



Independent Environmental Audit Report 8 (IA8)

Deicorp Construction Pty Ltd

Tallawong Station Precinct South (SSD 10425)

Rouse Hill NSW



Audit Date: 9 May 2025

Morasey Ref: MEDEI: 2023100-08

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Executive Summary

This report presents the findings of the 8th Independent Environmental Audit (IA8) conducted by Morasey Environment Pty Ltd commencing on Friday 9th May 2025 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 7th Independent Audit (IA7) on 17th October 2024 to the date of the site inspection for this Independent Audit 8 (IA8), 9th May 2025. The environmental performance of the project was assessed at the time of the site inspection on 9th May 2025.

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, Housing and Infrastructure (DPHI), 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– IA8

CoA	Summary of Non-Compliance –Conditions of Approval
D3	A non-compliance for an out of hours work event on 15/4/2025 was not self-reported at the time of the breach, so has been raised in this audit report.
D6	Notification of out of hours work undertaken on 15/4/2025 due to a late concrete pour was not issued to affected residents as required.
Section	Summary of Non-Compliance –CEMP and Sub-Plans
-	Nil

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. Three Observations were raised, presented in the table below.

CoA	Summary of Observation – IA8
D14	<p>Observation 1: Weeds were overgrown throughout landscaped areas outside the site boundary along Cudgegong and Schofields Roads</p> <p>Recommendation: Deicorp to confirm responsibility for weed management and follow-up on the implementation of weed management measures.</p>
	<p>Observation 2: Fencing panels and other materials were stored on top of and around the main live stormwater inlet inside the site on the corner of Cudgegong and Schofields Roads.</p> <p>Recommendation: Clear an area around the stormwater inlet and apply erosion and sediment controls to reduce the risk of sediment and pollution entry.</p>
	<p>Observation 3: Jerry cans of fuel were stored on an unsealed ground surface with no bunding in place.</p> <p>Recommendation: Provide GHS compliant storage for jerry cans of fuel and other hazardous chemicals, including bunding.</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, **two Non-Compliances with SSD 10425 were identified** (from a total of 78 conditions assessed). **No Non-Compliances with the CEMP and Sub-Plans were identified** (from a total of 20 mitigation measures assessed).

Three observations were raised during the audit and related to improvement opportunities for the management of weed management, stormwater protection and fuel storage. Issues raised during the last Independent Audit in October 2024 had been closed-out and evidence sighted.

The management of soil and groundwater contamination under a Remediation Action Plan (RAP) was complete for Site 1 and Site 2, with Site Audit Reports and Site Audit Statements issued by the appointed NSW 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 8

Deicorp Construction Pty Ltd

Tallawong Station Precinct South (SSD 10425)

Rouse Hill NSW

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1. Introduction

This report presents the findings of the 8th Independent Environmental Audit (IA8) conducted by Morasey Environment Pty Ltd commencing on Friday 9th May 2025 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 Site 1 and Site 2 of the Deicorp Construction Pty Ltd mixed-use development located between Themeda Avenue to the north, Schofields Road to the south, and Cudgegong Road to the east, Rouse Hill NSW.

The development is 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 Site 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 Site 1 and Site 2.

Figure 1 below depicts an aerial view of the site.



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

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

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

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

1.1.1 SSD Approval

Details of the Development are as follows:

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

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

1.2 Audit Objectives

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

1.3 Scope

The scope of the audit included:

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

1.3.1 Audit Period

The audit period is between the date of IA7 on 17th October 2024 to the date of the site inspection for this Independent Audit 8 (IA8), 6th May 2025. 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 6th May 2025.

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, Housing and Infrastructure (the Department | DPHI) in correspondence dated 17th April 2025. 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 DPPI, 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 9th May 2025, and interviews with key Deicorp site and management personnel were held on 12th May 2025. The audit included an opening and closing meeting and the review of project documentation and records maintained both on site, and subsequent requests for information maintained off site. 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 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:

- Samuel Morched, Deicorp Project Manager
- Elias Khoury, Deicorp Site Manager
- Grant Madsen, Deicorp Project Manager (Site 2)

1.5.1 Site Inspection and Meetings

The site inspection, opening and closing meetings were held with Project personnel as identified in Section 1.5. The site inspection was conducted on 9th May 2025 and covered the Tallawong Village development, Site 3 (active construction work site) and surrounding areas.

Site inspection photos, observations and notes are presented **Section 5**.

The **opening meeting** was held on site on 9th May 2025. During the opening meeting, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed.

A closing meeting was held remotely (via Teams) with Deicorp on 12th May 2025. At the closing meeting, preliminary audit findings were presented, including a summary of preliminary Non-compliances, Observations and Recommendations.

1.5.2 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 DPHI was consulted via email on 22nd April 2025. DPHI did not provide a response to the consultation issued. There was also no request further consultation with other agencies to be undertaken.

Evidence of consultation is included in **Attachment 4**.

1.5.3 Audit Preparation and Document Review

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

- AECOM Air Quality Management Plan (AQMP), Tallawong Station South Precinct, Job No.: 60618532, Rev 2, 13/5/2022
- Acoustic Logic Construction Noise and Vibration Management Plan (CNVMP), Ref 20210646.1/1907A/R1/RF, Rev1, 19/7/2021
- Acoustic Logic Construction Noise and Vibration Management Plan (CNVMP), Tallawong Station Precinct – Site 2, Rev 0, 13/5/2022
- Barker Ryan Stewart Construction Environmental Management Plan (CEMP), Tallawong Station Precinct South – Site 2, Project No. SY190226, Final, 30/5/2022
- Deicorp SM-03 (Rev A) Site Management Plan (Construction Works) Site 2
- Barker Ryan Stewart Construction Pedestrian and Traffic Management Plan (CPTMP) – Tallawong Station Precinct South – Site 2, Rev13 Final 28/5/2022
- Sky Engineering Soil and Water Management Plan (SWMP) / Erosion and Sediment Control Plan (ESCP), Sheets 1, 2 & 3, 1-15 & 2-12 Conferta Ave, Rouse Hill, 20/5/2022
- Barker Ryan Stewart Construction Waste Management Plan (CWMP), Tallawong Station Precinct South – Site 2, Rev2 Final, 26/5/2022
- City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) – Stage 1 Early Works
- City Plan Construction Certificate No. 210348/2, dated 22/12/2021 (CC2) – Stage 1 (Site 1A & 1B) Basement
- City Plan Construction Certificate No. 210348/3, dated 20/7/2022 (CC3) - Stage 2 Early Works (bulk excavation, shoring & piling) (Sites 2A, 2B, 2C, 2E & 2D)
- City Plan Construction Certificate No. 201348/4, dated 25/8/2022 (CC4) – Stage 1 Structure
- City Plan Construction Certificate No. 201348/5, dated 14/10/2022 (CC5) – Stage 1 Façade & Fitout

- 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 26/3/2021
- EI Australia Dewatering Management Plan, Tallawong Station Precinct South, Rouse Hill NSW - Site 2, Rev1, dated 5/8/2021
- EI Australia Detailed Site Investigation, Ref: E24445.E02, Rev2, 1/5/2020
- EI Australia Groundwater Monitoring Report No. 1, Proposed Residential Development, Site 1, Tallawong Station Precinct South, Rouse Hill NSW, E24445.G11.GW01, 19/10/2022
- EI Australia Groundwater Take Assessment, SSD 10425, dated 30/9/2020
- EI Australia Groundwater Take Assessment, Tallawong Station Precinct South, Rouse Hill NSW, E24445.G12_Rev1, dated 30/7/2021
- EI Australia Remediation Action Plan, Tallawong Station Precinct South, Rouse Hills NSW, Ref: E24445.E06, Rev1, 16/4/2020
- Phreatic Consulting NSW EPA Site Audit Statement, Stage 1, 7/7/2022
- Phreatic Consulting NSW EPA Site Audit Statement TNC171-2, Phreatic Consulting, dated 18/12/2023
- Phreatic Consulting Contaminated Site Audit Report Tallawong Station South Precinct – Stage 2 Lot 293 DP 1213279, 18/12/2023
- 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. The scope of this audit is as defined within the report and does not extend to the verification of items assessed by the Independent Certifier prior to issuing of a certificate for any stage.

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 9th May 2025 has also been included.

3.1 Compliance Status - SSD 10425 (including Proponent Response)

During the audit, **two Non-Compliances with SSD 10425 were identified** (from a total of 78 conditions assessed). **No Non-Compliances with the CEMP and Sub-Plans were identified** (from a total of 20 mitigation measures assessed).

Non-Compliances are summarised in **Table 1**, including recommendations to address each Non-Compliance. Deicorp's response to each recommendation will be addressed separately and submitted to the Department.

Table 1: Summary of Non-Compliances SSD 10425 – IA8

CoA#	Summary of Non-Compliance	Recommended Action Due Date Status
D3	A non-compliance for an out of hours work event on 15/4/2025 was not self-reported at the time of the breach, so has been raised in this audit report.	Recommended Action: Re-communicate working hours and plan concrete pours to commence earlier if a risk of overrun is identified. Ensure potentially affected residents are notified once the possibility out of hours works is identified. Due Date: ASAP Status: OPEN
D6	Notification of out of hours work undertaken on 15/4/2025 due to a late concrete pour was not issued to affected residents as required.	

Non-Compliances with the CEMP and Sub-Plans are summarised in **Table 2**, including recommendations to address each Non-Compliance.

Table 2: Summary of Non-Compliances – CEMP & Sub-Plans – IA8

Plan Reference	Summary of Non-Compliance	Recommended Action Due Date Status
-	Nil	

Observations are summarised in **Table 3**, including recommendations to address each observation.

Table 3: Summary of Observations SSD 10425 – IA8

CoA# / Plan Reference	Summary of Observation	Recommended Action Due Date Status
D14	Observation 1: Weeds were overgrown throughout landscaped areas outside the site boundary along Cudgegong and Schofields Roads	Recommended Action: Deicorp to confirm responsibility for weed management and follow-up on the implementation of weed management measures. Due Date: Ongoing Status: OPEN
	Observation 2: Fencing panels and other materials were stored on top of and around the main live stormwater inlet inside the site on the corner of Cudgegong and Schofields Roads.	Recommended Action: Clear an area around the stormwater inlet and apply erosion and sediment controls to reduce the risk of sediment and pollution entry. Due Date: ASAP Status: OPEN
	Observation 3: Jerry cans of fuel were stored on an unsealed ground surface with no bunding in place.	Recommended Action: Provide GHS compliant storage for jerry cans of fuel and other hazardous chemicals, including bunding. Due Date: ASAP Status: OPEN

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 (IA8 Assessment): The project must comply with the Tree Audit and Impact Assessment Report.</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 (IA8 Assessment): Stormwater drainage infrastructure works and associated compliance is the responsibility of Deicorp and the Private Certifier.</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 (IA8 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 time of IA7, a Site Audit Report</p>

EIS Predicted Impact	Assessment of Actual vs Predicted Impacts
	(SAR) and Site Audit Statement (SAS) had been issued for Site 1 and Site 2. Works are proceeding under the unexpected finds protocol.
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 (IA8 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 (IA8 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 IA5 were considered to be low, based on the type of activities being conducted, and the distance of the site from the nearest sensitive receivers.</p> <p>There had been no known noise or vibration complaints in relation to the site at the time of the audit.</p>
Transport and parking	<p>Potential Environmental Impact: Increased traffic and parking on local roads.</p> <p>Proposed Mitigation Measures and/or comment: Sufficient parking is provided within the development for the various uses to ensure that the proposal does not result in a detrimental impact on parking on surrounding streets. The proposal is supported by a detailed Traffic and Parking Assessment which has identified that surrounding intersection performance assessed on SIDRA analysis maintains an acceptable level of performance with good remaining capacity.</p> <p>Residual Impact: Low/Medium</p> <p>Actual Impacts (IA8 Assessment): The EIS states sufficient parking would be provided in the development, which is not accurate. There was no parking provision within the development footprints for Site 3. The audit</p>

EIS Predicted Impact	Assessment of Actual vs Predicted Impacts
	<p>did not identify any issues with transport and parking, or a detrimental impact on parking in the area. No complaints regarding parking are known to have been made in relation to the project.</p>
Hazardous materials	<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 Australia which accompanies this application.</p> <p>Residual Impact: Low/Medium</p> <p>Actual Impacts (IA8 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 time of IA7, a Site Audit Report (SAR) and Site Audit Statement (SAS) had been issued for Site 1 and Site 2. Works are proceeding under the unexpected finds protocol.</p>
Sediment and erosion control and air quality	<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 (IA8 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.</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. The Work Zone on Conferta Avenue had been extended by Council and was current at the time of the audit site inspection. No other works were observed outside the project boundary, or other works not known to have been assessed in the EIS.

3.2.3 Incidents, Non-Compliances and Complaints

a. Incidents

There were no environmental incidents triggering Department notification reported during the audit period.

b. Non-Compliances

Non-compliances identified during IA8 are summarised in Section 3.1, **Tables 1 & 2**, and Observations in **Table 3**.

There were no Proponent self-reported 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 (tallawongvillagecommunityportal.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 IA8).

3.2.4 Findings and recommendations from previous audit

Evidence of implementation of the recommendations from the previous audit, IA7 has been included in the table below.

CoA#	IA7 Summary of Non-Compliance	IA7 Recommendations / Proposed Action	Evidence of Implementation / Status
D20	Non-Compliance: There was no evidence of vibration monitoring conducted during the IA7 audit period, during which rock hammering and other activities with the potential to exceed the Noise Management Level (NML) and Highly Affected NML (HANML) was undertaken during Site 2 basement excavation.	Recommended Action: Re-commence vibration monitoring during basement excavation as required by the CNVMP. Due Date: ASAP – To be verified during IA7, October	Vibration monitoring re-commenced from Nov 2024 until Jan 2025 Status: CLOSED

CoA#	IA7 Summary of Non-Compliance	IA7 Recommendations / Proposed Action	Evidence of Implementation / Status
		2024	
CNVMP Section 5.6 Vibration monitoring	Non-Compliance (as per D20): There was no evidence of vibration monitoring conducted during the IA7 audit period, during which rock hammering and other activities with the potential to exceed the Noise Management Level (NML) and Highly Affected NML (HANML) was undertaken during Site 2 basement excavation.	Recommended Action (As per D20): Re-commence vibration monitoring during basement excavation as required by the CNVMP. Due Date: ASAP	Vibration monitoring re-commenced from Nov 2024 until Jan 2025 Status: CLOSED
Summary of Observations SSD 10425 – IA7			
A26	Observation 1: It is noted that Deicorp's Action List (Proponent's Response) does not include timeframes for the close-out of actions, as requested by DPHI after the IA6 audit submission.	Recommended Action: Deicorp to include timeframes for completion of actions in the IA7 Proponent's Response, and ongoing. Due Date: Ongoing	Deicorp's Action List (Proponent's Response) to the IA7 audit findings included timeframes as required Status: CLOSED
D8	Observation 2: Two environmental incidents were identified during the audit site inspection, which had not been reported in a formal Incident Report. In one instance, concrete slurry had been deposited in the swale leading to the stormwater discharge point on the corner of Schofields and Cudgegong Road. In the 2nd instance there was evidence of a concrete spill that had been cleaned up on either side of a stormwater drain on Conferta Avenue.	Recommended Action: Deicorp should ensure they have processes in place for the effective reporting of environmental incidents. Awareness in identifying and raising environmental incidents is identified as an opportunity for improvement. Due Date: ASAP	Improvements to Deicorp's Environmental incident management processes were discussed on site and a toolbox was sighted Status: CLOSED
D23	Observation 3: A sediment fence was in place along the inside of the southern boundary fence but had come away in several locations and had not been well maintained since the last audit. Various miscellaneous materials were stored around the site boundary.	Recommended Action: Repair sediment fencing and move materials away from the site boundary / improve	Photos of improvements to ERSER controls were included in the Proponent's Response

CoA#	IA7 Summary of Non-Compliance	IA7 Recommendations / Proposed Action	Evidence of Implementation / Status
		housekeeping. Due Date: ASAP	Status: CLOSED
D23	Observation 4: One stormwater inlet on Conferta Avenue was not adequately protected and risk of sediment entry was identified.	Recommended Action: Provide and maintain adequate controls around stormwater inlets to reduce the risk of sediment entry. Due Date: ASAP	Photos of improvements to ERSED controls were included in the Proponent's Response Status: CLOSED

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.

Overall, two Non-Compliances with SSD 10425 were identified (from a total of 78 conditions assessed). No Non-Compliances with the CEMP and Sub-Plans were identified (from a total of 20 mitigation measures assessed). Three observations were raised during the audit and related to improvement opportunities for the management of weed management, stormwater protection and fuel storage. Issues raised during the last Independent Audit in October 2024 had been closed-out and evidence sighted.

The management of soil and groundwater contamination under a Remediation Action Plan (RAP) was complete for Site 1 and Site 2, with Site Audit Reports and Site Audit Statements issued by the appointed NSW 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.

Non-Compliances and 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 was updated to incorporate Site 2 in May 2022 and includes the following Sub-Plans:

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

- Soil and Water Management Plan (SWMP).

The Dewatering Management Plan (DMP) was updated in May 2023, as per IA4 audit recommendation and remained relevant to current site conditions.

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.

The implementation of the CEMP and Sub-Plans was considered to be adequate. Refer Section 3.1 and 3.3 of this audit report for details. 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, **two Non-Compliances with SSD 10425 were identified** (from a total of 78 conditions assessed). **No Non-Compliances with the CEMP and Sub-Plans were identified** (from a total of 20 mitigation measures assessed).

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

5. Photographs



Photo 1: Conferta Avenue clean with no signs of tracking and drain protection in place



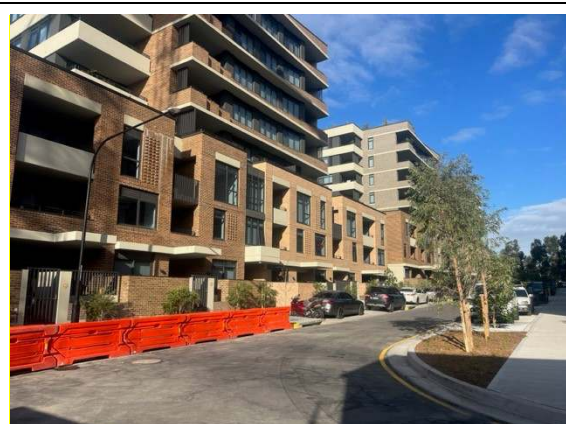
Photo 2: Site Notice in place and maintained



Photos 3-5: Construction works ongoing on Site 2B, C & E (Buildings M, N, L & P)



Photos 6&7: Material storage inside the site boundary – ERSED controls in place along the fence line with low risk of sediment escape from site



Photos 8-11: Completed stages of the Tallawong development



Photo 12: Jerry cans of fuel were observed without bunding – Deicorp to address





Photos 13-16: Significant weed growth was observed along Cudgegong and Schofields Roads



Photo 17 & 18: Site accesses were clean with no signs of tracking. ERSED controls were in place.

Independent Environmental Audit Report

Deicorp Construction Pty Ltd

Tallawong Station Precinct South (SSD 10425)

Rouse Hill NSW

Attachment 1: Independent Audit Table

Audit Table - Tallawong Station Precinct South Independent Audit 8 (IA8), 9 May 2025				
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 RFI 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"> Interview with Auditees 	No directions or requests for information from the Planning Secretary during the audit period.	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 8 (IA8), 9 May 2025				
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	<p>This consent does not approve the following:</p> <p>(a) the detailed fit out and operation of the retail and commercial premises</p> <p>(b) the installation of signage</p> <p>Where required, separate approvals shall be obtained from the relevant consent authority (except where exempt and/or complying development applies).</p>	<ul style="list-style-type: none"> None 	Noted	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 is understood to have occurred as required.</p>	Compliant
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"> City Plan Construction Certificate No. 210348/1, dated 31/8/2021 (CC1) – Stage 1 Early Works City Plan Construction Certificate No. 210348/2, dated 22/12/2021 (CC2) – Stage 1 (Site 1A & 1B) Basement City Plan Construction Certificate No. 210348/3, dated 20/7/2022 (CC3) – Stage 2 Early Works (bulk excavation, shoring & piling) (Sites 2A, 2B, 2C, 2E & 2D) City Plan Construction Certificate No. 201348/4, dated 25/8/2022 (CC4) – Stage 1 Structure City Plan Construction Certificate No. 201348/5, dated 14/10/2022 (CC5) – Stage 1 Façade & Fitout 	<p>Construction Certificates (CCs) issued for the development include various statements of compliance related to the BCA.</p> <p>Stage 2 (Sites 2A & 2D only) of the development commenced early works in August 2022.</p> <p>The first construction certificate for Stage 2 Early Works (CC3) was issued on 20/7/2022.</p> <p>Construction for Stages 1 and 2 of the development were ongoing at the time of this audit IA6.</p> <p>Construction certificates and the CC Register were provided as evidence during the audit.</p> <p>For Site 1, above-ground construction of all five towers was complete and operation commenced.</p> <p>For Site 2, above-ground construction of three towers for Stage 2D was almost complete (Building Q, R & S) –</p>	Compliant

		<ul style="list-style-type: none"> • CC6, dated 9/12/2022, Stage 2 – Slab on Grade (2A & 2D) • CC7, dated 13/3/2023 – Stage 1 - Services • CC8, dated 13/3/2023 – Stage 1- Landscaping • CC9, dated 3/3/2023, Stage 2 – Structure (2A & 2D) {B1-B2} • CC10, dated 14/9/2022, Structure (2A & 2D) [Ground Floor] • CC12, dated 22/6/2022, Structure (2D) [L1 - Roof] • CC13, dated 6/9/2023, Structure (2A) [L1 - Roof] • CC14, dated 1/12/2023 Fit-out, Services, Landscape – Site 2A & 2D • CC15, dated 18/5/2023 Structure – Basement to Ground Floor (Site 2BCE) • CC16, dated 26/8/2024 Construction of Structure Level 1 to roof including amendments to structure Basement to Ground Site 2BCE (Buildings L, M, N & P) 	<p>Occupation Certificate preparations were underway.</p> <p>A summary of Construction staging at the time of IA7 is presented below:</p> <p>Site 2A</p> <ul style="list-style-type: none"> - Buildings G, F, H, K, J (OC issued / construction complete) <p>Site 2D</p> <ul style="list-style-type: none"> - Building Q, R, S (OC issued / construction complete) <p>Site 2BCE</p> <ul style="list-style-type: none"> - Buildings L, M, N, P (Bulk Ex complete / Structure commenced) <p>The CC for Fit-out of Stage 2A and 2D was issued.</p> <p>Excavation for Stage 2B, 2C & 2E (Buildings L, M, N & P) commenced on 15/3/2024. Construction was ongoing at the time of this IA8. This is the final stage of the development.</p> <p>NB: <i>It is outside the scope of the Auditor's engagement to ensure the development is BCA compliant. The issue of CCs is the responsibility of the Certifier.</i></p>	
Operation of Plant and Equipment				
A12	All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and	<ul style="list-style-type: none"> • Site inspection, dated 9/5/2025 • Interview with Auditees 	Water monitoring equipment is brought onto site by EI Australia and is	Not triggered

	b) operated in a proper and efficient manner.	<ul style="list-style-type: none"> Krohne-ifc050-datasheet (Flow meter specification) 	<p>maintained by them. There is no other monitoring equipment on site.</p> <p>One flow meter remains on site for Site 2. Specifications for the flow meter were provided and confirm calibration and maintenance is not required for this model.</p>	
Applicability of Guidelines				
A13	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	<ul style="list-style-type: none"> None 	None	Not Triggered
A14	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	<ul style="list-style-type: none"> None 	None	Not Triggered
Monitoring and Environmental Audits				
A15	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	<ul style="list-style-type: none"> None 	See conditions related to monitoring in Part D.	Compliant

COMPLIANCE				
A16	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<ul style="list-style-type: none"> 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. It is understood this letter is a standard template issued to all new contractors.	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, 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 Dewatering Management Plan, Rev02 2/5/2023 AECOM AQMP, Rev 2, 13/5/2022 Acoustic Logic CNVMP, Rev 1, 19/7/2021 BRS CEMP, Site 2, 30/5/2022 BRS CPTMP, Site 2, 28/5/2022 Sky Engineering SWMP/ESCP, Site 2 20/5/2022 BRS CWMP, Site 2, 26/5/2022 El Australia Groundwater Take Assessment, 30/7/2021 	<p>Plans as listed in the evidence column (and in detail in Section 1.5.2 of the IA8 Audit Report) were updated prior to Independent Audit 3 (IA3) and address requirements, including conditions of approval relevant to Site 2.</p> <p>The Dewatering Management Plan was revised during the IA5 audit period based on a recommendation during IA4.</p> <p>The CEMP and Sub-plans were prepared to cover the entire site at the commencement of construction.</p>	Compliant
A18	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	<ul style="list-style-type: none"> Interview with Auditees 	As per Condition A17. DPHI has not made any request for updates to management plans during the audit period.	Compliant

	are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. 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>			
COMPLIANCE REPORTING				
A19	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements outlined in the Compliance Reporting Post Approval Requirements (2020).	<ul style="list-style-type: none">DPHI Compliance Reporting Post Approval Requirements-2020	It is understood there is no requirement for compliance reporting for the project during Construction (or Pre-Construction) in accordance with DPHI’s Compliance Reporting Post Approval Requirements (2020).	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.			
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">DPHI Independent Audit Post Approval Requirements, 2020This audit (IA8 SSD 10425, dated 9/5/2025)Email from DPHI, RE: Request for Extension - IEA 8 Tallawong SSD 10425, dated 8/4/2025	This audit (IA8 SSD 10425, dated 9/5/2025) is being conducted in accordance with the Independent Audit Post Approval Requirements (2020). Audits have generally been conducted at 26 week intervals throughout the project: IA1 – 6/10/2021 IA2 – 20/4/2022 IA3 – 7/10/2022 IA4 – 4/4/2023 IA5 – 24/10/2023	Compliant

			IA6 – 19/4/2024 IA7 – 17/4/2024 IA8 – 9/5/2025 Approval in the form of an email from DPHI was granted for extension of the IA8 audit site inspection timeframe to 9 May 2025. The site inspection for IA8 was undertaken on 9 May 2025.	
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"> DPHI Appointment of Experts, SSD 10425, dated 17/4/2025 Auditor Declaration of Independence Form, SSD 10425, dated 1/4/2025 	DPHI 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; (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"> This audit (IA8 SSD 10425, dated 9/5/2025) Independent Audit Report IA7 SSD 10425, dated 17/10/2024 Submission of IA7 to DPHI via Planning Portal, dated 19/11/2024 (Post Approval Form 20241119005348) Submission of IA7 Proponent's Response to DPHI via Planning Portal, dated 19/11/2024 (Post Approval Form 20241119005833) 	This audit (IA8 SSD 10425, dated 9/5/2025) is being conducted in accordance with the Independent Audit Post Approval Requirements, 2020. The IA7 Audit Report, and Proponent's response was submitted to DPHI via the Planning Portal, dated 19/11/2024. DPHI is not known to have responded to the IA7 submission. The IA7 Audit Report, and Deicorp's response was available on the project website at the time of IA8: tallawongvillagecommunityportal.com.au	Compliant

		<ul style="list-style-type: none"> Project website (tallawongvillagecommunityportal.com.au) 		
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 IA7 SSD 10425, dated 17/10/2024 Submission of IA7 to DPHI via Planning Portal, dated 19/11/2024 (Post Approval Form 20241119005348) Submission of IA7 Proponent's Response to DPHI via Planning Portal, dated 19/11/2024 (Post Approval Form 20241119005833) 	<p>This audit (IA8 SSD 10425, dated 9/5/2025) is being conducted in accordance with the Independent Audit Post Approval Requirements, 2020.</p> <p>The IA7 Audit Report and the Applicant's response to audit findings was submitted to DPHI via the Planning Portal, dated 19/11/2024, within 2 months of the audit site inspection.</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	<p>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).</p>	<ul style="list-style-type: none"> • Remedial Action Plan prepared by EI Australia, dated 16 April 2020 (ref: E24445.E06_Rev1) • EI Australia Engagement Letter, dated 23/07/2021 • Interview with Auditees • Site Audit Statement, Site 1, 7 July 2022, Tim Chambers, Phreatic Consulting • EPA Site Auditor Interim Advice (21023 IA6 Clearance Certificate for Stage 2 Lot 293 in DP 1213279), Phreatic Consulting 10/2/2023 • Eiaustralia (01.2.2023) Validation Report, Tallawong Station Precinct South, Rouse Hill NSW – Site 2. Reference E24445.E07.2_Rev0 • NSW EPA Site Audit Statement TNC171-2, Phreatic Consulting, dated 18/12/2023 • Phreatic Consulting Contaminated Site Audit Report Tallawong Station South Precinct – Stage 2 Lot 293 DP 1213279, 18/12/2023 	<p>Remediation of Site 1 was complete and a Site Audit Statement (SAS TNC171-1) issued in July 2022.</p> <p>Tim Chalmers of Phreatic Consulting is engaged as the NSW EPA Site Auditor, and EI Australia managed the remediation works for Site 2.</p> <p>EI Australia Engagement Letter states EI Australia is a suitably qualified contaminated land environmental consultant.</p> <p>Remediation of Site 2 is addressed in the overarching Remedial Action Plan (RAP) and Detailed Site Investigation (DSI) for the development.</p> <p>Remediation involved predominantly the removal and validation of shallow soil impact (asbestos).</p> <p>NB: <i>Verification of compliance with the RAP is managed by the EPA Site Auditor and is outside the scope of this audit.</i></p> <p>Remediation of Site 2 was complete at the time of IA6, and a Site Audit Statement (SAS TNC171-2) was issued on 18/12/2023. The SAS confirms the site is suitable for the following uses:</p> <ul style="list-style-type: none"> • Commercial/industrial • Mixed use development in accordance with SSD 10425. <p>It is noted that no groundwater impact was identified at Site 2.</p>	Compliant

PLANNING AGREEMENT				
A30	Any relevant obligation required to be performed by the applicant under the Planning Agreement-Village Green Land at Tallawong Station Precinct South executed on 6 May 2021 between Blacktown City Council and Deicorp Projects (Tallawong Station) Pty Ltd, must be completed prior to the issue of an Occupation Certificate.	<ul style="list-style-type: none"> Planning Agreement – Village Green Land at Tallawong Station Precinct South, Addisons, dated 06/05/2021 Interview with Auditees 	<p>Voluntary Planning Agreement (VPA) signed by Blacktown City Council, dated 06/05/2021 sighted.</p> <p>VPA requirements to be met prior to issue of the OC, when public are given access to the park on Site 1.</p> <p>The park was open and the public had access during IA7.</p> <p><i>NB: Verification of compliance with requirements of the VPA are outside the scope of this audit. Issue of the OC is evidence VPA requirements have been met and is the responsibility of the Certifier.</i></p>	Compliant
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 Email from Deicorp Manager – Conveyancing and Titling, dated 23/10/24 88b Final executed, Plan of Subdivision of Lot 293 DP 1213279, signed by Council, 18/11/2024 	<p>Subdivision works including the registration of easements and covenants are understood to relate to Site 2 only. As-built survey easement to be lodged after easements are constructed (OC requirement).</p> <p>Correspondence regarding the registration of stormwater easements was sighted. Compliance with this condition is being managed by Deicorp Manager – Conveyancing and Titling.</p> <p>The Plan of Subdivision of Lot 293 DP 1213279 (Site 2) was sighted and was executed by Council on 18/11/2024.</p>	Compliant

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 9/5/2025 	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 9/5/2025 	<p>Site Notices were displayed at the access points to Site 2. At the time of IA7 Site 1 was operational and no longer a construction site.</p> <p>(a) The Site Notice was larger than minimum size</p> <p>(b) Site Notice made from weatherproof material</p> <p>(c) The following details were included on the Site Notice: Approved work hours, name of Project Manager, name, address & mobile number of Builder (managing company)</p> <p>(d) Notice was at eye level on hoardings at the Site 2 entrance.</p> <p>Additional signage '<i>Construction Site, Unauthorised Persons Keep Out</i>' was also displayed.</p>	Compliant
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Hours of Construction

D3	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p>	<ul style="list-style-type: none"> Interview with Auditees CEMP & CNVMP Email from Deicorp to DPHI RE: Tallawong Stage 3, dated 15/4/2025 Email from the Certifier (City Plan) to Deicorp RE: Tallawong - 	<p>Deicorp advised works are only conducted during standard working hours, as documented in the CEMP & CNVMP, and displayed on the Site Notice.</p> <p>One instance of out of hours work was conducted in April 2025. There was a pump failure causing a planned concrete pour to run overtime.</p>	Non-Compliant
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		Neighbours Compliant - Council, dated 30/4/2025	Deicorp notified the Department of the OOHW on 15/4/2025 @4.45pm. On 30/4/2025 an email was sent by the Certifier (City Plan) to Deicorp advising that Council had received a complaint in relation to the OOHW on 15/4/2025: <i>"construction is occurring outside of the permitted hours causing noise disturbance for neighbouring properties. Noting that in some instances taking place well past 8pm"</i> . Deicorp responded to the Certifier on 30/4/2025 and explained the circumstances of a plant breakdown which resulted in the concrete pour being delayed. <u>Non-Compliance:</u> A non-compliance for the OOHW event on 15/4/2025 was not self-reported at the time of the breach, so has been raised in this audit report.	
D4	No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> • Interview with Auditees • CEMP & CNVMP 	Deicorp advised no works have occurred on Sundays or public holidays.	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, that may require OOHW.	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 • CEMP & CNVMP • Email from Deicorp to DPHI RE: Tallawong Stage 3, dated 15/4/2025 	<u>Non-Compliance:</u> Notification of the OOHW undertaken on 15/4/2025 due to a late concrete pour was not issued to affected residents.	Non-Compliant

		<ul style="list-style-type: none"> Email from the Certifier (City Plan) to Deicorp RE: Tallawong - Neighbours Compliant - Council, dated 30/4/2025 		
D7	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.</p>	<ul style="list-style-type: none"> Interview with Auditees CEMP & CNVMP Site inspection 9/5/2025 	<p>The requirements of Condition D7 are documented in the CEMP & CNVMP. The CNVMP was updated to incorporate Site 2, dated May 2022. Rock breaking, hammering etc. for the basement excavation on Site 2 recommended during the IA7 audit period.</p> <p>Removal of fill commenced in April 2024 and basement excavation /rock-breaking re-commenced on Site 2 in mid-July 2024.</p> <p>The Deicorp Construction Manager indicated he was aware of the respite periods and requirements in Condition D7 around the timing of noise intensive works. All construction works observed during the inspection were confined within the site boundary.</p> <p>No complaints are known to have been received in relation to noise from the project to date. The nearest sensitive receivers are residents of the newly constructed Deicorp towers on the northern side of Conferta Avenue (former Site 1).</p> <p>Detailed excavation was undertaken during the audit period and completed in November 2024. No complaints</p>	Compliant

			were reportedly received during this work.	
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 • Proponent's response to IA7, as submitted to DPHI on 19/11/2024 	No environmental incidents triggering DPHI notification are known to have occurred during the project. Procedures for dealing with an environmental incident are included in the CEMP. Improvements to Deicorp's environmental incident reporting system were made and communicated in response to recommendations made during IA7, and as documented in the Proponent's response to IA7.	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 Condition 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 non-compliances are known to have occurred during the project (other than those raised during Independent Audits, which have been notified to DPHI with submission of each Audit Report). 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 noncompliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<ul style="list-style-type: none"> • Interview with Auditees 	As per Condition 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 9/5/2025 • Interview with Auditees 	The Site Management Plan shows the extent of hoarding around the whole site, with gates and padlocks installed. Security arrangements were confirmed with the Site Manager who confirmed time lapse camera is in place, with cameras monitored from the site office. CCTV camera is also in place for public car parking to the west of the site.	Compliant
IMPLEMENTATION OF MANAGEMENT PLANS				
D14	The Applicant must ensure the requirements of the Construction Environmental Management Plan, Construction Pedestrian Traffic Management Plan, Construction Noise and Vibration Management Sub-Plan, Air Quality Management Plan and Construction Waste Management Plan required by this consent are implemented during construction.	N/A	<p>As per later section of the audit on CEMP & Sub Plan compliance.</p> <p><u>Observation 1:</u> Weeds were overgrown throughout landscaped areas outside the site boundary along Cudgegong and Schofields Roads</p> <p><u>Recommendation:</u> Deicorp to confirm responsibility for weed management and follow-up on the implementation of weed management measures.</p> <p><u>Observation 2:</u> Fencing panels and other materials were stored on top of and around the main live stormwater inlet inside the site on the corner of Cudgegong and Schofields Roads.</p> <p><u>Recommendation:</u> Clear an area around the stormwater inlet and apply erosion and sediment controls to reduce the risk of sediment and pollution entry.</p> <p><u>Observation 3:</u> Jerry cans of fuel were stored on an unsealed ground surface with no bunding in place.</p>	Compliant

			Recommendation: Provide GHS compliant storage for jerry cans of fuel and other hazardous chemicals, including bunding.	
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"> Acoustic Logic CNVMP, May 2022 Site inspection 9/5/2025 	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). The implementation of selected CNVMP mitigation measures has been assessed in a later section of this audit.	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"> Acoustic Logic CNVMP, May 2022 Interview with Auditees 	There has been no known instance of deliveries, including concrete trucks, arriving out of hours during the project. The requirement to meet Condition D16 has been included in the CNVMP.	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 	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
D18	The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.	<ul style="list-style-type: none"> Acoustic Logic CNVMP, May 2022 Interview with Auditees 	The highest noise impact predicted is to residential receivers in Zone R1 (the newly constructed Deicorp towers on the northern side of Conferta Avenue (former Site 1)). In Table 7 of the CNVMP, rock hammering and jack hammering is predicted to exceed the Noise Management Level (NML) and is predicted to exceed the Highly	Compliant

			<p>Affected Noise Management Level (HANML) when operating near the receiver boundary.</p> <p>Mitigation measures are set out in Section 5.5 of the CNVMP. It is noted that noise monitoring is only recommended in the “<i>event of strong community reaction to construction noise, or complaint from a specific receiver</i>”.</p> <p>The Deicorp Site Manager indicated he was aware of the respite periods and requirements in Condition D7 around the timing of noise intensive works.</p> <p>No complaints are known to have been made in relation to highly intensive noise for the project to date.</p>	
D19	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	<ul style="list-style-type: none"> • Acoustic Logic CNVMP • Interview with Auditees 	<p>No offensive noise is known to have occurred on site to date, and no noise complaints are known to have been made regarding highly intensive noise. See also Condition D18.</p>	Compliant
VIBRATION CRITERIA				
D20	<p>Vibration caused by construction at any residence or structure outside the Site must be limited to:</p> <p>(a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999);</p> <p>(b) for human exposure to vibration, the evaluation criteria set out in the Environmental Noise Management Assessing Vibration: A Technical Guideline (Department of Environment and Conservation, 2006) (as may be updated or replaced from time to time).</p>	<ul style="list-style-type: none"> • Acoustic Logic CNVMP • Interview with Auditees • Site inspection 9/5/2025 • Acoustic Logic Vibration Monitoring Reports (Site 2): <ul style="list-style-type: none"> ○ Report 1, 9/11/22-24/11/22 	<p>In the CNVMP, the requirement for vibration monitoring is triggered during rock hammering.</p> <p>The Stage 2A basement excavation was mostly complete in ~March 2023 and the basement structure for Site 2BCE Buildings L, M, N, P re-commenced bulk excavation in ~May 2024.</p> <p>Previous vibration monitoring was conducted by Acoustic Logic in</p>	Compliant

		<ul style="list-style-type: none"> ○ Report 2, 25/11/22-8/12/22 ○ Report 4, 14/1/23-27/1/23 ○ Report 5, 28/1/23-3/3/23 ● Email from Acoustic Logic, dated 3/05/2022 ● Vibration monitoring reports Nov 2024-Feb 2025 (Site 3): <ul style="list-style-type: none"> ○ 20241213MBA_RO_Vibration_Monitoring_Report_1, dated 13/12/2024 ○ 20250116MBA_RO_Vibration_Monitoring_Report_2, dated 16/1/2025 ○ 20250203MBA_RO_Vibration_Monitoring_Report_3, dated 3/2/2025 	<p>accordance with the document entitled '<i>Monitoring Plan for Sydney Water</i>' prepared by EI Australia (ref: E24445.G10, dated 17/09/2021) during demolition and excavation for the protection of Sydney Water assets on Site 1.</p> <p>Monitoring reports concluded vibration levels were satisfactory and exceedances, where they occurred, and were attributed by external sources, i.e. not related to the project works.</p> <p>Vibration monitoring was conducted by Acoustic Logic for Site 2, with records documented in Vibration Monitoring Reports 1-5 from Nov 2022-March 2023. Vibration was measured at ground level at the NE corner (Cudgegong Road) and southern boundary (Schofields Road) of the site.</p> <p>The CNVMP was updated in May 2022 for Site 2 and requires vibration monitoring during rock hammering. During IA7, a non-compliance was raised due to a lack of evidence of vibration monitoring conducted during the IA7 audit period, which was a requirement of the CNVMP for Site 2 basement excavation. In response to the audit finding, vibration monitoring was re-commenced in November 2024 and continued until February 2025, during which time detailed excavation of the Site 2 basement was ongoing.</p>	
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			vibration monitoring during basement excavation as required. Section 4 of the vibration monitoring reports provides a discussion of results. During the monitoring period, there were a number of exceedances to the vibration criteria measured. These exceedances were not likely to be project related. There are notes in the reports that suggest the monitors were out of service for significant timeframes due to inadvertent tampering on site.	
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. Site 2 is more than 30m from the Sydney Metro station box. The southern boundary of Site 2 may be within 30m of residences located along Schofields Road. There is no plan for the use of vibratory compactors.	Not triggered
AIR QUALITY				
D22	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: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	<ul style="list-style-type: none"> AQMP Site Inspection, 9/5/2025 Interview with Auditees 	(a) Dust was not identified as an issue at the time of inspection on 9/5/2025. Basement excavation was complete and all structures were out of the ground. The small area of unsealed surfaces remaining around the southern perimeter of the site were stabilised and did not pose a dust risk. (b) There was no spoil load-out at the time of inspection, and no spoil load out required for the remainder of the project.	Compliant

			<p>(c) There was no evidence of tracking onto Conferta Ave from Site 2. Vehicles are no longer able to drive into the site.</p> <p>(d) Roadways were clean on Conferta Ave. Deicorp advised a street sweeper is available upon request.</p>	
Erosion and Sediment Control				
D23	<p>All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p>	<ul style="list-style-type: none"> • Soil and Water Management Plan, CEMP Appendix C • Site Inspection, 9/5/2025 • Interview with Auditees 	<p>On Site 2, basement excavation for Site 2BCE commenced in ~May 2024. On Site 2D, Buildings Q, R, S were completed.</p> <p>The site slopes from west to east along the southern site boundary on Schofields Road. Existing stormwater pits inside the site were capped off to prevent water ingress during construction (as required by Council). ERSERD risks were greatly reduced with all building now above ground level and base slabs poured. Sediment fencing along the south and eastern boundaries was in good condition, though access was limited. Water from across the site, including from basement excavations was pumped to an open OSD tank (non-operational) in the SE corner of the site. The water seeps through the unsealed base of the OSD and has not required pump-out or dewatering during the IA8 audit period. Therefore no water monitoring records were available for review. Localised ERSERD controls were in place along Conferta Ave and completed</p>	Compliant

			village areas including coir logs and geofabric drain protection.	
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, Rev02 2/5/2023 • Site inspection 9/5/2025 • Interview with Auditees • NRAR Letter to EI Australia, dated 24/9/2021 • Email from NRAR, dated 8/10/2021 	<p>The discharge of water has been addressed in the Dewatering Management Plan, approved by NRAR.</p> <p>Email from NRAR, dated 8/10/2021 states Condition D24 has been met as 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></p> <p>EI Australia has been engaged by Deicorp to manage the discharge of seepage and rainwater from the site (dewatering). Refer to commentary for D25 and D26.</p>	Compliant
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"> • Dewatering Management Plan, Rev02 2/5/2023 • Email from Blacktown Council, RE: Stormwater Discharge, dated 24/8/2021 • Email submission of Dewatering Management Plan to Council, 24/8/2021 • Site inspection 9/5/2025 • Interview with Auditees 	<p>The Dewatering Management Plan was provided to Council for review, dated 24/8/2021. Email from Deicorp also requests <i>"In relation to DA Condition D26 of SSD 10425, Deicorp has been seeking council approval for the discharge of ground water into the council drainage system since 27th July 2021"</i>.</p> <p>Council email, dated 24/8/2021 states any discharge would be at Deicorp's own risk. Council states if decision is made to pump treated water to the stormwater system, <i>"it is to comply with the "blue book" - Managing</i></p>	Compliant

		<ul style="list-style-type: none"> • E24445.E09.012_Rev0 - Dewatering Summary Letter, 9/11/2022 • EI Emails RE: Water quality monitoring, Site 1, dated 11/10/2023 (DW36), 8/11/2023 (DW37), 15/1/2024 (DW38), 1/3/2024 (DW39), 5/4/2024 (DW40), 16/4/2024 (DW41) • Table T1 – Dewatering Analytical Results – Site 1 (22/2/2022-16/4/2024) • EI Emails RE: Water quality monitoring, Site 2, dated 11/10/2023 (DW25), 16/1/2024 (DW26), 1/3/2024 (DW27), 5/4/2024 (DW28) • Table T1 – Dewatering Analytical Results – Site 2 (14/10/2022-16/4/2024) • E24445.E09.013_Rev0 - Summary Letter of Groundwater Extraction - Site 1 & Site 2, dated 14/4/2023 • E24445.E09.013_Rev1 - Summary Letter of Groundwater Extraction - Site 1 & Site 2, dated 27/10/2023 • Water discharge records / Pump and 	<p><i>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>At the time of IA7, water from Site 1 was being collected under operational arrangements so has not been considered during this construction audit.</p> <p>Water from Site 2 is discharged from the settling tank with compliance with ANZG (2018) discharge criteria assessed as per the Dewatering Plan. EI Australia has been engaged since IA2 to manage the process. It is noted that water discharge has not been required since installation of the OSD, from which water evaporates and seeps into the ground below.</p> <p>The following general process was applied: preliminary water sample collected by EI and results issued by email – advice either that water is suitable for discharge (with comparisons to ANZG (2018) Fresh water, ANZG (2018) Marine, and ANZECC (2000) / NHMRC (2011) Recreational criteria), or that water was unsuitable for discharge and further treatment and testing would be required.</p> <p>Runoff from across the site, and from basement excavations is collected in a</p>	
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		<p>approval register, Site 1 & 2, dated 26/10/2023</p> <ul style="list-style-type: none"> • Morasey Email to Deicorp, 26/4/2024 RE: Elevated WQ analytes 1/3/2024 & selection of discharge criteria • EIA Email response RE: Tallawong (Site 2) Dewatering Procedure, dated 2/5/2024 	<p>sediment basin in the SE corner of Site 2. From there the water is pumped to a settling tank, with final discharge to stormwater on the corner of Cudgegong and Schofields Road.</p> <p>A flow meter remained in place at the Site 2 discharge point to estimate the volume of water pumped from site. Auditees advised there has been no water pumped from the site since IA7, October 2024, with all water directed to the OSD / passive discharge, or used for dust suppression.</p> <p>On 27/10/2023, EI Australia provided a summary of groundwater extraction during basement construction at Site 1 and Site 2 Tallawong Station Precinct South, Rouse Hill NSW. The letter states that <i>“Based on the above information provided by the client, the accumulated volume of extracted groundwater during the period of November 2022 to October 2023 (approximately 12 months) was 2.88ML for Site 1 and 1.3ML for Site 2. The volumes were all below 3ML therefore Water Access Licence (WAL) is not required”</i>.</p> <p>*It is noted by the Auditor that the above volumes are total volumes and do not represent groundwater exclusively. Therefore actual groundwater take volumes would be significantly less than reported.</p> <p>A register of water discharge records (Pump & Approval Register) for Site 1</p>	
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			<p>& 2 is maintained and includes a summary of discharge testing. The register records the flow meter reading, Date of water quality testing, Date of approval to discharge (EI Australia), and Date water was discharged. Copies of water quality testing reports (DW28 (5/4/24) & DW29 (16/4/24)) for Site 2 were provided for review during the audit period. Metals (Al, Cr, Cu & Zn) were commonly elevated, which has been the trend throughout the project, but the water was deemed suitable for discharge.</p> <p>NB: <i>It is noted that EIA has been engaged by Deicorp to manage the dewatering process. The decision-making process around whether the water is a suitable quality to discharge is the responsibility of Deicorp and EIA and has not been further investigated during this audit.</i></p>	
D26	<p>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>.</p>	<ul style="list-style-type: none"> • Dewatering Management Plan, Rev02 2/5/2023 • EI Letter RE: Response on the Dewatering at Site 1 Tallawong Station Precinct South, Rouse Hill NSW, dated 21/4/2022 • Email from Blacktown Council, RE: Stormwater Discharge, dated 24/8/2021 	<p>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>.</p>	Compliant

		<ul style="list-style-type: none"> Email submission of Dewatering Management Plan to Council, 24/8/2021 	<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>The discharge of construction water from Site 2 continued to be managed in accordance with the process outlined as evidence for Condition D25.</p> <p>It is noted that there was no discharge during the IA8 audit period so no water quality monitoring records were available for review.</p>	
REMEDIATION – 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:	<ul style="list-style-type: none"> EI Australia RAP, dated 16/4/2020 Phreatic Consulting, Contaminated Site Audit 	EI Australia has been engaged by Deicorp to manage the site remediation and associated waste management requirements.	Compliant

	<p>(a) <i>Work Health and Safety Regulation 2017</i>;</p> <p>(b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016;</p> <p>(c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016; and</p> <p>(d) <i>Protection of the Environment Operations (Waste) Regulation 2014</i>.</p>	<p>Report, Tallawong Station South Precinct – Stage 1, 21/6/2022</p> <ul style="list-style-type: none"> • NSW EPA Site Audit Statement, Stage 1, 7/7/2022 • NSW EPA Site Audit Statement TNC171-2, Phreatic Consulting, dated 18/12/2023 • EIAustralia (01.02.2023) Validation Report, Tallawong Station Precinct South, Rouse Hill NSW – Site 2. Reference E24445.E07.2_Rev0 • Phreatic Consulting Contaminated Site Audit Report Tallawong Station South Precinct – Stage 2 Lot 293 DP 1213279, 18/12/2023 • Phreatic Consulting, Interim Advice 6, Tallawong Station South Precinct: Clearance Certificate for Stage 2, Lot 293 in DP 1213279, dated 10/2/2023 	<p>Compliance with Condition D27 for Site 1 was addressed in previous audits – refer IA2 & IA3 Audit Reports.</p> <p>Earthworx was engaged as the asbestos removalist and transporter for Site 2.</p> <p>Tim Chalmers of Phreatic Consulting is engaged as the NSW EPA Site Auditor, and EI Australia managed the remediation works for Site 2.</p> <p>Remediation of Site 2 was complete at the time of IA6, and a Site Audit Report (SAR) and Site Audit Statement (SAS TNC171-2) was issued on 18/12/2023. The SAS confirms the site is suitable for the following uses:</p> <ul style="list-style-type: none"> • Commercial/industrial • Mixed use development in accordance with SSD 10425 <p>There were no unexpected finds of contamination during the IA8 audit period.</p>	
CONSTRUCTION TRAFFIC				
D28	<p>All construction vehicles are to be contained wholly within the Site, except if located in an approved on-street work zone, and vehicles must enter the Site before stopping.</p>	<ul style="list-style-type: none"> • Site Inspection, 9/5/2025 • Interview with Auditees • Construction Pedestrian Traffic 	<p>Heavy vehicle deliveries arrive to the site and drop off in the designated work zone on Conferta Avenue. There is no longer access for heavy vehicles to enter the site.</p>	Compliant

		<p>Management Plan (CPTMP), Site 2, Barker Ryan Stewart, 28/5/2022</p> <ul style="list-style-type: none"> Construction Pedestrian Traffic Management Plan (CPTMP), Public Domain, Barker Ryan Stewart, 15/9/2022 Blacktown Council Works Zone Approval email (Application RDA-22-01335), dated 8/9/2022 Letter from Blacktown Council to Deicorp RE: 2-12 & 1-15 Conferta Avenue, Rouse Hill – work zone permit approval, dated 6/5/2025 	<p>Blacktown Council letter, dated 6/5/2025 confirms approval for use of the Works Zone on Conferta Avenue for 11 months.</p> <p>Signage to divert pedestrians to the northern footpath on Conferta Ave was in place during the audit. Traffic controllers were also in place.</p>	
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 Road Occupancy Licence Tallawong No. 2451632-29.04.2025-29.05.2025 	<p>At the time of site inspection traffic management was in place with both lanes open on Conferta Avenue.</p> <p>A list of approved dates and times for road opening was provided as evidence up to 29/5/2025.</p>	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, 9/5/2025 Construction Pedestrian Traffic Management Plan (CPTMP), Site 2, Barker Ryan Stewart, 28/5/2022 	The public way was clear with no obstructions observed during the site inspection.	Compliant

CONTACT TELEPHONE NUMBER				
D31	The Applicant shall ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.	<ul style="list-style-type: none"> Site Inspection, 9/5/2025 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, 9/5/2025 Interview with Auditees 	Requirement to cover loads is documented in the CEMP. There was no spoil load-out at the time of the audit.	Compliant
Vehicle Cleansing				
D33	Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.	<ul style="list-style-type: none"> AT&L (Structural Engineers) Letter RE: 1-15 AND 2-12 CONFERTA AVENUE, ROUSE HILL – SSD 10425 STAGE 2 –CIVIL DESIGN CERTIFICATE D34bc, dated 30/10/2023 Site Inspection, 9/5/2025 Interview with Auditees 	AT&L from (Structural Engineers), dated 30/10/2023 notes that: <i>"Blacktown City Council Stormwater Approval for Condition B33 dated 21st June 2023 the WSUD Treatment Train has been amended to suit the DA Approval"</i> . The rumble grid had been removed as heavy vehicle access into the site was no longer possible. Deicorp advised a street sweeper is available for use if required. With all spoil load-out complete the risk of tracking was greatly reduced.	Compliant
STORMWATER REQUIREMENTS				
D34	The Applicant shall ensure that the following specifications are met and are not reduced in size or replaced with an alternate manufacturer's product: (a) the twenty-five 690 Storm filter cartridges for the Storm filter chamber supplied by Ocean Protect (b) the Jellyfish filters three numbers of JF 2250-7-2 and one JF 3250-16-3 supplied by Ocean Protect (c) the Gross Pollutant Traps- two numbers HumeGard HG15 and three numbers of HumeGard HG12A supplied by Humes.	<ul style="list-style-type: none"> AT&L (Structural Engineers) Letter RE: 1-15 AND 2-12 CONFERTA AVENUE, ROUSE HILL – SSD 10425 STAGE 2 –CIVIL DESIGN CERTIFICATE D34bc, dated 30/10/2023 Robert Bird Group Letter to Deicorp RE: SSD 	AT&L from (Structural Engineers), dated 30/10/2023 certifies that <i>"the Civil Engineering Plans prepared by AT&L generally meet the objectives and requirements of BCC DCP 2015. The specific Standards and Conditions met include but are not limited to: D34b & D34c."</i>	Compliant

		<p>Compliance Certificate 002, dated 14/7/2021</p> <ul style="list-style-type: none"> D34 - Civil Construction Certification – OSD & WSUD Site 2D, dated 15/8/24 	<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> <p>An example of CC issued for Site 2D was sighted and certifies onsite stormwater detention pursuant to the Building Code of Australia.</p> <p>NB: <i>This audit scope does not extend to a full verification of compliance with Condition D34 for all buildings and stages of the development, which is the responsibility of the issuer of each Construction Certificate.</i></p>	
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 D35 - H403 DETAIL SHEET 4.pdf D35 - H504 RAINWATER REUSE SCHEMATIC.pdf D35 – Goldfish & Bay Hydraulic Engineering Design Certificate, dated 3/12/2022 	<p>Recycled water is in use for the retail spaces in Site 1. Deicorp advised there is no requirement for recycled water use in the residential portions of the development.</p> <p>Hydraulic Engineering Design Certificate, dated 3/12/2022 sighted as evidence of compliance with Condition D35.</p>	Compliant
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>	<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: <i>No additional evidence was presented as part of the audit to</i></p>	Compliant

	(b) a maximum hydraulic conductivity as defined by ASTM F1815-11 of 700 mm/hr (actual, not predicted) (c) a pH between 5.5 and 7 (d) an Orthophosphate content < 20 mg/kg (e) a Total Nitrogen content between 800 and 1000 mg/kg (f) is not hydrophobic.	<ul style="list-style-type: none"> D36 - 21262C-RBG-ZZ-XX-CT-CV-00003 27072022 (Rev 1).pdf D36 Compliance Certificate - Ocean Protect 	support compliance with Condition D36. The Auditor is relying on the verification of compliance by the Certifier in this instance. Ocean Protect issued a D36 Compliance Certificate for the StormFilters SFD 1 and SFD 2, for Stage 1 of the project.	
SYDNEY METRO CORRIDOR PROTECTION				
D37	Unless advised by Sydney Metro in writing, all excavation, shoring and piling works within 25m of the rail corridor are to be supervised by a geotechnical engineer experienced with such excavation projects and who holds current professional indemnity insurance.	<ul style="list-style-type: none"> Interview with Auditees Site Survey Plans 	Deicorp advised works are not within 25m of the rail corridor, reference provided to Site Survey Plans (25.5m to site boundary).	Not triggered
D38	The Applicant must ensure that at all times they have a representative (which has been notified to Sydney Metro in writing), who: (a) oversees the carrying out of the Applicant's obligations under the conditions of this consent and in accordance with correspondence issued by Sydney Metro (b) acts as the authorised representative of the Applicant (c) is available (or has a delegate notified in writing to Sydney Metro that is available) on a 7 day a week basis to liaise with the representative of Sydney Metro as notified to the Applicant.	<ul style="list-style-type: none"> Interview with Auditees Deicorp letter to Sydney Metro, 1/7/2021 	The authorised representative of the Applicant is Grant Madsen of Deicorp, as notified in letter, dated 1/7/2021. Letter references parts (a), (b), & (c) of Condition D38.	Compliant
D39	Without in any way limiting the operation of any other condition of this consent, the Applicant must, during demolition, excavation and construction works, consult in good faith with Sydney Metro in relation to the carrying out of the development works and must respond or provide documentation as soon as practicable to any queries raised by Sydney Metro in relation to the works.	<ul style="list-style-type: none"> Interview with Auditees Tallawong Village CCC Meeting Minutes, 27/11/2023 	As per sighted communication provided throughout the audit. No direct queries. Sydney Metro are invited to attend CCC meetings, as documented in meeting minutes. Sydney Metro, Riverstone Community Group, Chairperson. Community facilities provided by Deicorp in the display centre.	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> (Site 1).</p> <p>Stormwater installation was ongoing on Site 2 at the time of IA7.</p> <p>Confirms no overland flow onto Sydney Metro land.</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 shall be liable for any Sydney Metro expenditure involved with restoring or maintaining alternative services.	<ul style="list-style-type: none"> Letter from Robert Bird Group to Deicorp, dated 30/6/2021 	As per Condition D41.	Compliant
D43	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 (a) site investigations (b) foundation, pile and anchor set out	<ul style="list-style-type: none"> Interview with Auditees 	Deicorp advised no work has occurred within 25m of the rail corridor.	Not triggered

	(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.			
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), Tallawong Station Precinct South – Site 2, 19 April 2024				
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 1 Early Works • CEMP, Site 2 • Site inspection 9/5/2025 	<p>There were no stockpiles remaining on site at the time of the audit and spoil load-out activities were complete.</p> <p>El Australia was responsible for waste classification as part of the implementation of the RAP, which was complete with issue of the SAS and SAR for Site 1 and Site 2.</p> <p>It is noted that there have been no complaints received in relation to dust, with the closest residents now located on the northern and western sides of Site 2, residents of the newly constructed Deicorp Tallawong Village.</p>	Compliant
	Exposed areas will be watered down to prevent dust, especially on windy days and in close proximity to dwellings and public areas			
	A shaker pad will be located at exits to remove soil from vehicle tyres		A shaker pad was no longer required due to completion of spoil load out activities.	Compliant
10 Soil and Water Management	All control measures will be installed prior to commencing works in accordance with the Soil and Water Management Plan, refer to Appendix C	<ul style="list-style-type: none"> • Interview with Auditees • CEMP / Soil and Water Management Plan • Site inspection 9/5/2025 • Weekly site inspection checklists Site 3 (Stage 2): October 2024 - April 2025 	<p>Site disturbance activities were complete with all structures above ground level and all basement excavation complete.</p> <p>Runoff from across the site accumulated in low points and seeped into the basement structures, from where it is pumped into the future OSD tank. If required, water is then discharged to stormwater on the corner of Cudgegong and Schofields</p>	Compliant
	Silt fencing will be erected along batter slopes, stockpiles, and any disturbed surfaces that may drain into any adjacent water bodies and stormwater systems			
	Sandbags and other sediment controls shall be installed around stormwater inlets and outlets to prevent dirty discharge from works area entering stormwater systems.			
	Soil and waste stores will be located in designated areas to prevent run off into drains			

	Sediment barriers are required around the stockpiles		Road. Deicorp advised discharge had not been required during the IA8 audit period. Weekly site inspection checklists were completed by the Site Manager, and available on site for review. Checklists include provision for vibration monitoring, sediment controls, washbay, road cleanliness, dust and noise.	
	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 9/5/2025 • Weekly Load Data - Week Starting - 24.05.27 • Weekly Load Data - Week Starting - 24.04.08 • Waste Tracking Register – Earthworx, April-October 2024 • Bingo Monthly Reports Jan-April 2025 	<p>The site was mainly clean with no uncontained rubbish, waste material or debris observed.</p> <p>There was no chemical waste known to have been generated during the project.</p> <p>Construction waste was confined to a designated area with skip bins and general office waste in the site compound on Site 2.</p> <p>Bingo issues a monthly report that records the volume of materials recycled and disposed to landfill (excluding spoil). 92.5% of waste has been recycled to date.</p> <p>Waste tracking records for asbestos and other contaminated material has been verified in Condition D27, and by the Contamination Consultant (EI Australia) and EPA Auditor (Phreatic Consulting).</p> <p>The Earthworx Waste Tracking Register was provided as evidence and include data from April-October 2024. Waste removed from the site during</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			

			<p>this time was classified as VENM and ENM. The register includes the following details: Date, No. Loads, Truck type, Rego, Material Type (Classification), Net Weight, Haulage Co., and Tip Details.</p> <p>VENM and ENM was transported to a number of sites including Maroota Pit 6, Cornwallis, and Marsden Park.</p> <p>NB: Section 143 Certificates were not requested as part of this audit but have been verified previously for selected beneficial reuse sites.</p>	
Dewatering Management Plan (DMP) – Site 1 & 2				
4.2 Estimated Groundwater Volumes	<p>Site 2: Estimates of groundwater take are as follows:</p> <ul style="list-style-type: none"> • 0.35ML over 150 Days construction • 0.86ML over 12 months operation 	<ul style="list-style-type: none"> • Interview with Auditees) • Site inspection 9/5/2025 • Dewatering Management Plan 	Noted	Not triggered
4.3 Dewatering Level	<ul style="list-style-type: none"> • Continuous monitoring of groundwater elevations (from date of consent until at least 2 months after pumping ceases) • Monitoring of drawdown is required to validate the accuracy of the seepage model, and pumping rates should be adjusted as needed • Estimated volume of groundwater take – validation of estimates in the Groundwater Take Assessment 	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 9/5/2025 • Dewatering Management Plan 2/5/2023 • Groundwater level monitoring data • E24445.E09.013_Rev1 - Summary Letter of Groundwater Extraction - Site 1 & Site 2, dated 27/10/2023 	<ul style="list-style-type: none"> • Groundwater elevation data (groundwater drawdown) has been presented and shows groundwater levels during construction for Site 1 and Site 2. EI Australia had not identified groundwater drawdown as an issue at the time of the audit. • EI Australia has indicated after one year of pumping, an Annual Volume Assessment would be prepared for the validation of pumped groundwater volumes during Construction against estimations. This will provide assurance to DPE/NRAR that Water Access Licence Limits 	Compliant

		<ul style="list-style-type: none"> Email from EIA to Deicorp RE: Tallawong 9 Site 3) Water Pump Out Estimates, dated 11/11/2024 	<p>during Construction have not been triggered.</p> <ul style="list-style-type: none"> On 27/10/2023, El Australia provided a summary of groundwater extraction during basement construction at Site 1 and Site 2 Tallawong Station Precinct South, Rouse Hill NSW. The letter states that <i>"Based on the above information provided by the client, the accumulated volume of extracted groundwater during the period of November 2022 to October 2023 (approximately 12 months) was 2.88ML for Site 1 and 1.3ML for Site 2. The volumes were all below 3ML therefore Water Access Licence (WAL) is not required"</i>. <p><i>*It is noted by the Auditor that the above volumes are total volumes and do not represent groundwater exclusively. Therefore actual groundwater take volumes would be significantly less than reported. Further analysis of groundwater extraction was not conducted for the IA6 audit period as there had been no significant change in basement excavations or interaction with the groundwater table.</i></p> <ul style="list-style-type: none"> On 11/11/2024 EIA provided an estimated of the total water take across basement 2A & 2D at 480m³/year. The volume of water take for basement 2BCE was estimated as 60m³/year (based on the information 	
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			provided by Deicorp). A total of 540m ³ /year is equivalent to 0.54ML, and suggests groundwater take volumes are well below those that would trigger the requirement for a WAL.	
4.4 Dewatering Method	<ul style="list-style-type: none"> Site 2 dewatering strategy A dewatering strategy must be agreed to confirm dewatering treatment systems and water retention tanks can be positioned appropriately within approved areas of the site, prior to the commencement of excavation works 	<ul style="list-style-type: none"> Interview with Auditees Site inspection 9/5/2025 Dewatering Management Plan Rev02, 2/5/2023 EI Australia Site Dewatering Strategy Water discharge records / Pump and approval register, Site 1 & 2, dated 26/10/2023 	<p>A Site Dewatering Strategy has been prepared by EI Australia and was being implemented Site 2 during IA7. Dewatering was being conducted in accordance with the Dewatering Management Plan (DMP) including water quality monitoring and written approval to pump.</p> <p>NB: <i>It is noted that there was no dewatering undertake during the IA7 audit period, and therefore no water quality testing results available for review.</i></p>	Compliant
5.4 Groundwater Treatment	<p>All extracted groundwater that exceeds the adopted criteria values will require treatment on-site using approved technologies prior to discharge. Engagement of a suitably qualified and experienced water treatment specialist is necessarily, to design and install any treatment measures that may be required, which should include (but not necessarily be limited to):</p> <ul style="list-style-type: none"> A treatment tank with minimum capacity capable of containing the expected inflow for the basement (as described in Section 4.4) Groundwater filtration to reduce fine particulates Automated in-line chemical dosing systems for the addition of buffering solutions and coagulants for the management of water pH and other parameters, which may be required from time to time, as described in Section 6.5 Dewatering Contingencies Groundwater treatment to reduce concentrations of the metals (if required) to below the adopted criteria detailed in Table 5-1 Spare retention tank(s) to provide additional residence time and sedimentation, in the case that non-compliant water quality is 	<ul style="list-style-type: none"> Interview with Auditees Site inspection 9/5/2025 Dewatering Management Plan Rev02, 2/5/2023 	<p>Section 5.4 Groundwater treatment was removed from the Dewatering Management Plan Rev02 as it was deemed not relevant to the project.</p>	Not triggered

	<p>identified during routine monitoring, triggering temporary redirection of discharge while adjustments to the water treatment system are being implemented, and</p> <ul style="list-style-type: none"> • A means of monitoring flow rate to enable the accurate determination of total discharge volume (addressed in more detail in Section 5.3.4). <p>The water treatment system should be installed, tested and operational prior to the commencement of dewatering, to ensure that only treated water that meets the adopted quality criteria is discharged to stormwater.</p>			
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 9/5/2025 	There were no vehicles entering or leaving the site due to the nature of the works at the time of inspection, though shaker grids were in place at both heavy vehicle access points to Site 2 as required.	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 9/5/2025 	A street sweeper was engaged as required. There was minimal evidence of tracking onto public roads.	Compliant
AQ10	Use solid 2.4m or 3m high hoardings at the site perimeter, and wind barriers at internal excavation boundaries where possible	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 9/5/2025 	2.7m hoardings were in place around the 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 9/5/2025 	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 9/5/2025 	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> ”.	Compliant

			There were no complaints known to be issued in relation to dust.	
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 9/5/2025 • CNVMP 	<p>The Deicorp Construction Manager indicated he was aware of the respite periods and requirements in D7 around the timing of noise intensive works.</p> <p>No complaints are known to have been made in relation to highly intensive noise for the project to date. The nearest receivers to the excavation works are occupants of the newly constricted Deicorp apartments to the north and west of Site 2.</p>	Compliant
5.6 Vibration monitoring	<p>Vibration monitoring is recommended when rock hammering is required to be undertaken (generally limited to the excavation stage of the project) at the following locations:</p> <ul style="list-style-type: none"> • Eastern boundary of the site – representative of the switching station • Southern boundary of the site – representative of worst affected residents <p>In the event that ongoing construction activities are considerably below the relevant vibration levels, it is recommended that vibration monitoring requirement for the project be reviewed with the relevant stakeholders.</p>	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 9/5/2025 • CNVMP • Acoustic Logic Vibration Monitoring Reports (Site 2): <ul style="list-style-type: none"> ○ Report 1, 9/11/22-24/11/22 ○ Report 2, 25/11/22-8/12/22 ○ Report 4, 14/1/23-27/1/23 ○ Report 5, 28/1/23-3/3/23 • Email from Acoustic Logic, dated 3/05/2022 	<p>In the CNVMP, the requirement for vibration monitoring is triggered during rock hammering.</p> <p>The Stage 2A basement excavation was mostly complete in ~March 2023 and the basement structure for Site 2BCE Buildings L, M, N, P recommenced bulk excavation in ~May 2024.</p> <p>Previous vibration monitoring was 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) during demolition and excavation for the protection of Sydney Water assets on Site 1.</p> <p>Monitoring reports concluded vibration levels were satisfactory and exceedances, where they occurred,</p>	Compliant

		<ul style="list-style-type: none"> • Vibration monitoring reports Nov 2024-Feb 2025 (Site 3): <ul style="list-style-type: none"> ○ 20241213MBA_R0_Vibration_Monitoring_Report_1, dated 13/12/2024 ○ 20250116MBA_R0_Vibration_Monitoring_Report_2, dated 16/1/2025 ○ 20250203MBA_R0_Vibration_Monitoring_Report_3, dated 3/2/2025 	<p>and were attributed by external sources, i.e. not related to the project works.</p> <p>Vibration monitoring was conducted by Acoustic Logic for Site 2, with records documented in Vibration Monitoring Reports 1-5 from Nov 2022-March 2023. Vibration was measured at ground level at the NE corner (Cudgegong Road) and southern boundary (Schofields Road) of the site.</p> <p>The CNVMP was updated in May 2022 for Site 2 and requires vibration monitoring during rock hammering. During IA7, a non-compliance was raised due to a lack of evidence of vibration monitoring conducted during the IA7 audit period, which was a requirement of the CNVMP for Site 2 basement excavation. In response to the audit finding, vibration monitoring was re-commenced in November 2024 and continued until January 2025, during which time detailed excavation of the Site 2 basement was ongoing. vibration monitoring during basement excavation as required.</p> <p>Section 4 of the vibration monitoring reports provides a discussion of results. During the monitoring period, there were a number of exceedances to the vibration criteria measured. These exceedances were not likely to be project related. There are notes in the reports that suggest the monitors</p>	
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			were out of service for significant timeframes due to inadvertent tampering on site.	
5.6 Vibration monitoring	<p>The ETM vibration monitors can be downloaded remotely to actively review all monitoring data recorded at the monitoring location, including any vibration events found to exceed levels nominated in Section 4.2 (of the CNVMP).</p> <p>In the event multiple events exceeding the nominated trigger levels are recorded, all data recorded by the monitor is to be reviewed and forwarded to a nominated representative of the building contractor. It is proposed that reports are provided at regular intervals, with any exceedance in the nominated vibration criteria documented.</p>	<ul style="list-style-type: none"> • Interview with Auditees • Acoustic Logic Vibration Monitoring Reports (Site 2): <ul style="list-style-type: none"> ○ Report 1, 9/11/22-24/11/22 ○ Report 2, 25/11/22-8/12/22 ○ Report 4, 14/1/23-27/1/23 ○ Report 5, 28/1/23-3/3/23 • Vibration monitoring reports Nov 2024-Feb 2025 (Site 3): <ul style="list-style-type: none"> ○ 20241213MBA_R0_Vibration_Monitoring_Report_1, dated 13/12/2024 ○ 20250116MBA_R0_Vibration_Monitoring_Report_2, dated 16/1/2025 • 20250203MBA_R0_Vibration_Monitoring_Report_3, dated 3/2/2025 	<p>Vibration monitoring was previously undertaken on Site 2 during basement excavation. Monitoring data was reviewed during previous audits, including review of exceedances, which including an explanation on the source of the exceedance.</p> <p>Vibration monitors were removed from site after IA4 due to excavation to final basement level almost complete.</p>	Compliant

<p>5.5 Recommendations</p>	<p>Complaints handling:</p> <ul style="list-style-type: none"> • An after hours contact number is displayed outside the building site, so that in the event that surrounding development believed that a noise breach is occurring, they may contact the site. • In the event of a complaint, the procedures outlined in Section 8 are to be adopted. Additional methods of control of construction noise and additional noise control measures which may be adopted by the site are detailed in Section 6 and 7. • In the event of strong community reaction to construction noise, or complaint from a specific receiver, attended noise measurements may be required to quantify the levels of construction noise at identified locations. The measured levels are to be compared to the relevant management levels, and where exceedances are identified a review of the reasonable and feasible measures in place to be undertaken to further mitigate noise impacts. 	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 9/5/2025 	<p>Refer to Condition D3.</p>	<p>Not triggered</p>
<p>5.6.5 Additional Recommendations</p>	<p>Materials handling/vehicles:</p> <ul style="list-style-type: none"> • Vehicles not to idle outside of site prior to working hours • Access routes to and from site should be planned to minimise noise impact on nearby residential receivers • Trucks and bobcats to use non-tonal reversing beacon (subject to WHS requirements) to minimise potential disturbance to neighbours • Avoid careless dropping of construction materials into empty trucks • Trucks, trailers and concrete trucks (if feasible) should turn off their engines during idling to reduce noise impacts. 	<ul style="list-style-type: none"> • Interview with Auditees • Site inspection 9/5/2025 • Earthworx Plant Pre-Start, excavator EX3611, 1/4/2023 	<p>There have been no known exceedances of the noise trigger level at receiver locations as per the CNVMP. Mitigation measures are set out in Section 5.5 of the CNVMP. It is noted that noise monitoring is only recommended in the “<i>event of strong community reaction to construction noise, or complaint from a specific receiver</i>”. Refer to Condition D18 for more information.</p> <p>Plant Pre-Start checks include the verification of reversing travel alarms. The Site Manager indicated reversing quackers were a requirement for all plant and equipment where relevant.</p>	<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

NSW Planning ref: SSD-10425-PA-41

Andrew Coleman

Construction Development Executive

DEICORP CONSTRUCTION PTY LTD

17/04/2025

Sent via the Major Projects Portal only

Subject: Tallawong Station Precinct South Stage 2 - Independent Auditor Nomination

Dear Andrew Coleman,

Reference is made to your post approval matter, SSD-10425-PA-41, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Independent Audit of the Tallawong Station Precinct South Stage 2 - Independent Auditor Nomination, submitted as required by Schedule 2 Condition A24 of SSD-10425 as modified (the consent) to NSW Department of Planning, Housing and Infrastructure (NSW Planning) on 09 April 2025.

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

Consequently, as nominee of the Planning Secretary, I approve the appointment of Jo Heltborg from Morasey Environmental Pty Ltd, as Lead Auditor, to undertake the Independent Audit report.

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

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

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

Please note, the Lead Auditor **must** attend the site inspection/s.

Should you wish to discuss the matter further, please contact Nicole Slezak, Compliance Officer, at compliance@planning.nsw.gov.au.

Yours sincerely,

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

Julia Pope
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

Independent Environmental Audit Report

Deicorp Construction Pty Ltd

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

Attachment 3: Independent Audit Declaration Form

Independent Audit Report Declaration Form

Project Name	Tallawong Station Precinct South
Consent Number	SSD 10425
Description of Project	<p>Construction of a staged mixed-use development (Tallawong Station Precinct South) comprising:</p> <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
Title of Audit	Independent Environmental Audit No. 7
Audit Date	6 th May 2025

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

I declare that

- (i) the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Compliance Requirements (Department 2019);
- (ii) the findings of the audit are reported truthfully, accurately and completely;
- (iii) I have exercised due diligence and professional judgement in conducting the audit;
- (iv) I have acted professionally, objectively and in an unbiased manner;
- (v) I am not related to any proponent, owner or operator of the Project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- (vi) I do not have any pecuniary interest in the audited Project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- (vii) neither I nor my employer have provided consultancy services for the audited Project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- (viii) I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the Project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so

Notes:

- a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit. If the person knows that the information is false or misleading in a material respect. The proponent of an approved Project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person

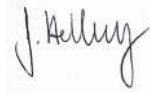
knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of corporation, \$1 million and for an individual, \$250,000; and

- b) The *Crimes Act 1900* contains other offences relating to the false and misleading information; section 307Bv (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both).

Name of Auditor

Josephine Heltborg

Signature

A handwritten signature in black ink, appearing to read 'J. Heltborg', is written over a light blue rectangular background.

Qualification

BSc, M Environmental Management

Company:

Morasey Environment Pty Ltd

Independent Environmental Audit Report

Deicorp Construction Pty Ltd

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

Attachment 4: Consultation Records

Jo Heltborg

From: Jo Heltborg
Sent: Tuesday, 22 April 2025 11:16 AM
To: DPE PSVC Compliance Mailbox
Cc: Grant Madsen; Samuel Morched
Subject: Independent Audit 8 - SSD 10425 Tallawong Station Precinct South
Attachments: Appointment of Experts_17042025_032437.pdf; FW: Request for Extension - IEA 8 Tallawong SSD 10425

Dear DPHI,

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 DPHI Independent Audit Post Approval Requirements, 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 site inspection for the 8th audit (IA8) is scheduled on 6th May 2025 (DPHI approval of request for extension attached, dated 8/4/2025).

If you would like any additional considerations taken into account during the audit (including other agency consultation), or require any additional information please get in touch prior to the site inspection.

Kind regards,

Josephine Heltborg
Principal Environmental Auditor
Morasey Environment Pty Ltd
M:
E: jo@morasey.com.au
W: www.morasey.com.au

Jo Heltborg

From: @planning.nsw.gov.au>
Sent: Tuesday, 8 April 2025 1:59 PM
To: Jo Heltborg
Cc:
Subject: FW: Request for Extension - IEA 8 Tallawong SSD 10425

Afternoon Jo

As nominee of the Planning Secretary, I agree to your requested extension for the audit site inspection to be undertaken by 9 May 2025 and the IEA report to be submitted 2 months after the site inspection in accordance with the IAPAR.

Team Leader Compliance - Metro

NSW Planning | Department of Planning, Housing and Infrastructure
T **M** | **E** @planning.nsw.gov.au
Locked Bag 5022, 4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2124
www.dphi.nsw.gov.au



All post approval and compliance documents are to be submitted online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

From: Jo Heltborg <jo@morasey.com.au>
Sent: Tuesday, 1 April 2025 10:50 AM
To: @planning.nsw.gov.au>
Cc: @dpie.nsw.gov.au>
Subject: RE: Request for Extension - IEA 8 Tallawong SSD 10425

Hi Julia,
Just correcting the SSD # which should be 10425. Apologies for any confusion.
Kind regards, Jo

From: Jo Heltborg
Sent: Friday, 28 March 2025 10:40 AM
To: @planning.nsw.gov.au>
Cc: @dpie.nsw.gov.au>
Subject: RE: Request for Extension - IEA 8 Tallawong SSD 9063

Hi Julia,

Just confirming the audit site inspection was due for commencement by 17th April 2025, and the request for extension was for the site inspection to be undertaken by 9th May 2025. The submission of the IEA report would then be due 2 months after the site inspection in accordance with the IAPARs. Is this also your understanding?
Kind regards, Jo

From: [<@planning.nsw.gov.au>](mailto:@planning.nsw.gov.au)
Sent: Friday, 28 March 2025 10:36 AM
To: [<@morasey.com.au>](mailto:@morasey.com.au)
Cc: [<@dpie.nsw.gov.au>](mailto:@dpie.nsw.gov.au)
Subject: FW: Request for Extension - IEA 8 Tallawong SSD 9063

Morning Jo

We have no objection to the requested extension.

Accordingly, as nominee of the Planning Secretary, I approve the requested extension to submit the IEA report until Friday 9 May 2025.

Team Leader Compliance - Metro

NSW Planning | Department of Planning, Housing and Infrastructure
T **M** | **E** [<@planning.nsw.gov.au>](mailto:@planning.nsw.gov.au)
Locked Bag 5022, 4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2124
www.dphi.nsw.gov.au



All post approval and compliance documents are to be submitted online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

From: Jo Heltborg [<jo@morasey.com.au>](mailto:jo@morasey.com.au)
Sent: Thursday, March 27, 2025 10:30 AM
To: [<@dpie.nsw.gov.au>](mailto:@dpie.nsw.gov.au); DPE PSVC Compliance Mailbox [<compliance@planning.nsw.gov.au>](mailto:compliance@planning.nsw.gov.au)
Cc: [<@deicorp.com.au>](mailto:@deicorp.com.au)
Subject: Request for Extension - IEA 8 Tallawong SSD 9063

Dear DPHI/Gil,
The site inspection for the 8th Independent Environmental Audit (IEA8) for Tallawong SSD 9063 is due by **17th April 2025**. Due to the late Easter/ANZAC Day holiday period and availability of both Deicorp and myself we are **requesting an extension to the week of 5-9th May 2025** (date TBC).
Could you please respond to let us know if this extension in audit timeframes is possible.
If you have any questions feel free to call either myself (contact details below) or Grant Madsen (Deicorp) on 0421 078 360.

Kind regards,