out spoil and concrete pumping/deliveries. Approval for the use of this area was requested from Deicorp (RFI2). An application to Blacktown City Council is understood to have since been lodged.

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. A number of Observations were raised, presented in the table below.

CoA	Summary of Observation – IA2
C39 (a) & (b)	As identified in IA1, operational groundwater take volumes were supposed to be confirmed once more data became available from the groundwater monitoring wells to demonstrate compliance with the <i>Water Management (General) Regulation 2018</i> . While groundwater levels are being reported monthly, there is no evidence of the volume of groundwater take being recorded. El Australia (consultants engaged to manage this process) has indicated groundwater seepage is very slow and limited to a trickle (down to Level B3), though qualitative data was not available.
C39 (e)	There was no evidence of flow meters installed and a comprehensive water balance has not

CoA	Summary of Observation – IA2
	<p>been completed to enable determination of the volume and source of surface and groundwater taken. Adequate data and records are required to support decisions around Water Access Licencing (WAL) requirements.</p> <p>Refer also Condition D26 for commentary on the management of surface water discharge.</p>

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 construction.

The outcome of the audit indicated a good effort by the Deicorp project team on achieving compliance with conditions from Parts A and D of SSD 10425, and mitigation measures in the CEMP and Sub-Plans. Overall, **four Non-Compliances with SSD 10425** were identified (from a total of 78 conditions assessed), and **no Non-Compliances with the CEMP and Sub-Plans** (from a total of 25 mitigation measures assessed). Two Observations were raised and should be actioned as opportunities for improvement.

One of the most significant environmental risks was considered to be the management of groundwater and maintaining adequate records as evidence that take volumes do not trigger Water Access Licence (WAL) requirements. While this was considered unlikely based on the observations on site by the engaged consultants EI Australia, documented evidence is still required to be obtained, and should be noted ongoing to meet operational groundwater take requirements.

The other most significant environmental risk was the process of dewatering surface water to stormwater from the site. Monitoring records obtained as evidence were deemed to be inadequate to demonstrate due diligence with this process, and ensuring that water was of an adequate quality for discharge during the reporting period.

The management of traffic was identified as an issue with inadequate evidence provided to verify compliance with relevant traffic-related conditions. Deicorp should ensure required approvals are in place for work zones outside the site boundary, and that approvals for lane closures and works impacting traffic flow are also obtained. There should be no obstruction of the public way for the project.

The management of soil and groundwater contamination under a Remediation Action Plan (RAP) was mostly complete at this time of the audit, and the site was waiting on the provision of the Site Audit Report and Site Audit Statement by the EPA Site Auditor.

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.

Independent Environmental Audit Report 2

Deicorp Construction Pty Ltd

Tallawong Station Precinct South (SSD 10425)

Rouse Hill NSW

Table of Contents

- 1. Introduction..... 1
 - 1.1 Project Description and Location 1
 - 1.1.1 SSD Approval 2
 - 1.2 Audit Objectives..... 2
 - 1.3 Scope..... 3
 - 1.3.1 Audit Period..... 3
 - 1.3.2 Auditor Approval and Declaration of Independence 3
 - 1.4 Regulatory / Approval Requirements 4
 - 1.5 Methodology 5
 - 1.5.1 Agency Consultation..... 6
 - 1.5.2 Audit Preparation and Document Review 6
- 2. Limitations..... 8
- 3. Audit Findings 9
 - 3.1 Compliance Status - SSD 10425 (including Proponent Response)..... 9
 - 3.2 Review of Environmental Performance 12
 - 3.2.1 Actual vs Predicted Impacts..... 12
 - 3.2.2 Physical extent of the development 15
 - 3.2.3 Incidents, Non-Compliances and Complaints..... 15
 - 3.2.4 Findings and recommendations from previous audit 15
 - 3.2.5 Overview of Environmental Performance 16
 - 3.3 Adequacy of the CEMP and Sub-Plans 17
- 4. Audit Conclusions 17
- 5. Photographs 18
- Attachment 1: Independent Audit Table | IA2 22
- Attachment 2: Planning Secretary Appointment of Experts..... 23
- Attachment 3: Independent Audit Declaration Form..... 24
- Attachment 4: Audit Attendee List | IA2 25
- Attachment 5: Consultation Records | IA2 26

1. Introduction

This report presents the findings of the second Independent Environmental Audit (IA2) conducted by Morasey Environment Pty Ltd commencing on Wednesday 20th April 2022 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 1.7km 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 (Tallowong 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.
 - Refer to Section 1.5.1 Agency Consultation for additional information requested to be included for assessment during the audit.

1.3.1 Audit Period

The audit period is between the date of IA1 on 6 October 2021 to the date of the site inspection for this Independent Audit 2 (IA2), 21 April 2022. 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 21 April 2022.

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 Thursday 21 April 2022, 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 SSD 10425 as follows:

- **Part A:** Administrative Conditions (Conditions A1-A31)
- **Part B:** Prior to Issue of Construction Certificate (Conditions B30)
- **Part C:** Prior to Commencement of Works (Conditions C33 & 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
- Mark Liang, Deicorp Contracts Administrator
- 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 and Environment (DPE), Blacktown City Council, and DPE Water were consulted via email on 25 March 2022. Following agency consultation, the following additional audit inclusions were requested, and have been assessed in the relevant sections of the IA2 Audit Table and this Audit Report:

- **Blacktown City Council, dated 29/3/2022:** Council request that parking for residents and visitors is checked in accordance with Section 2 (conditions 2.1 to 2.4) of Blacktown City Council’s submission to DPIE, dated 11 June 2021 and Condition B30 of Development Consent. Council also requested evidence of the staff parking system to be provided prior to issue of the Occupation Certificate of the Shopping precinct.
- **DPE, dated 29/3/2022:** DPE requested further consideration of the project’s compliance with erosion and sediment control (Condition D23), disposal and seepage and stormwater (Conditions D24-D26).
- **DPE Water, dated 12/4/2022:** DPE Water requested the audit considers compliance with the relevant water licencing and approval requirements, specifically:
 - Assessment as to whether the project holds the required water entitlements and approvals under the *Water Management Act 2000* or *Water Act 1912* (as applicable).
 - Compliance with the conditions of any water licences/approvals held.
 - Identification of all water storage, water take and water transfer infrastructure for the project and identification of their regulatory status being either exempt, subject to harvestable rights or regulated via a Water Access Licence/approval.
 - Quantification of both active and incidental take by the project from each relevant water source and a comparison against previous predictions.

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
- EI Australia Additional Groundwater Investigation, Ref E24445.E17_Rev0, 1/10/2020
- EI Australia Dewatering Management Plan, Tallawong Site 1, Rev0, dated 26/3/021
- EI Australia Detailed Site Investigation, Ref: E24445.E02, Rev2, 1/5/2020
- EI Australia Groundwater Take Assessment, SSD 10425, dated 30/9/2020
- EI 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
 - 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 20 April 2022 has also been included.

3.1 Compliance Status - SSD 10425 (including Proponent Response)

Deicorp identified a moderate overall level of compliance with the assessed CoA of SSD 10425. During the audit, four Non-Compliances with SSD 10425 were identified (from a total of 78 conditions assessed). Two Observations/Opportunities for improvement were raised. 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 SSD 10425 – IA2

CoA#	Summary of Non-Compliance	Recommended Action Due Date Status
D25	At the time of the audit only one sample (dated 15/3/2022) was provided as evidence that the treated surface water met ANZG (2018) discharge criteria. The data provided is considered inadequate to demonstrate due diligence and compliance with Condition D25 over the audit period (i.e. since Oct 2021). During this time there has been an La Nina weather event resulting in unprecedented rainfall, up to 300mm per day and few days in 2022 with no rain recorded. A documented and robust water quality monitoring program for the discharge of water from the site is required.	<p>Recommended Action: Prepare and implement a Water Quality Monitoring Program for the discharge of surface water from the site.</p> <p>Due Date: 20/6/2022</p> <p>Proponent Response: Surface Water Dewatering Letter, dated 6/5/2022 provided by EIA Australia sets out a dewatering plan for surface water and frequencies, including weekly testing.</p> <p>Status: <i>CLOSED</i></p>
D28	<p>During the site inspection trucks were parked up along the hoarding outside the site on Conferta Avenue. Trucks were receiving spoil being loaded out from inside the site (over the hoarding). Concrete trucks were also parked along the same location pumping concrete from Conferta Avenue over the hoarding into the site.</p> <p>The former nature strip (in use as a loading/work zone) had been concreted.</p> <p>Evidence of an approved work zone for the above activities was requested from Deicorp (RFI2) but not provided.</p>	<p>Recommended Action: Obtain approval for the work zone outside the site boundary on Conferta Avenue.</p> <p>Due Date: 20/6/2022</p> <p>Proponent Response: Submitted application to Blacktown Council for the work zone; approval pending.</p> <p>Status: OPEN</p>

CoA#	Summary of Non-Compliance	Recommended Action Due Date Status
D29	At the time of site inspection one lane was closed on Conferta Avenue to allow room for trucks to load spoil and pump concrete (see description for D28). Traffic control was in place. Evidence of a ROL or other approval for the lane closure and works creating traffic impacts was requested from Deicorp (RFI2) but not provided.	Recommended Action: Obtain approval for lane closure on Conferta Avenue. Due Date: 20/6/2022 Proponent Response: Lane closure included in the Work Zone Application to BCC per D28; approval pending. Status: OPEN
D30	As per D28, the 'public way' along the northern side of Conferta Avenue was obstructed at the time of site inspection by trucks loading out spoil and concrete deliveries. Approvals for the use of this area were requested from Deicorp (RFI2) but not provided.	Recommended Action: Obtain approval for the work zone outside the site boundary on Conferta Avenue. Due Date: 20/6/2022 Proponent Response: Submitted application to Blacktown Council for the use of the work zone; approval pending. Status: OPEN

Observations are summarised in **Table 2** below, including recommendations to address each observation, and Deicorp’s response.

Table 2: Summary of Observations SSD 10425 – IA2

CoA#	Summary of Observation	Recommended Action Due Date Status
C39 (a) & (b)	Operational groundwater take volumes were supposed to be confirmed once more data became available from the groundwater monitoring wells to demonstrate compliance with the <i>Water Management (General) Regulation 2018</i> . While groundwater levels are being reported monthly, there is no evidence of groundwater take being recorded. EIA has indicated groundwater seepage is very slow and limited to a trickle (down to Level B3).	Recommended Action: Seek quantification of the groundwater seepage to confirm the project’s operational water take in accordance with CoA C39(a&b) and the <i>Water Management (General) Regulation 2018</i> . Due Date: 30/6/2022 Proponent Response: Deicorp will discuss this observation with EI Australia and determine whether any further data can be obtained to demonstrate compliance. A flow meter has been purchased for use. Status: OPEN
C39 (e)	There was no evidence of flow meters installed and a comprehensive water balance has not been completed to enable determination of the volume and source of surface and groundwater	Recommended Action: Consider the installation of flow meters and the preparation of a comprehensive water balance to enable determination of the

CoA#	Summary of Observation	Recommended Action Due Date Status
	<p>taken.</p> <p>Refer also Condition D26 for the management of surface water discharge.</p>	<p>volume and source of surface and groundwater taken to satisfy DPE Water.</p> <p>Due Date: 30/6/2022</p> <p>Proponent Response: Deicorp will discuss this observation with EI Australia and determine whether any further data can be obtained to demonstrate compliance. A flow meter has been purchased for use.</p> <p>Status: OPEN</p>

NB: *Observations are not considered Non-Compliances but are opportunities for improvement.*

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 3** below.

Table 3: 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 IA2. 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 IA2.</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
	IA2, remediation works were complete and the site was waiting on the Site Audit Report and Site Audit Statement.
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 IA2 were considered to be low, based on the type of activities being conducted, the distance of the site from the nearest sensitive receivers, and the depth of noisy works below ground level (i.e. B3).</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</p>

EIS Predicted Impact	Assessment of Actual vs Predicted Impacts
	<p>parking provision within the Stage 1 development footprint, with the exception of heavy vehicles entering the site for construction purposes. 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 IA2, remediation works were complete. 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> <p>Dewatering to stormwater has been assessed separately.</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 IA2 are summarised in Section 3.1, **Table 1**, and Observations in **Table 2**.

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 IA2).

3.2.4 Findings and recommendations from previous audit

Evidence of implementation of the recommendations from the Initial Independent Audit has been included in the table below.

CoA#	IA1 Summary of Non-Compliance	IA1 Recommendations / Proposed Action	Evidence of Implementation / 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 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>	<p>No further action required (satisfied at time of the audit)</p>	<p>Proponent Response: Evidence of satisfaction of the Certifier and endorsement of the UFP has been provided.</p> <p>Status: CLOSED</p>

3.2.5 Overview of Environmental Performance

The audit found that the project 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 and well maintained, and street sweepers in use as required.

One of the most significant environmental risks was considered to be the management of groundwater and maintaining adequate records as evidence that take volumes do not trigger Water Access Licence (WAL) requirements. While this was considered unlikely based on the observations on site by the engaged consultants EI Australia, documented evidence is still required to be obtained, and should be noted ongoing to meet operational groundwater take requirements.

The other most significant environmental risk was the process of dewatering surface water to stormwater from the site. Monitoring records obtained as evidence were deemed to be inadequate to demonstrate due diligence with this process, and ensuring that water quality was of an adequate quality for discharge during the reporting period.

The management of traffic was identified as an issue with inadequate evidence provided to verify compliance with relevant traffic-related conditions. Deicorp should ensure required approvals are in place for work zones outside the site boundary, and that approvals for lane closures and works impacting traffic flow are also obtained. There should be no obstruction of the public way for the project.

The management of soil and groundwater contamination under a Remediation Action Plan (RAP) was mostly complete at this time of the audit, and the site was waiting on the provision of the Site Audit Report and Site Audit Statement by the EPA Site Auditor.

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 and D of SSD 10425, and mitigation measures in the CEMP and Sub-Plans. Overall, **four Non-Compliances with SSD 10425** were identified (from a total of 78 conditions assessed), and **no Non-Compliances with the CEMP and Sub-Plans** (from a total of 25 mitigation measures assessed).

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

5. Photographs



Photo 1: Compliant site signage at entry

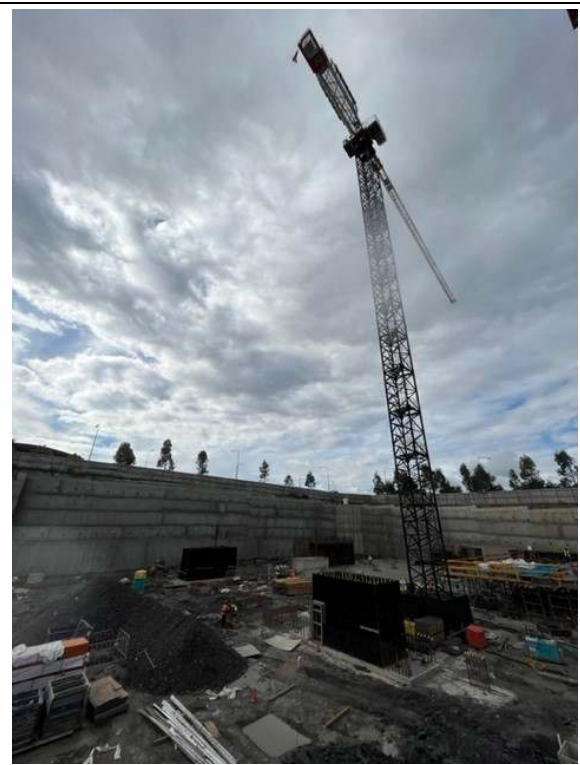


Photo 2: Crane in use

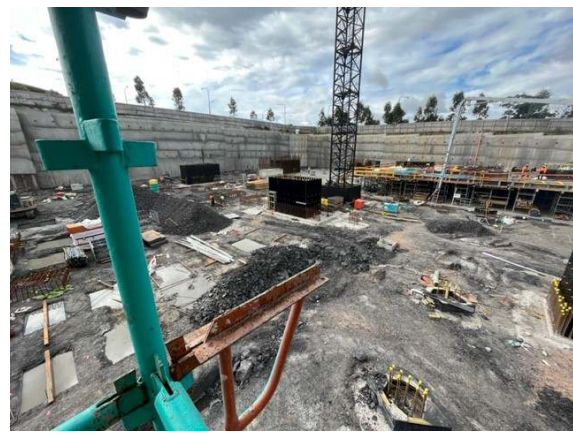


Photos 3 & 4: Spoil load-out and concrete pours over the hoarding on Conferta Avenue



Photos 5-8: Conferta Avenue – lane closure and traffic control in place. Previous nature strip in use for trucks to receive spoil and deliver concrete and materials





Photos 9-12: Excavation had reached final Level B3 at the western end of the site. Footing were being installed



Photos 13 & 14: Sediment basin capturing site runoff for discharge offsite. Spoil load-out continuing on the high-side of the site.



Photo 15: ERSED controls in good condition on Conferta Avenue



Photo 16: Groundwater monitoring well adjacent to the Tallawong Station car park



Photo 17: No construction activities occurring on Themeda Avenue (opposite Tallawong Station)

Independent Environmental Audit Report

Deicorp Construction Pty Ltd

Tallowong Station Precinct South (SSD 10425)

Rouse Hill NSW

Attachment 1: Independent Audit Table | IA2

Audit Table - Tallawong Station Precinct South Independent Audit 2 (IA2), 20 April 2022				
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 	No written directions from the Planning Secretary	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 2 (IA2), 20 April 2022				
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 audit period.	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 30/4/2021 & 10/11/2021 City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) – shoring City Plan Construction Certificate No. 210348/2, dated 22/12/2021 (CC2) – Stage 1 (Site 1A & 1B) Basement structure inclusive of basement 1 slab & inground hydraulic services to the Basement levels only ABC Consultants Compliance Certificate – Design, Ref: 21034-CCD-CC2, dated 30/11/2021 	<p>Design Compliance Declarations for Stage 1 state the 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>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</p> <p>b) operated in a proper and efficient manner.</p>	<ul style="list-style-type: none"> • Site inspection, dated 20/04/2022 • Deicorp Form 10 – Plant Register • Australian Piling Machine Pre-Start Checklist 	<p>Excavators, saw cutters and dozers were on site during the audit.</p> <p>A Plant Register listing excavators and dozers on site was provided as evidence.</p> <p>Records were available on site.</p> <p>Most plant is supplied and maintained by Earthworx and was mobilised to site up until 10/1/2022.</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</p>	<ul style="list-style-type: none"> • None 	See conditions related to monitoring in Part D.	Compliant

	<i>compliance with the consent or the environmental management or impact of the development.</i>			
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"> Letter of Award – Formgroup NSW Pty Ltd (formwork), 9/12/2021 	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 	<p>No known requirement for the revision of strategies, plans and programs on the project to date. Plans cover early works and structure, no change to scope of works that may trigger a review.</p> <p>There was no review recommended to the plans as a result of the IA1 audit.</p>	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).		It is understood there is no requirement for compliance reporting for the project during Construction (or	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.	<ul style="list-style-type: none"> DPIE Compliance Reporting Post Approval Requirements-2020 	Pre-Construction) in accordance with 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 (IA2 SSD 10425, dated 20/04/2022) 	This audit (IA2 SSD 10425, dated 20/04/2022) 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 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;	<ul style="list-style-type: none"> This audit (IA2 SSD 10425, dated 20/04/2022) 	This audit (IA2 SSD 10425, dated 20/04/2022) is being conducted in accordance with the Independent	Compliant

	(b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available 60 days after submission to the Planning Secretary.	<ul style="list-style-type: none"> Independent Audit Report IA1 SSD 10425, dated 6/10/2021 Submission to DPE (compliance@planning.nsw.gov.au), dated 20/10/2021 Project website (https://tallawongda.northwestvillage.com.au/) 	<p>Audit Post Approval Requirements, 2020.</p> <p>The IA1 Audit Report was submitted to DPIE on 20/10/2021.</p> <p>The IA1 Audit Report was available on the project website at the time of the audit: https://tallawongda.northwestvillage.com.au/</p>	
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"> Independent Audit Report IA1 SSD 10425, dated 6/10/2021 Submission to DPE (compliance@planning.nsw.gov.au), dated 20/10/2021 	<p>This audit (IA2 SSD 10425, dated 20/04/2022) is being conducted in accordance with the Independent Audit Post Approval Requirements, 2020.</p> <p>The Initial Independent Audit Report (IA1) was submitted to DPIE on 20/10/2022 and included the Applicants' response to the IA1 audit findings.</p>	Compliant
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
REMEDATION – 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 	<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>	Compliant

		<ul style="list-style-type: none"> • Interview with Auditees • Phreatic Consulting, Intermediate Clearance Certificate for Lot 294 DP 1213279, dated 9/11/2021 	<p>EI Australia Engagement Letter states EI Australia is a suitably qualified contaminated land environmental consultant.</p> <p>Remediation has been ongoing since IA1, involving the removal and validation of shallow soil impact (asbestos).</p> <p>The Auditor's Interim Advice for Lot 294 DP 1213279 was sighted, dated 9/11/2021. IA details the remediation conducted to date and notes full remediation of the site is incomplete, <i>"in particular with respect to localised groundwater impact identified at the central part of the lot"</i>. Remediation is not able to be completed until basement excavation is complete, including removal of the suspected source zone for the localised groundwater impact. <i>"Groundwater remediation options will be considered in an amended RAP once further investigation has been undertaken to characterise groundwater in the vicinity of BH2M"</i>.</p> <p>The Site Auditor confirmed asbestos hotspots have been removed with impacted fill transported offsite. At the time of the IA letter (9/11/2021), validation and groundwater remediation were incomplete.</p>	
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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 	Voluntary Planning Agreement (VPA) signed by Blacktown City Council, dated 06/05/2021 sighted. VPA requirements to be met prior to issue of the OC. NB: Verification of compliance with requirements of the VPA are outside the scope of this audit.	Not triggered												
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 	Subdivision works including the registration of easements and covenants are understood to relate to Site 2 only. Works on Site 2 had not commenced at the time of this IA2 audit (Site 1 only).	Not triggered												
PART B – PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE																
CAR PARKING																
B30	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: <table border="1" data-bbox="296 1125 1010 1317"> <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>	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) • City Plan Construction Certificate No. 210348/2, dated 22/12/2021 (CC2) – Stage 1 (Site 1A & 1B) Basement structure inclusive of basement 1 slab & inground hydraulic 	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	Not triggered
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															

	<p>(b) all vehicles should enter and leave the subject site in a forward direction;</p> <p>(c) all vehicles are to be wholly contained on site before being required to stop;</p> <p>(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;</p> <p>(e) appropriate pedestrian advisory signs are to be provided at the egress from parking areas;</p> <p>(f) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority; and</p> <p>(g) the swept path of the longest vehicle (including garbage trucks) entering and exiting the Site, as well as manoeuvrability through the subject Site, shall be in accordance with AUSTROADS.</p>	<p>services to the Basement levels only</p>	<p><i>B31 and Blacktown City Council's condition 6.3".</i></p> <p>Condition B30 has been referenced in CC2, BRS document, dated 3/12/2021, demonstrating the '<i>satisfaction of the Certifier</i>'. Further evidence was requested but was not provided at the time of this IA2. Compliance with all parts of Condition B30 were unable to be assessed as basement excavation was ongoing at the time of the audit,</p>	
PART C – PRIOR TO COMMENCEMENT OF WORKS				
REMEDIATION – UNEXPECTED FINDS PROTOCOL				
<p>C33</p>	<p>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.</p>	<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 IA1 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</i></p>	<p>Compliant</p>

			<p><i>earthworks and remediation works, and identified as non-compliant with C33 in IA1.</i></p> <p><i>The NC was addressed and closed-out and this condition is now deemed Compliant for the purpose of IA2.</i></p>	
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> <p>Seepage very low/slow. Not free-flowing groundwater. Trickle. Monthly groundwater levels reported.</p>	<ul style="list-style-type: none"> • EI Australia Dewatering Management Plan, Tallawong Site 1, Rev0, dated 26/3/2021 • 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 • Letter from DPIE to Paula Bizimis, Ref: OUT20/408, dated 5/3/2021 • Groundwater monitoring records: 	<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>(a) Groundwater Take Assessment provides estimate of groundwater take volumes that require pumping during construction & operation; estimate of groundwater drawdown & associated ground settlements (0.48ML/year for Site 1 & 0.86ML/year for Site 2). EI Australia has indicated (Interview, dated 6/5/2022 & Letter dated 21/4/22) that actual groundwater seepage is very low, though has not been quantified.</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>	Compliant

		<ul style="list-style-type: none"> • 1. E24445_G11 Groundwater Monitoring (Nov 21) • 2. E24445_G11_03 Groundwater Monitoring (Feb 22) • 3. E24445_G11_03 Groundwater Monitoring (Mar 22) • 4. E24445_G11_05 - Groundwater Monitoring (April) • EI (2020c) Additional Groundwater Investigation, Tallawong Station South, Rouse Hill NSW. Project No. E24445.E17_Rev0, dated 1 October 2020 • EI Australia Letter RE: Environmental Site Status, Tallawong, dated 8/11/2021 • Interview with EI Australia, dated 6/5/2022 • EI Letter RE: Response on the Dewatering at Site 1 Tallawong Station Precinct South, Rouse Hill NSW, dated 21/4/2022 	<p><i>Observation: Operational groundwater take volumes were supposed to be confirmed once more data became available from the groundwater monitoring wells to demonstrate compliance with the Water Management (General) Regulation 2018. While groundwater levels are being reported monthly, there is no evidence of groundwater take being recorded. EIA has indicated groundwater seepage is very slow and limited to a trickle (down to Level B3).</i></p> <p><i>Recommendation: Seek quantification of the groundwater seepage to confirm the project's operational water take in accordance with CoA C39(a&b) and the Water Management (General) Regulation 2018.</i></p> <p>(c) The EI Australia Dewatering Management Plan, Tallawong Site 1, Rev0, dated 26/3/021 is 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</p>	
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			<p>Reports, and a Dewatering Completion Report. These requirements are understood not to have been triggered at the time of the audit as dewatering of groundwater had not been required.</p> <p>El Australia has indicated (Interview, dated 6/5/2022) the DMP has been prepared for groundwater dewatering only and does not cover surface water dewatering.</p> <p><i>(e) As outlined in El'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 El 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. El Australia's email, dated 28/9/2021 states "It is my understanding that this letter serves as the approval of SSD10425 conditions for dewatering C39 and D24 as provided in El's letter</p>	
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			<p><i>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> <p>Considering the above, NRAR's Letter to EI Australia, dated 24/9/2021 is considered approval of the Dewatering Management Plan.</p> <p><i>*The assessment of groundwater contamination and remediation has been assessed by EI Australia and Phreatic Consulting separately and has not been verified for compliance here as it does not relate directly to the approval condition.</i></p> <p>In response to DPE Water's letter, dated 12/4/2022, the following gap was noted:</p> <p><i>Observation: There was no evidence of flow meters installed and a comprehensive water balance has not been completed to enable determination of the volume and source of surface and groundwater taken.</i></p> <p><i>Recommendation: Consider the installation of flow meters and the preparation of a comprehensive water balance to enable determination of the volume and source of surface and groundwater taken to satisfy DPE Water.</i></p>	
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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 20/04/2022 	Copies of approved plans were available for review on site in the project office.	Compliant
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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 20/04/2022 	<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
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Hours of Construction				
D3	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays.	<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 during the audit period (expired March 2022).	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 • Site inspection 20/04/2021 	The requirements of D7 are documented in the CEMP & CNVMP. Noisy activities including rock breaking and saw cutting were being conducted at the time of the site inspection (which commenced at 2pm). The Deicorp Construction Manager indicated he was aware of the respite periods and requirements in D7 around the timing of noise intensive works. The works were also being conducted below ground level, in the site surrounded by hoarding, which is expected to have a significant noise shielding effect.	Compliant

			No complaints are known to have been made in relation to noise for the project to date, with no affected residents located within the near vicinity of the site.	
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 compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	<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 documented in the CEMP.	Not Triggered
D11	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<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 20/04/2022 • 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	Compliant

			the adjacent public car park to the west.	
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 20/04/2022 	<p>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).</p> <p>The implementation of selected CNVMP mitigation measures has been assessed in a later section of the audit.</p>	Compliant
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.</p> <p>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	<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>	Compliant

	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.		Noisy activities including rock breaking and saw cutting were being conducted at the time of the site inspection (which commenced at 2pm). The Deicorp Construction Manager indicated he was aware of the respite periods and requirements in D7 around the timing of noise intensive works. The works were also being conducted below ground level, in the site surrounded by hoarding, which is expected to have a significant noise shielding effect. No complaints are known to have been made in relation to noise for the project to date, with no affected residents located within the near vicinity of the site. The CNVMP does not identify any other activities that would exceed an NML of LAeq 75dBA.	
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 	No offensive noise is known to have occurred on site to date, and no noise complaints are known to have been made. See also D18.	Compliant
VIBRATION CRITERIA				
D20	Vibration caused by construction at any residence or structure outside the Site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); (b) for human exposure to vibration, the evaluation criteria set out in the Environmental Noise Management Assessing Vibration: A	<ul style="list-style-type: none"> • Acoustic Logic CNVMP • Interview with Auditees • Site Inspection, 20/04/2022 • Acoustic Logic Monthly Vibration Monitoring 	Vibration monitoring is recommended at the northern boundary of the site adjacent to the Tallawong Metro Station as well as the eastern boundary (switching station). According to the CNVMP, the requirement for vibration monitoring is triggered during rock hammering.	Compliant

	Technical Guideline (Department of Environment and Conservation, 2006) (as may be updated or replaced from time to time).	<p>Reports 2-12, dated - 2/11/2021-11/4/2022</p> <ul style="list-style-type: none"> Email from Acoustic Logic, dated 3/05/2022 	<p>Vibration monitoring is conducted by Acoustic Logic in accordance with the document entitled '<i>Monitoring Plan for Sydney Water</i>' prepared by EI Australia (ref: E24445.G10, dated 17/09/2021). Monitoring is required during demolition and excavation for the protection of Sydney Water assets.</p> <p>Email from Acoustic Logic, dated 3/05/2022 confirms that active real time vibration monitors are in place along the site boundaries, and monitoring is conducted in accordance with Condition D20 and Section 5.6 of the CNVMP.</p>	
D21	Vibratory compactors must not be used closer than 30 metres from residential or heritage buildings unless vibration monitoring confirms compliance with the vibration criteria specified above. These limits apply unless otherwise outlined in the project specific CNVMP required by this consent.	<ul style="list-style-type: none"> 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, 20/04/2022 Interview with Auditees 	<p>(a) Hoses are available for use for dust suppression as required.</p> <p>(b) Trucks being loaded with spoil at the time of site inspection had their loads covered upon leaving.</p> <p>(c) There was minimal evidence of tracking with all trucks being loaded over the site hoarding (rather than entering and exiting the site).</p> <p>(d) Some dirt could be seen on the surface of Conferta Ave, that had spilled during the transfer of spoil from inside the site to the waiting</p>	Compliant

			trucks. Deicorp advised a street sweeper was engaged as required. (e) Dust issues have reportedly been minimal during the audit period due to the extensive rain events experienced. At the time of inspection, excavation reached the base of Level B3, greatly reducing the risk of dust leaving the site.	
Erosion and Sediment Control				
D23	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	<ul style="list-style-type: none"> • Soil and Water Management Plan • Site Inspection, 20/04/2022 • Interview with Auditees 	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. Localised ERSED controls were in place along Conferta Ave including coir logs and geofabric drain protection.	Compliant
DISPOSAL OF SEEPAGE AND STORMWATER				
D24	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	<ul style="list-style-type: none"> • Dewatering Management Plan • Site Inspection, 20/04/2022 • Interview with Auditees • NRAR Letter to EI Australia, dated 24/9/2021 • Email from NRAR, dated 8/10/2021 	The discharge of water has been addressed in the Dewatering Management Plan, approved by NRAR. Email from NRAR, dated 8/10/2021 states Condition D24 has been met as outlined in their letter, dated 24/9/2021. <i>(It is noted that NRAR's letter, dated 24/9/2021 does not refer to Condition D24). This condition has been assessed as compliant based on NRAR's letter, dated 8/10/2021 confirming compliance with D24.</i> EI Australia has been engaged by Deicorp to manage the discharge of seepage and rainwater from the site	Compliant

			(dewatering). Refer to commentary for D25 and D26.	
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, 20/04/2022 • Interview with Auditees • EI Dewatering Analytical Results, 22/2/2022, 15/3/2022, & 19/4/2022 • EI Letter RE: Response on the Dewatering at Site 1 Tallawong Station Precinct South, Rouse Hill NSW, dated 21/4/2022 • Interview with EI Australia, dated 6/5/2022 	<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>Water is collected in onsite sediment basins and is tested prior to discharge. Compliance with ANZG (2018) discharge criteria is assessed.</p> <p>From review of the data, and correspondence provided by EI, dated 21/4/2022, water was tested on 22/2/2022, with exceedances identified in Aluminium, PAH, TRH, pH & NTU (turbidity). Another sample was analysed, dated 15/3/2022 (post-treatment), which indicated no</p>	Non-Compliant

			<p>exceedance with ANZG (2018). Another sample was tested from the sediment basin on 19/4/2022 with exceedances identified in Arsenic, Copper, pH & NTU (turbidity).</p> <p>El Australia was interviewed on 6/5/2022 and provided an explanation of the surface water monitoring and discharge process. A sediment/settling tank had been brought to site to treat the water after exceedances identified on 22/2/2022. The water was eventually discharged to stormwater on 15/3/2022.</p> <p><i>At the time of the audit only one sample (dated 15/3/2022) was provided as evidence that the treated surface water met ANZG (2018) discharge criteria. The data provided is considered inadequate to demonstrate due diligence and compliance with Condition D25 over the audit period (i.e. since Oct 2021). During this time there has been an La Nina weather event resulting in unprecedented rainfall, up to 300mm per day and few days in 2022 with no rain recorded. A documented and robust water quality monitoring program for the discharge of water from the site is required.</i></p> <p>Recommendation: Prepare and implement a Water Quality Monitoring Program for the discharge of surface water from the site.</p>	
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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"> • EI Letter RE: Response on the Dewatering at Site 1 Tallawong Station Precinct South, Rouse Hill NSW, dated 21/4/2022 	As per EI Letter, dated 21/4/2022: <i>"Based on information provided by the client and multiple EI site inspections during excavation, groundwater dewatering has not been required during excavation and construction of the basement. Seepage of groundwater through the bedding planes of the residual clay and shale into the basement has been minor. The clay and shale material within the basement has been observed to be dry"</i> .	Not triggered
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"> • EI Australia RAP, dated 16/4/2020 • 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) • EI Australia Waste Classification Certificates: <ul style="list-style-type: none"> • E2445.E05.001_Rev0, 30/8/2021 • E2445.E05.002_Rev0, 2/9/2021 • E2445.E05.003_Rev1, 26/10/2021 • E2445.E05.004_Rev1, 27/9/2021 	EI Australia has been engaged by Deicorp to manage the site remediation and associated waste management requirements. SafeWork NSW Notice of Intent to Remove Non-Friable Asbestos sighted. Earthworx is the asbestos removalist and transporter. A Waste tracking register was requested but not provided. Five waste classification reports were provided for review, prepared by EI Australia and dated from August-October 2021. Spoil was classified as GSW-NP (Asbestos) on 30/8/2021 (~50m ³). The rest of the spoil was classified as GSW, VENM and ENM. Section 3.3 of the EPA Auditor's Interim Advice (Clearance Certificate), dated 9/11/2021 lists waste classification documents prepared by EI Australia for the removal of spoil	Compliant

		<ul style="list-style-type: none"> • E2445.E05.001_Rev1, 27/10/2021 • Phreatic Consulting, Intermediate Clearance Certificate for Lot 294 DP 1213279, dated 9/11/2021 • EI Australia Letter RE: Environmental Site Status, Tallawong, dated 8/11/2021 • EI Asbestos Clearance Certificate, REF E24445.E11.001_Rev0, dated 28/9/2021 	<p>from the site during remediation and includes the following:</p> <ul style="list-style-type: none"> • 30/8/2021: 50m³ Special Waste – Asbestos • 2/9/2021: 75m³ General Solid Waste (GSW) – Non-Putrescible • 26/10/2021: 29,000m³ Excavated Natural Material (ENM) • 27/10/2021: 2,200m³ ENM <p>EI Australia provided a summary of the status of remedial works in a letter dated 8/11/2021. The letter summarises the remediation of the asbestos hotspot, and notes a detailed clearance of the hotspot was completed following excavation and offsite disposal of the affected stockpile (SP_TP26). EI concludes remediation and validation for Stages 1-3 of the RAP complete, with Stage 4 of the RAP, including additional groundwater investigation ongoing.</p> <p>The EPA Auditor’s (Phreatic Consulting) assessment of the waste classification process was noted as incomplete, and will be verified and documented in the Site Audit Report upon completion of the remedial works (as per letter dated 9/11/2021).</p> <p><i>*The remediation of groundwater has been assessed separately by EI Australia and Phreatic Consulting</i></p>	
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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, 20/04/2022 • Interview with Auditees 	<p>During the site inspection trucks were parked up along the hoarding outside the site on Conferta Avenue. Trucks were receiving spoil being loaded out from inside the site (over the hoarding). Concrete trucks were also parked along the same location pumping concrete from Conferta Avenue over the hoarding into the site.</p> <p>The former nature strip (in use as a loading/work zone) had been concreted.</p> <p><i>Evidence of an approved work zone for the above activities was requested from Deicorp (RFI2) but not provided.</i></p> <p><u>Recommendation:</u> Obtain approval for the work zone outside the site boundary on Conferta Avenue.</p>	Non-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 	<p>At the time of site inspection one lane was closed on Conferta Avenue to allow room for trucks to load spoil and pump concrete (see description for D28). Traffic control was in place.</p> <p><i>Evidence of a ROL or other approval for the lane closure and works creating traffic impacts was requested from Deicorp (RFI2) but not provided.</i></p> <p><u>Recommendation:</u> Obtain approval for lane closure on Conferta Avenue.</p>	Non-Compliant

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, 20/04/2022 	<p><i>As per D28, the 'public way' along the northern side of Conferta Avenue was obstructed at the time of site inspection by trucks loading out spoil and concrete deliveries.</i></p> <p><i>Approvals for the use of this area were requested from Deicorp (RFI2) but not provided.</i></p> <p>Recommendation: Obtain approval for the work zone outside the site boundary on Conferta Avenue.</p>	Non-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, 20/04/2022 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, 20/04/2022 Interview with Auditees 	<p>Requirement to cover loads is documented in the CEMP.</p> <p>Loads of spoil leaving the site were covered at the time of the audit.</p>	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, 20/04/2022 Interview with Auditees 	<p>There were no vehicles leaving the site at the time of the site inspection.</p> <p>Trucks were being loaded with spoil from the stockpiles inside the site, over the hoarding, with trucks parked on the verge.</p> <p>With the site forming a deep excavation, there was no opportunity for plant or vehicles to enter or exit the site and the site access had been locked.</p>	Compliant

STORMWATER REQUIREMENTS				
D34	<p>The Applicant shall ensure that the following specifications are met and are not reduced in size or replaced with an alternate manufacturer's product:</p> <p>(a) the twenty-five 690 Storm filter cartridges for the Storm filter chamber supplied by Ocean Protect</p> <p>(b) the Jellyfish filters three numbers of JF 2250-7-2 and one JF 3250-16-3 supplied by Ocean Protect</p> <p>(c) the Gross Pollutant Traps- two numbers HumeGard HG15 and three numbers of HumeGard HG12A supplied by Humes.</p>	<ul style="list-style-type: none"> Robert Bird Group Letter to Deicorp RE: SSD Compliance Certificate 002, dated 14/7/2021 	<p>Letter from Robert Bird Group (RBG) addresses Conditions C25, D34 & D36 and confirms compliance.</p> <p>RBG note that Condition D34 (b) is not related to Stage 1 and that Condition D34 (c) is only part related to Stage1. To clarify, a single HumeGard HG15 Gross Pollutant Trap is to be provided on the Stage 1 site in accordance with the SSDA submitted design.</p>	Compliant
D35	<p>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.</p>	<ul style="list-style-type: none"> Interview with Auditees 	<p>OSD requirements to be triggered later in the project</p>	Not triggered
D36	<p>Provide certification prior to the placement the bioretention filter media ex-bin has:</p> <p>(a) a minimum hydraulic conductivity as defined by ASTM F1815-11 of 250 mm/hr (actual, not predicted)</p> <p>(b) a maximum hydraulic conductivity as defined by ASTM F1815-11 of 700 mm/hr (actual, not predicted)</p> <p>(c) a pH between 5.5 and 7</p> <p>(d) an Orthophosphate content < 20 mg/kg</p> <p>(e) a Total Nitrogen content between 800 and 1000 mg/kg</p> <p>(f) is not hydrophobic.</p>	<ul style="list-style-type: none"> Robert Bird Group Letter to Deicorp RE: SSD Compliance Certificate 002, dated 14/7/2021 	<p>Letter from Robert Bird Group (RBG) addresses Conditions C25, D34 & D36 and confirms compliance.</p> <p>NB: No additional evidence was presented as part of this IA2 to support compliance with Condition D36. The Auditor is relying on the verification of compliance by the Certifier in this instance.</p>	Compliant
SYDNEY METRO CORRIDOR PROTECTION				
D37	<p>Unless advised by Sydney Metro in writing, all excavation, shoring and piling works within 25m of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects and who holds current professional indemnity insurance.</p>	<ul style="list-style-type: none"> Interview with Auditees Site Survey Plans 	<p>Deicorp advised works are not within 25m of the rail corridor, reference provided to Site Survey Plans (25.5m to site boundary).</p>	Not triggered
D38	<p>The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Metro in writing), who:</p> <p>(a) oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Metro</p> <p>(b) acts as the authorised representative of the Applicant</p>	<ul style="list-style-type: none"> Interview with Auditees Deicorp letter to Sydney Metro, 1/7/2021 	<p>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.</p>	Compliant

	(c) is available (or has a delegate notified in writing to Sydney Metro that is available) on a 7 day a week basis to liaise with the representative of Sydney Metro as notified to the Applicant.			
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. No direct queries. Sydney Metro have been invited to attend CCC meetings, which they have declined.	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 • Email from Blacktown City Council (Drainage Development Assessment Team Leader), dated 20/12/2021 	<p>Letter confirms compliance with SSD 10425 Conditions D41 & D42. <i>“RBG confirm that the proposed drainage 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>Email from Council, dated 20/12/2021 refers to Condition B33 (stormwater management system), and states the plans provided <i>“satisfy Council requirements for this stage of the project”.</i></p>	Compliant
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	<ul style="list-style-type: none"> • Letter from Robert Bird Group to Deicorp, dated 30/6/2021 	As per D41	Compliant

	shall be liable for any Sydney Metro expenditure involved with restoring or maintaining alternative services.			
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	<p>If required by Sydney Metro, prior to the commencement of works or at any time during the excavation and construction period deemed necessary by Sydney Metro, a joint inspection of the rail infrastructure and property in the vicinity of the development is to be carried out by representatives from Sydney Metro and the Applicant and a dilapidation survey prepared. The dilapidation survey(s) will establish the extent of any existing damage and enable any deterioration during construction to be observed and rectified at the Applicant's cost. The submission of a detailed dilapidation report by the Applicant for review and approval by Sydney Metro will be required within 10 days following the undertaking of any joint inspection, unless otherwise notified by Sydney Metro in writing.</p>	<ul style="list-style-type: none"> • Interview with Auditees • ACE Structural Dilapidation Report (Metro Assets), 191294.1, 5/7/2021 	Deicorp advised a joint inspection has not been requested by Metro.	Not triggered

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 20/04/2022 	A number of large stockpiles of spoil were located on site, and were in the process of being transferred over the hoarding into covered trucks for transport offsite. Waste classification contract has been awarded to EI Australia as part of the implementation of the RAP. Dusk risk was reduced due to almost constant rain the 4 months prior to the inspection. In addition, the site level was up to 3 storeys below ground level and the site was surrounded by a hoarding, further reducing dusk risk.	Compliant
	Exposed areas will be watered down to prevent dust, especially on windy days and in close proximity to dwellings and public areas		A small amount of soil had spilled onto the road and public way during the load-out. Deicorp advised a street sweeper was scheduled for later in the day.	Compliant
	A shaker pad will be located at exits to remove soil from vehicle tyres		There were no vehicles entering or leaving the site due to the nature of the works at the time of inspection (spoil load-out was over the top of the hoarding).	Not triggered.
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 20/04/2022 • Weekly site inspection checklists 	<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.</p> <p>Controls were in place around the stormwater inlet on Conferta Ave.</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		There was no waste stored on site with the exception of small amounts of office waste inside the site compound buildings. It is understood that due to a lack of available space, skips are stored on the site across the road (which was not within the scope of this IA2). Weekly site inspection checklists were completed by the Site Manager, and available on site for review.	
	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			
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 20/04/2022 • Bingo Monthly Report Sept 2021 - March 2022 	<p>The site was clean with no rubbish, waste material or debris observed.</p> <p>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>Bingo provide a monthly report that records the volume of materials recycled and disposed to landfill (excluding spoil).</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 20/04/2022 	There were no vehicles entering or leaving the site due to the nature of the works at the time of inspection (spoil load-out was over the top of the hoarding).	Not triggered
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 20/04/2022 	A street sweeper was engaged as required.	Compliant

			There was minimal evidence of tracking onto public roads.	
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 20/04/2022 	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 20/04/2022 	Odour had not been identified as an issue at the site to date.	Compliant
Section 5.0 Air Quality Monitoring Strategy	Implement dust monitoring requirements (PM10, VOCs & SVOCs & Odour) where required	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 20/04/2022 	Dust was not a significant issue due to almost consistent rain over the 4 months prior to inspection. The AQMP states " <i>continuous monitoring of dust is not recommended for the Project</i> ". " <i>However, in case of multiple substantiated dust complaints, or persistent visible observed dust leaving site, monitoring may be required</i> ". There were no complaints known to be issued in relation to dust and dust is unlikely to be a persistent issue.	Compliant
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 20/04/2022 • CNVMP 	Noisy activities including rock breaking and saw cutting were being conducted at the time of the site inspection (which commenced at 2pm). The Deicorp Construction Manager indicated he was aware of the respite periods and requirements in D7 around the timing of noise intensive works. The works were also being conducted below ground level, in the site surrounded by hoarding, which is expected to have a significant noise shielding effect.	Not triggered

			No complaints are known to have been made in relation to noise for the project to date, with no affected residents located within the near vicinity of the site.	
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 20/04/2022 • 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 20/04/2022 • CNVMP • Acoustic Logic Monthly Vibration Monitoring Reports 2-12, dated - 2/11/2021-11/4/2022 • Email from Acoustic Logic, dated 3/05/2022 	<p>According to the CNVMP, the requirement for vibration monitoring is triggered during rock hammering.</p> <p>Vibration monitoring is recommended at the northern boundary of the site adjacent to the Tallawong Metro Station as well as the eastern boundary (switching station). Daily vibration monitoring is conducted by Acoustic Logic in accordance with the document entitled '<i>Monitoring Plan for Sydney Water</i>' prepared by EI Australia (ref: E24445.G10, dated 17/09/2021). Monitoring is required during demolition and excavation for the protection of Sydney Water assets.</p> <p>Email from Acoustic Logic, dated 3/05/2022 confirms that active real time vibration monitors are in place along the site boundaries, and monitoring is conducted in accordance with Condition D20 and Section 5.6 of the CNVMP.</p>	Compliant

<p>5.5 Recommendations</p>	<p>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</p>	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 20/04/2022 	<p>No noise complaints known to have been made in relation to the project.</p>	<p>Not triggered</p>
<p>5.6.5 Additional Recommendations</p>	<p>All repeated exceedances of the trigger level should be fully investigated and reported to management. The investigation of a complaint shall involve where applicable:</p> <ul style="list-style-type: none"> • Measurement of vibration at the affected location; • 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"> • Interview with Auditees • Site inspection 20/04/2022 	<p>There have been no known exceedances of the noise trigger level at receiver locations as per the CNVMP.</p>	<p>Compliant</p>

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 'Julia Pope', written in a cursive style.

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



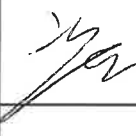


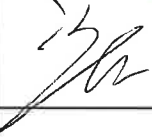
Independent Environmental Audit Report

Deicorp Construction Pty Ltd

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

Attachment 4: Audit Attendee List | IA2

**SSD10425 TALLAWONG STATION PRECINCT SOUTH STAGE 1
INDEPENDENT ENVIRONMENTAL AUDIT 2
20 APRIL 2022**

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

Independent Environmental Audit Report

Deicorp Construction Pty Ltd

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

Attachment 5: Consultation Records | IA2

Department	Contact	Date of Consultation	Response
DPIE	Paula Bizimis, Senior Planning Officer, Key Sites Assessments paula.bizimis@planning.nsw.gov.au compliance@planning.nsw.gov.au	25/3/2022	
DPIE Water / NRAR	Jessica Braden Water Regulation Officer jessica.braden@nrar.nsw.gov.au nrar.enquiries@nrar.nsw.gov.au	25/3/2022	
DPIE EES	Bronwyn Smith bronwyn.smith@environment.nsw.gov.au	25/3/2022	Undeliverable
Blacktown City Council	council@blacktown.nsw.gov.au	25/3/2022	
Sydney Metro	info@metronorthwest.com.au	25/3/2022	
TfNSW			
Landcom			
Riverstone Neighbourhood Centre			
Sydney Water			

Jo Heltborg

From: Samuel Condon <Samuel.Condon@planning.nsw.gov.au>
Sent: Tuesday, 29 March 2022 11:49 AM
To: Jo Heltborg
Subject: RE: Independent Audit 2 - SSD 10425 Tallawong Station Precinct South

Good morning Ms Heltborg,

Thanks for your email and the request for consultation in relation to the 2nd Independent Environmental Audit for Tallawong Station Precinct South, SSD 10425. Apologies for the delay in getting back to you.

Given the historical rain events over the last few weeks, the Department requests further consideration during the audit in relation to the project's compliance with their erosion and sediment controls (D23), disposal and seepage and stormwater (D24-D26) conditions and similar during the current construction phase.

Otherwise, the Department has no comments in relation to your proposed scope at this stage.

Regards

Samuel Condon
Senior Compliance Officer

Compliance | Department of Planning and Environment
T | E samuel.condon@planning.nsw.gov.au
4 Parramatta Square | Locked Bag 5022 | 12 Darcy Street, Parramatta NSW 2124
www.dpie.nsw.gov.au



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

If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

The Department has recently upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

From: Jo Heltborg <jo@morasey.com.au>
Sent: Friday, 25 March 2022 9:30 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Paula Bizimis <Paula.Bizimis@planning.nsw.gov.au>; Grant Madsen <gmdsen@deicorp.com.au>; Mark Liang <MLiang@deicorp.com.au>
Subject: Independent Audit 2 - SSD 10425 Tallawong Station Precinct South

Hi Paula / DPIE,

As the independent auditor engaged by Deicorp Construction Pty Ltd for the Tallawong Station Precinct South project, located at 1-15 and 2-12 Conferta Avenue, Rouse Hill NSW (SSD 10425), I am consulting with the Department in accordance with Section 3.2 of the DPIE Independent Audit PARs, 2020 (IAPARs).

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

- Assessment of compliance with Parts A & D of SSD 10425 (that may be relevant at the time of the audit)
- An assessment of compliance with post approval documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans;
- An assessment of the environmental performance of the development, including:
 - Actual impacts compared to predicted impacts in the environmental impact assessment (EIA);
 - The physical extent of the development in comparison with the approved boundary, and any potential off-site impacts;
 - Incidents, non-compliances and complaints that occurred or were made during the audit period;
 - The performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit;
 - Feedback received from the Department, and other agencies and stakeholders on the environmental performance of the project during the audit period;
- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate.
- Any other matters considered relevant by the auditor or the Department taking into account relevant regulatory requirements and legislation and knowledge of the development's past performance.

The second audit (IA2) is scheduled on 20th and 21st April 2022.

If you would like any additional considerations taken into account during the audit (including other agency consultation), or require any additional information please let me know.

Kind regards,

||| MORASEY

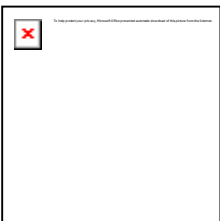
Josephine Heltborg

Director | Principal Environmental Consultant
Morasey Environment Pty Ltd

M:

E: jo@morasey.com.au

W: www.morasey.com.au



12 April 2022

Attention: Josephine Heltborg

Email: jo@morasey.com.au

Dear Josephine,

Re: Tallawong Station precinct South (SSD-10425) – Independent Environmental Audit

Thank you for the opportunity to comment on the planned independent environmental audit of the Tallawong Station precinct South (SSD-10425).

The Department of Planning and Environment—Water understand that the scope of the assessment as outlined under the development consent extends at least to compliance with:

- the conditions of consent;
- the statements of commitments as appended to the consent;
- any reporting or requirements within any relevant management plans prepared under the consent.
- all trigger action response plans for surface and groundwater impacts.

The department requests that the audit considers compliance with the relevant water licensing and approval requirements for the mining operation, specifically:

- Assessment as to whether the project holds the required water entitlements and approvals under the *Water Management Act 2000* or *Water Act 1912* (as applicable);
- Compliance with the conditions of any water licences/approvals held.
- Identification of all water storage, water take and water transfer infrastructure for the project and identification of their regulatory status being either exempt, subject to harvestable rights or regulated via a Water Access Licence/approval.
- Quantification of both active and incidental take by the project from each relevant water source and a comparison against previous predictions.

The following questions may aid in assessing the water regulatory requirements of the project's operation:

- Does the proponent have enough licensed water entitlement to account for active and incidental take of water and does the Water Access Licence/s nominate the point of water take?
- Are adequate meters installed, records kept and a comprehensive water balance completed to enable determination of the volume and source of surface and groundwater taken?
- Do any exemptions under the *Water Management (General) Regulation 2011* or Harvestable Rights Order (gazetted 31 March 2006) apply to the capture of water?

Department of Planning and Environment



Should you have any further queries in relation to this submission please do not hesitate to contact the Department of Planning and Environment—Water at waterlicensing.servicedesk@dpie.nsw.gov.au.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Bryson Lashbrook".

Bryson Lashbrook

Manager

Licensing and Approvals

Department of Planning and Environment—Water

Jo Heltborg

From: Sami Ahangari <Sami.Ahangari@blacktown.nsw.gov.au>
Sent: Tuesday, 29 March 2022 10:42 AM
To: Jo Heltborg
Subject: RE: Independent Audit 2 - SSD 10425 Tallawong Station Precinct South

Hi Josephine,

Thank you for your email to us regarding the audit for the Tallawong Station Precinct South project.

As mentioned in our email to you dated 28/10/2021, we request the parking for residents and visitors for each Residential Flat Building to be carefully checked in accordance with section 2 (conditions 2.1 to 2.4) of Blacktown City Council's submission to DPIE via the Major Projects portal dated 11 June 2021 and also condition B30 of Development Consent. We also request that the evidence of implementation of staff parking system to be provided prior to issue of the Occupation Certificate of the Shopping precinct accordingly.

Please do not hesitate to contact me if you have any further enquiry.

Regards



Sami Ahangari
Assistant Team Leader - Projects

9839 6182
Sami.Ahangari@blacktown.nsw.gov.au
PO Box 63 Blacktown NSW 2148
blacktown.nsw.gov.au

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