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89 John Whiteway Drive, Gosford, NSW 2250

JWD Developments Pty Ltd 22 June 2023 21322 R2



# **Quality Management**

# **Document Distribution**

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This report was prepared in accordance with the scope of services set out in the contract between Geosyntec Consultants Pty Ltd (ABN 23 154 745 525) and the client.

Geosyntec Consultants Pty Ltd ABN 23 154 745 525 www.geosyntec.com.au



# **Executive Summary**

Geosyntec Consultants Pty Ltd (Geosyntec) was engaged by JWD Construction (JWD) the "Client" to conduct an Independent Environmental Audit (IEA) of the development site, located on 89 John Whiteway Drive, Gosford NSW 2250 ('the site'). The development is also referred to as Rumba Lara. JWD is the developer and Deicorp is the appointed civil /building contractor.

The boundary of the site covered by this IEA is provided in Appendix A, and occupies an area of approximately 2.2 ha.

This audit was the second IEA of the construction phase for the project. The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance of the construction phase of the approved development at the site.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions D35 to D40 Conditions C35 to C40 of the NSW Department of Planning and Environment (DPE) State Significant Development Approval (SSD 10321 Mod 3) ('SSD Approval') issued 3 June 2022.

The IEA was conducted in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements. The site inspection was conducted on 15 May 2023.

A total of 173 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 73 items
- Number of non-compliances = 10 items
- Number of non-triggered = 90 items

In addition, assessment of 53 items with regard to the implementation and compliance with the site's construction environmental management plans was conducted. A summary of the findings is provided as follows:

- Number of compliances = 43 items
- Number of non-compliances = 1 item
- Number of non-triggered = 9 items

A discussion of IEA findings is presented in this document. The Auditor also provides recommendations on opportunities for improvement.



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# **Glossary**

Term	Description	
Audit	Systematic, independent and documented process for obtaining objective evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled (ISO 19011:2018). For the purpose of this report, Audit refers to an Independent Environmental Audit in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements	
Audit criteria	Set of requirements used as a reference against which objective evidence is compared.	
Audit evidence	Records, statements of fact or other information which are relevant to the audit criteria and verifiable.	
Audit findings	Results of the evaluation of the collected audit evidence against audit criteria.	
Audit conclusion	Outcome of an Audit after consideration of the Audit objectives and all audit findings.	
Auditee	Organisation being audited.	
Audit Program	Audit Schedule and Audit Table as defined in NSW Government (June 2020) prepared by Geosyntec prior to the commencement of the Audit.	
Auditor	Person(s) who conduct(s) the Audit, as defined in this report. Lead Auditor and Auditor in Training	
Audit Team	One or more persons conducting the Audit, supported if needed by technical experts.	
Authorised Reporting Officer	A director, executive, employee or office of the proponent who is authorised by the proponent to submit formal reporting on the proponent's behalf.	
Competence	Ability to apply knowledge and skills to achieve intended results.	
Compliant	The Auditor has obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.	
CSSI	Critical State Significant Infrastructure	
DoEE	The Commonwealth Department of the Environment and Energy administering the EPBC Act, and includes the Minister for the DoEE	
DPE	NSW Department of Planning and Environment (previously DPIE)	
DPIE	NSW Department of Planning, Industry and Environment	
EIS	Environmental Impact Statement	
Environmental Representative (ER)	A suitably qualified and experienced person independent of project design and construction personnel employed for the duration of Construction, who will be the principal point of advice in relation to all questions and complaints concerning environmental performance.	
EP&A Act	NSW Environmental Planning and Assessment Act 1979	
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999	
EPL	NSW Environment Protection Licence under the Protection of the Environment Operations Act 1997	
Federal CoA	Federal DoEE Condition of Approval	
Incident	An occurrence or set of circumstances that causes, or threatens to cause material harm and which may or may not be or cause a non-compliance.	
Minister	Minister of DPE or delegate.	
NSW CoA	NSW DPE Condition of Approval	
Non-compliant	The Auditor has not obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.	
Not triggered	The specific item has not been activated at the time of the Audit and therefore, the Audit was not completed for the item.	
Planning Secretary	The Planning secretary under the EP&A Act or nominee.	



Term	Description	
PoEO Act	NSW Protection of the Environment Operations Act 1997	
Post approval document	A document required by conditions of consent, including Environmental Management Plans and Sub-plans.	
Predicted impact	Predicted impacts described in the Environmental Impact Assessment documents that comprise the approved project (if available).	
Project	As per definition in Section 1	
Proponent	The person or entity that is referred to as the proponent in an approval or the applicant in a consent or any other person carrying out any part of the development to which the approval or consent applies.	
Risk	Effect of uncertainty.	
Site	As per definition in Section 1	
State significant projects	Means any of the following in accordance with the EP&A Act:  • State significant development projects	
	<ul> <li>State significant infrastructure projects, including critical State significant infrastructure projects</li> </ul>	
	Transitional Part 3A projects	
	Part 4 projects for which the Minister is the consent authority	



# 1 Introduction

Geosyntec Consultants Pty Ltd (Geosyntec) was engaged by JWD Construction (JWD) (the "Client") to conduct an Independent Environmental Audit (IEA) of the development site, located on 89 John Whiteway Drive, Gosford NSW 2250 ('the site'). The development is also referred to as Rumba Lara. JWD is the developer for the development and Deicorp is the appointed civil /building contractor.

The boundary of the site covered by this IEA is provided in Appendix A and occupies an area of approximately 2.2 ha.

# 1.1 Background

The development site is located within medium to high density residential area. The property appears to be currently unoccupied with some vegetated areas. The site is legally identified as Lot 100 in DP 1075037 and Lot 1 in DP 45551.

The proposed development comprises the construction of a residential development comprising four residential flat buildings to accommodate 201 dwellings, basement car parking, associated landscaping, and public domain works.

#### 1.2 Audit Team

The Audit team comprised the following Geosyntec personnel:

Table 1.1. Audit Team

Name	Role
Dr Cheryl Halim	Lead Environmental Auditor
	<ul> <li>NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201)</li> </ul>
	<ul> <li>Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)</li> </ul>
	BE (Chemical)
	PhD (Chemical Engineering)
Cissillia Young	Auditor
	BE (Chemical)
	PhD (Chemical Engineering)

The Audit Team Declaration is provided in Appendix B. Ms Diana Turner and Ms Rachael Martin, who were also approved Audit team members, were not involved in the current Audit.

## 1.3 Purpose and Objective of Audit

The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance status of the construction phase of the approved development. This audit was the second Construction Audit, conducted within 26 weeks of the previous construction audit (which was commenced on 22 November 2022 and completed by 22 December 2022).



The construction of the project is anticipated to be 24 months, with completion targeted by September 2024.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions D35 to D40 of the NSW Department of Planning and Environment (DPE) State Significant Development Approval (SSD 10321) and its modifications (Mod 1 and Mod 2, respectively) ('SSD Approval') issued on 14 October 2021, 26 April 2022 and 3 June 2022, which state:

Condition No.	Requirement	
D35	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	
D36	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (DPIE 2020).	
D37	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least four weeks notice to the applicant of the date or timing upon which the audit must be commenced.	
	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (DPIE 2020), the Applicant must:	
D38	<ul> <li>a. review and respond to each Independent Audit Report prepared under condition D36 and D37 of this consent;</li> </ul>	
	b. submit the response to the Planning Secretary and the Certifier; and	
	<ul> <li>c. make each Independent Audit Report and response to it publicly available within 60 days of submission to the Planning Secretary.</li> </ul>	
Independent Audit Reports and the Applicant's response to audit findings must be submitte  Planning Secretary within 2 months of undertaking the independent audit site inspection as in the Independent Audit Post Approval Requirements (DPIE 2020).		
D40	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (DPIE 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 an audit has demonstrated operational compliance.	

This Independent Environment Audit was conducted in accordance with the requirements of the NSW Government (May 2020) Independent Audit Post Approval Requirements (IAPAR).

## 1.4 Audit Scope

#### 1.4.1 Audit Scope (Physical and Temporal Boundaries)

The physical and temporal boundaries of the current IEA are as follows:

- Physical boundary: The site is approximately 2.2Ha and located within Lot 100 in DP 1075037 and Lot 1 in DP 45551. The boundary of this Audit is shown in the site plan included in Appendix A. The site is currently a construction site. The Audit also included observation of the general surrounding area.
- Temporal boundary of the Audit is for the duration of the construction phase. The construction of the Project is anticipated to take 24 months, with completion targeted by September 2024.

#### 1.4.2 Audit Criteria (Audit Works)

The Audit criteria are identified by the conditions for SSD 10321 and the requirements outlined in the NSW Government (May 2020) Independent Audit Post Approval Requirements.

The Audit Table (Appendix F) presents the requirements to evaluate during the Audit including:



- An assessment of compliance with the Conditions of Consent and other relevant approvals and licenses
- An assessment of environmental performance of the construction site, including:
  - Assessment of actual impacts compared to predicted impacts documented in the Environmental Impact Statement (EIS) and Return to Submission (RTS) documents.
  - Assessment of any incidents, non-compliances and complaints that have occurred on the project.
  - Assessment of any feedback received by DPE, other agencies and stakeholders (as appropriate)
  - Assessment of performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the Audit scope.
- A high-level assessment of the adequacy of the Project's construction environmental management plan (CEMP) and sub plans and their implementation.

#### 1.5 Audit Period

This Audit comprises the second IEA for the site and covers a period review of environmental performance from the previous construction audit (22 November 2022) and the time of the site inspection/audit (15 May 2023). Information provided until the issue of the draft report was also considered.

# 1.6 Environmental Representative

Robert Longo from Deicorp was the appointed Environmental Representative, who assisted Geosyntec during this Audit process.

Stephen Rosa (Construction Manager) from Deicorp also assisted Geosyntec during the Audit process.



# 2 Audit Methodology

#### 2.1 Auditor Notification to DPE

The Environmental Audit team was notified and approved by DPE in a letter dated 13 April 2022 and an email dated 28 April 2022, respectively. Due to the departure of an approved team member, Geosyntec submitted a letter of change to the audit team on 27 September 2022. The new audit team was approved by DPE by way or email on 3 November 2022. The correspondence is attached in Appendix C.

# 2.2 Development of Audit Scope – Independent Audit Program

The Audit table (Appendix F) provides the Audit scope, as listed in Section 1.4 of this report.

#### 2.3 Site Audit Process

The Audit comprised:

- 1. Opening meeting
- 2. Compliance to Audit Program
- 3. Review of evidence of consultation with identified stakeholders
- 4. Closing meeting
- 5. Issue of Draft Independent Environment Audit report
- 6. Review of additional information (if any)
- 7. Finalisation of Independent Environment Audit report

## 2.3.1 Opening Meeting

The opening meeting was conducted onsite on 15 May 2023. The agenda for the meeting and the record of attendees is provided in Appendix D.

## 2.3.2 Sources of Information to Assess Compliance to Audit Program

Sources of information reviewed to assess compliance to the audit program included:

- Review of project records, documentation and reports.
- Interview with key construction project personnel (available during site inspection) and post site inspection follow-up.
- Site walkover and inspection for implementation of environmental controls.
- Review of complaints registers for the project.

## 2.3.3 Closing Meeting

The closing meeting was held on 13 June 2023. It was agreed that the closing meeting could be conducted via email correspondence from Geosyntec, which provided an overview of key findings and timing for the Audit Report. The closing meeting email provided preliminary findings of the Audit.



## 2.3.4 Issue of Independent Environment Audit Report

The Draft Independent Environmental Audit Report was issued on 21 June 2023.

## 2.3.5 Finalisation of Independent Environment Audit Report

The IEA report was finalised on 22 June 2023.

#### 2.4 Interviews

Interviews with construction project personnel conducted on 15 May 2023. The following personnel were interviewed:

- Robert Longo (Deicorp Project Manager, Environmental Representative for this Audit)
- Stephen Rosa (Deicorp Construction Manager)

# 2.5 Site Inspection

The site inspection was conducted by Cheryl Halim on 15 May 2023, accompanied by the Construction Manager (Stephen Rosa). The site inspection comprised a walkover of the construction footprint, including the perimeter of the site.

#### 2.6 Consultation

Geosyntec conducted consultation with DPE and Central Coast Council (Council) via email. Evidence of consultation is provided in Appendix C.

The outcome of the consultation is provided in Section 3.8.

# 2.7 Compliance Status Descriptors

The findings of the Audit have been divided into the following categories:

**Table 2.1. Compliance Evaluation** 

Assessment	Criteria  Sufficient verifiable evidence is available to demonstrate that all elements of the requirement have been met		
Compliant			
Non-Compliant	One or more specific elements of the conditions or requirements have not been met		
Not-Triggered	A requirement has an activation of timing trigger that has not been met at the time of the audit, therefore compliance is not relevant. Items not considered for Independent Environment Audit have also been recorded as "Non-Triggered."		



# 3 Audit Findings

# 3.1 Approvals and Documents Audited

The following documents were audited:

**Table 3.1. Audited Documents** 

SSD Reference	Document Details
Environmental Impact Statement (EIS)	Ethos Urban (26 March 2020) Environmental Impact Statement, 89 John Whiteway Drive, Gosford SSD 10321
SSD 10321 Development Consent	SSD 10321 Mod 2 dated 3 June 2022.
C6 Community Communication Strategy	Barker Ryan Stewart (6 June 2022), Community Communication Strategy, 89 John Whiteway Drive, Gosford
C13 Construction Environmental Management Plan	DEICORP (29 November 2022) Construction Environmental Management Plan (CEMP), 87-89 John Whiteway Drive Gosford
C15 Construction Traffic and Pedestrian Management Plan	Barker Ryan Stewart (11 May 2023), Construction Traffic Pedestrian Management Plan (CTPMP), 89 John Whiteway Drive, Gosford.
C16 Construction Noise and Vibration Management Plan	Koikas Acoustic (19 October 2022), Construction Noise and Vibration Management Plan, 89 John Whiteway Drive, Gosford
C17 Construction Soil and Water Management Plan	d Barker Ryan Stewart (February 2023), Soil and Water Management Plan, 89 John Whiteway Drive, Gosford.
C18 Aboriginal Cultural Heritage Management Plan	RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan, 89 John Whiteway Drive, Gosford.
C19 Biodiversity Management Sub-Plan	AEP (28 November 2022), Biodiversity Management Sub-Plan 89 John Whiteway Drive, Gosford, NSW 2250
C20 Driver Code of Conduct	Deicorp (17 August 2022) Driver's Code of Conduct, 87-89 John Whiteway Drive, Gosford, NSW 2250.

The Auditor was also provided with Barker Ryan Stewart (February 2022) Waste Management Plan, which was reviewed.

Other supporting documents reviewed are provided in the Audit Table in Appendix F.

# 3.2 Summary of Assessment of Compliance

A total of 173 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 73 items
- Number of non-compliances = 10 items
- Number of non-triggered = 90 items

In addition, assessment of 53 items with regard to the implementation and compliance with the site's construction environmental management plans was conducted. A summary of the findings is provided as follows:



- Number of compliances = 43 items
- Number of non-compliances = 1 item
- Number of non-triggered = 9 items

# 3.3 Agency Notices, Orders, Penalty Notices or Prosecutions During Audit Period

EPA and DPE conveyed one neighbour's complaints during the Audit period. This has been documented as in the complaint records, which are reviewed in Section 3.9.

# 3.4 Discussion of Non-Compliances

Details of the non-compliances to the SSD consent conditions identified are provided in Table 3.2.

**Table 3.2. Non-Compliances to SSD Consent Conditions** 

Geosynteo ID	Document	SSD Condition No.	Details of Non-Compliance	Recommendations
G25 & G26	SSD	A25	The out-of-hours work on 10 May 2023, which was due to a delay in concrete pouring, was not notified to DPE as a non-compliance.	Similar out-of-hours work should be notified to DPE as a non-compliance.
G26	SSD	A26	The out-of-hours work on 10 May 2023, which was due to a delay in concrete pouring, was not notified to DPE as a non-compliance.	Similar out-of-hours work should be notified to DPE as a non-compliance along with the details required in Condition A26 SSD10321.
G28	SSD	A28	Evidence of revision of Strategies, plans and programs within three months of the submission of the first IEA to DPE (20 December 2022) was unable to be sighted.	Evidence of revision of Strategies, plans, and programs should be conducted within three months of the submission of the IEA report to DPE.
			<ul> <li>Written notification to the Planning Secretary and the Certifier when a review of the plans was being conducted was unable to be sighted.</li> </ul>	When a review of the plans is being conducted, Planning Secretary should be notified in writing.
G62	SSD	C3	the Auditor was unable to sight the most up to date CEMP and sub-plans in the project website and the Applicant Response to the First IEA.	CEMP and its subplans and the IEA Reports and responses to the IEA should be made available in the project website.
G75	SSD	C16	This non-compliance has been recorded as a non-compliance since the First Audit. The item is non-compliant as the strategy has not been prepared in consultation with community. However, it is noted that the noise consultant stated that they were unable to conduct community consultation with this project, which the	No recommendation was made, unless further advice is provided by DPE.
			Auditor acknowledged. Interview with Deicorp indicated that conducting consultation with communities is problematic given there are some community members who are opposing the development.	
G81	SSD	C22	This condition is considered non- compliant due to the unavailability of sufficient parking onsite. However, the Auditor notes that no feedback has been	Sufficient parking is provided onsite. Prior to provision of parking, a written approval by Council on use



Geosynte ID	ec Document	SSD Condition No.	Details of Non-Compliance	Recommendations
			provided by Council to the Auditor on the matter.	of public road for construction parking should be sought.
G88	SSD	D4	Out-of-hours work occurred on 10 May 2023 and the Auditor has not been provided with out-of-hours permit to conduct this activity.	Site diary should include the commencement and conclusion time of construction activity not only site opening and closing time.
				Out of hours delivery should obtain relevant prior approval, unless Council deems otherwise. Written confirmation from Council is to be obtained when out-of-hours delivery is not required.
G105	SSD	D21	The analytical results for Concrete Recyclers (Group) Pty Ltd. show that one sample CAM335 (40mg/kg) exceeded the absolute maximum concentration of zinc as provided in Recovered Aggregate Order 2014 (350mg/kg).	Imported material and their analytical results must be inspected as the material is received onsite to confirm that the material meets the classification and that it does not contain any evidence of contamination. Evidence of contamination includes anthropogenic materials in materials classified as VENM. Material exceeding the concentrations presented in the Resource Recover Order must not be imported to the site.
				An environmental consultant must provide an assessment of the suitability of imported material prior to importation to the site.
				<ul> <li>More detailed review of imported material documentation will be conducted by Contaminated Land Auditor.</li> </ul>
G122	SSD	D38	The response to the First IEA was not made publicly available within 60 days of submission.	IEA response should be made publicly available within 60 days of submission to the Planning Secretary
G123	SSD	D39	The response to the First IEA was not submitted to DPE within 2 months of site inspection.	IEA response should be submitted to the Planning Secretary within 2 months of the Audit site inspection.

Table 3.3. Non-Compliances to CEMP and sub-plans

Geosyntec Document ID		Details of Non-Compliance	Recommendations	
G199	Community Communication Strategy	No evidence of follow-up contact was sighted on some complaints.	Follow-up contact on complaints should be conducted as required in the Community Communication Strategy.	



# 3.5 Assessment from Previous Audit

An assessment of the recommendations made in the previous audit is provided below.

**Table 3.4. Assessment of Previous Audits** 

Recommendation from Previous Audit	How The Recommendations Have Been Addressed	Auditor's Assessment
Incident report must be prepared and submitted to DPE in accordance with SSD Conditions.	No incident was reported in this Audit period.	Not applicable in this Audit period.
The Construction Noise and Vibration Management Sub-Plan should be updated to include strategies that have been developed with the community for managing high noise-generating works.	The noise consultant stated that they were unable to conduct community consultation with this project, which the Auditor acknowledged. Interview with Deicorp indicated that conducting consultation with communities is problematic given there are some community members who are opposing the development.	No further recommendation was made, unless further advice is provided by DPE.
Periodic monitoring (at least daily) is conducted to ensure the coir logs are effectively covering the drains.	In the second Audit (current Audit), coir log was still not covering the drain.	The site inspection must include observation of sediment control in the stormwater drains to check if the drains appropriately protected from sediment and the presence of sediment on the drain grate which requires mitigation.
		As per the recommendation in the second audit, the Environmental checklist is updated to include evidence of sediment in stormwater drain and condition of sediment control.
Site diary should include the commencement and conclusion time of construction activity. Out-of-	The site diary records reviewed only include site opening and closing time,	The previous recommendations should be considered:
hours delivery should obtain relevant prior approval unless Council deems otherwise. Written confirmation from Council is obtained on when out	but not the commencement or the conclusion time.  Out-of-hours work occurred on 10 May 2023 and the Auditor has not been provided with out-of-hours permit to conduct this activity. This item has	<ul> <li>Site diary should include the commencement and conclusion time of construction activity not only site opening and closing time.</li> </ul>
of hours delivery is not required.		
	been considered as a non-compliance.	Out of hours delivery should obtain relevant prior approval, unless Council deems otherwise. Written confirmation from Council is to be obtained when out- of-hours delivery is not required.
The road is periodically monitored throughout the day to ensure that construction vehicles have not resulted in sediment tracking on the road. Where	During site inspection, no dirt was observed on public road because of trucks movement.	No dirt was observed during the site inspection. The previous recommendation on periodic
evidence of sediment is observed, mitigation measures must be immediately implemented.	<ul> <li>Cattle grid has been installed and the car park area near the site office has been covered with hardstand.</li> </ul>	monitoring of road condition should be continued throughout the project to ensure that construction vehicles have not
	<ul> <li>Worker was observed to wash truck wheels prior to the truck leaving the site.</li> </ul>	resulted in sediment tracking on the road.
	It is noted that many vehicles (including contractor vehicles) parked on unpaved soil on the	



Recommendation from Previous Audit	How The Recommendations Have Been Addressed	Auditor's Assessment
	kerb. Potential dirt tracking on road can occur from these vehicles particularly on wet days.	
A formal Incident Report must be provided for all incidents in accordance with SSD Appendix 2 item 3 and 4.	No incident was reported in this Audit period.	Not applicable in this Audit period.
The CEMP and sub plans provided in the website should be kept up to date.	The latest versions of CEMP and subplans were not sighted in the website.	This item has been considered as a non-compliance during this Audit. <b>Previous recommendation should be implemented.</b>
The induction checklist should be updated to include waste disposal, access restriction, and reference to all management plans.	The induction checklist has been updated.	This recommendation has been addressed.
Vibration exceedance warning from monitoring exercise should be handled, investigated and mitigated as practicable.	Only two exceedances were observed during the Audit period. Deicorp stated that exceedances were sent to Site Manager, who take action.	This recommendation has been addressed.
Plant and equipment should be switched off when not in use.	No plant or equipment was observed to be left idle during the site inspection.	This recommendation was addressed during the current Audit.
The hydrant on John Whiteway Drive is repaired so that water does not leak into the stormwater drain.	Based on the information provided by Deicorp, this hydrant has been fixed. The hydrant was not observed to be leaked during the current Audit.	This recommendation has been addressed.
Discussion is conducted with Council on the responsibility to repair the potholes. Deicorp should also communicate the presence of new potholes to Council. Evidence of communication with Council on road conditions be recorded and be provided to the Auditor in the subsequent Audit.	Deicorp stated that Council had fixed some of the potholes, which were notable during the Audit.	This recommendation has been addressed.
Daily inspection should include the collection of photographic records documenting the conditions of the road at the entrance and exit of the site to show that construction vehicles from the site have not resulted in tracking of soil from the site.	This evidence was not sighted during the Audit.	Please consider the previous recommendations and include the collection of photographic records in daily inspection to show that construction vehicles from the site have not resulted in the tracking of soil from the site.
Deicorp should consider the use of additional sprinklers and water cannons during windy weather. Placement of sprinklers and water cannons should target the area being disturbed and the wind direction.  When migration of dust cannot be managed, the work should cease, and the effectiveness of mitigation measures must be evaluated before the	Additional water cannon was used onsite, however dust complaints still occurred during the Audit period.	The Auditor notes that the last complaint on dust occurred in March 2023. Given that the majority of rock breaking has ceased, and that the development is now below street level, dust issue should be minimised.  Recommendation: The
work commences.		effectiveness of dust mitigation should be continuously reviewed to minimise dust issue onsite and offsite.
A review page should be provided in management plans. Changes made to the document should be listed in the review page.	Revision history is provided in the latest version of the report.	This recommendation has been addressed.
Soil and Water Management Plan:  The current version requires a logbook documenting rainfall data. It is understood that Deicorp is proposing to remove this requirement. This requirement should be removed accordingly.	The Soil and Water Management Plan has been updated to include the previous recommendation.	This recommendation has been addressed.



Recommendation from Previous Audit	How The Recommendations Have Been Addressed	Auditor's Assessment	
Waste Management Plan should: Provide the waste classification requirement under NSW EPA (2014) Waste Classification Guidelines for soil waste. The waste classification must be conducted by a suitably qualified environmental consultant.	The Waste Management Plan has not been updated.	Please consider the previous recommendations and update the Waste Management Plan accordingly.	
<ul> <li>Include details in Sections 8.4.6, 8.4.7 of the Trace Remedial Action Plan (RAP) on requirement for testing and material tracking.</li> </ul>			
<ul> <li>Provide details on disposal of liquid waste in accordance with Section 8.4.9 of the Trace RAP.</li> </ul>			
<ul> <li>Provide information of imported material in accordance with Section 8.4.8 of the Trace RAP. It is noted that the RAP only allows for the importation of certified VENM and does not allow importation of other material (e.g. recovered aggregate). Noting that there is a Contaminated Land Site Auditor for this site, approval from the Contaminated Land Site Auditor may be required if other material type (e.g. recovered aggregate, ENM) is proposed to be imported.</li> </ul>			
<ul> <li>Include material tracking requirement (for waste and imported material) in accordance with Appendix C of the Trace RAP.</li> </ul>			
Construction Noise and Vibration Management Plan:  Construction Noise and Vibration Management Plan should be updated to include strategies that have been developed with the community for managing high noise-generating works.	The Construction Noise and Vibration Management Plan has not been updated, noting that Deicorp stated that conducting consultation with communities would be problematic given there are some community members who are opposing the development.	No recommendation was made, unless further advice is provided by DPE.	
A copy of this IEA and Deicorp's response must be uploaded to the project website following completion of this IEA.	The previous IEA report was uploaded to the project website but Deicorp's response was not.	The response to the previous IEA report is uploaded onto the project website.	
Strategies, plans and programs under the development consent must be reviewed within 3 months of submission of this IEA Report or any other items listed in Section A28 of the consent conditions.	Evidence of revision of Strategies, plans and programs within three months of the submission of the first IEA to DPE (20 December 2022) was unable to be sighted.  Written notification to the Planning Secretary and the Certifier when a review of the plans was being conducted was unable to be sighted.	The previous recommendation was not addressed.  Recommendation: Strategies, plans and programs under the development consent must be reviewed within 3 months of submission of this IEA Report or any other items listed in Section A28 of the consent conditions.	

# 3.6 CEMP, Sub-plans and Post Approval Documents

The Auditor considers that the CEMP and sub-plans are generally appropriate for the construction works to minimise environmental impact, however the following recommendations for update for the Waste Management Plan have not been addressed:

 Provide the waste classification requirement under NSW EPA (2014) Waste Classification Guidelines for soil waste. The waste classification must be conducted by a suitably qualified environmental consultant.



- Include details in Sections 8.4.6, 8.4.7 of the Trace Remedial Action Plan (RAP) on requirement for testing and material tracking.
- Provide details on disposal of liquid waste in accordance with Section 8.4.9 of the Trace RAP.
- Provide information of imported material in accordance with Section 8.4.8 of the Trace RAP. It
  is noted that the RAP only allows for the importation of certified VENM and does not allow
  importation of other material (e.g. recovered aggregate). Noting that there is a Contaminated
  Land Site Auditor for this site, approval from the Contaminated Land Site Auditor may be
  required if other material type (e.g. recovered aggregate, ENM) is proposed to be imported.
- Include material tracking requirement (for waste and imported material) in accordance with Appendix C of the Trace RAP.
- Include litter management/inspection, provision of waste bin and its collection arrangement.

It is recommended that the Waste Management Plan is updated to include the above requirements.

#### 3.7 Discussion of Other Matters

The Auditor does not consider that there are other matters, based on regulatory requirements and legislation or the development's past performance, other than those covered in this IEA.

## 3.8 Outcomes of Consultation with Relevant Agencies and/or Stakeholders

Prior to conducting the site audit, Geosyntec consulted DPE and Central Coast Council. Consultation correspondence and responses from the Agencies are provided in Appendix C. The outcome of consultation is as follows:

- No response was received from Central Coast Council.
- DPE does not have any additional requirements that are not already captured by section 3.3 of the IAPAR (May 2020).

## 3.9 Complaints and Management of Complaints

Deicorp provided a complaint register, which is also available online at the Project website (https://rumbalaraportal.com.au/). There were eight complaints within the current Audit period as outlined in Table 3.5.



<b>Table</b>	3.5.	Com	plaint	<b>Details</b>
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Date Received	Nature of Complaint (Unless indicated, all these complaints are received through the certifier via email)	Deicorp's Response	Auditors Comment
1 December 2022	Out-of-hours delivery.  Neighbour complained that there was no notice for out-of-hours delivery.  Damage to road.  Neighbour complained that there is more damage to the road due to site delivery	6 December 2022:  Deicorp responded and provided photo evidence that letterbox drop was conducted, and emails were also conducted. Deicorp stated that both emails and letter drop notification will continue.  Regarding road damage, Deicorp responded and provided photos showing that the damage exist prior to works on site. Deicorp also offered Council to conduct repair if the damage become dangerous. During the Audit, Deicorp stated that the road was repaired by Deicorp.	The Auditor considers that Deicorp response addressed the nature of the complaints.
13 December 2022	Out-of-hours and noise.  The party complaining believes that stone grinding (rock breaking) occurs after 5 pm. The complaint came in at 5.35 pm under the impression that the activity would contravene SSD condition D7 (Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; (c) 9am to 12pm, Saturday)	Acoustic testing by Koikas Acoustic and a legal advice from Deicorp General Counsel were provided on 21 December 2022.  Koikas Acoustic testing report concluded that  • 'The NSW Government Interim Construction Noise Guideline states that impulsive construction activities such as rock drilling, jackhammering, rock hammering, rock breaking, impact piling, rock drilling, use of power saws, 'beeper' style reversing alarms, etc. are particularly annoying to residents, due to their impulsive nature. The guideline recommends that to account for the annoying characteristics of impulse construction activities, a 5 dB correction should be added to the noise level produced by the equipment. This would result in an LAeq of 96 dB at 10 m for the rock hammer.  • Condition D7 of the development consent refers to construction equipment that is impulsive (rock breaking, rock hammering, sheet piling and pile driving), however, the surface miner's operation does not produce impulsive sound characteristics and therefore, a 5 dB penalty was not applied. Further, the surface miner's operation does not produce impulsive characteristics, it is the opinion of Koikas Acoustics that the surface miner should not be	The Auditor considers that Deicorp's response addressed the nature of the complaints but not the nuisance of the surface miner to the neighbour.  The Auditor notes that response was provided over 7 days after the complaint, which did not meet Community Communications Strategy.



Date Received	Nature of Complaint (Unless indicated, all these complaints are received through the certifier via email)	Deicorp's Response	Auditors Comment
		considered under Condition D7 of the development consent, and is permissible to be used throughout the daytime construction hours.'  Deicorp General Counsel was in the opinion that rock grinding was not included in items listed in Condition D7.	
15 December 2022	Dust.  "Very fine particles of dust sediment were reported to have been covering balconies. Adequate sediment control not in place. Water spraying reducing dust not being placed and excavation continuing on windy days"	Deicorp responded to the certifier (City Plan Services) on 21 December 2022 that Deicorp had implemented multiple levels of dust control measures, including specialist dust extraction devices that were fitted to machines, water cannons (supported with photo), hosing down, and perimeter sprinkler system on the northern boundary. Deicorp also stated that they did stop work when weather conditions worsened. Deicorp were also exploring additional measures for dust suppression and would advise City Plan Services (CPS) once implemented.	The Auditor considers that Deicorp's response addressed the nature of the complaints, noting that response to subsequent complaint in January 2023 indicated that Deicorp had incorporated additional water misting cannon.
20 December 2022	Dust.  "Considerable dust nuisance from construction activities covering balconies, outdoor furniture and cars Dust causing allergic reactions, sore throats and headaches Water fogging reducing dust being carried out rarely and not adequate to suppress dust occurring or in a location close enough near the excavators"	This complaint was responded on 21 December 2022, together with the response for the complaint made on 15 December 2022 above.	The Auditor considers that Deicorp's response addressed the nature of the complaints.
21 December 2022 but the Certifier only provided the complaint to Deicorp on 12 January 2023.	Dust.  "The fogger machine (only one for such a large site and multiple excavators) was not operating, although all excavators were in operation. Two trucks were being loaded, one at a time, and there was no dust suppression occurring. No water being used anywhere on site at either time to reduce dust anywhere near the excavators or other digging machines. The stockpile also did not look wetted in any way."	Complaints on 21 December 2022 and 12 January 2023 were addressed together on 13 January 2023 by Deicorp as both were provided to Deicorp on 12 January 2023 after the Certifier came back from holiday.  Deicorp stated that all dust control measures previously advised were in place. Deicorp also provided photographic evidence showing water cannons were in operation. Deicorp stated that there was an additional water misting cannon since Deicorp response on 21 December 2022.  Regarding the loading of 2 trucks at a time, Deicorp stated the	repeated dust complaints occurred. The Auditor recognises that the site location (on a hill) may have exacerbated dust migration. The Auditor notes that the certifier has visited the site on this occasion to observe site practices. The Auditor further notes that at the time of the Audit, no significant dust issue was observed, particularly as the site level was mostly below previous ground level, and then building construction had commenced. The dust issue would likely reduce as the building progresses.
12 January 2023	Dust, road damage, dangerous driving by trucks, and overtaking opposite lane.  "The fogger machine is not being utilised during excavation and large amounts of dust being blown	following: "Trucks are loaded on a concrete hard stand which allows for safe loading of two trucks. The material being loaded does not create dust unless there are high winds. We have not	<ul> <li>The Auditor reviewed BOM Climate data for Gosford on 21 December 2022 and 12 January 2023. Data indicated wind speed of 9km/h at 9am and 19km/h at 3pm, with no wind gust recorded and 2km/h at 9am and 15km/h at 3pm on 12 January 2023, with wind gust recorded at 28km/h. The</li> </ul>



Date Received	Nature of Complaint (Unless indicated, all these complaints are received through the certifier via email)	Deicorp's Response	Auditors Comment
	from the site onto the road and surrounding private properties. Cars parked in underground car parks	experienced any high winds in the last month that would require cessation of loading the truck."	January data appeared to be below average and the December data was approximately average for the month.
	are constantly covered in dust as a result of this site.  Pollution and damage of the roadway as a direct result of the dust and constant truck movements.  Dangerous driving of some of the truck drivers.	Regarding stockpiles that appeared to be unwetted, Deicorp stated that, "treatment of stockpiles, according to the site management plan, are for stockpiles that will be present for an extended period. At that time, Deicorp stockpiles left the site within a day."	The Auditor considers that regardless of the age of the stockpile, stockpile wetting should be conducted during windy weather. However, at the time of the complaint on 21 December 2023, no significant wind appeared to occur on site.
	Several times the complainant has been faced with a double B truck from the site either going up or	Regarding potholes, Deicorp stated that they were in the process to facilitate restoration of the road.	<ul> <li>The potholes appeared to have been fixed, as observed during the Audit.</li> </ul>
	down John Whiteway drive partially in the wrong side of the road.	Regarding trucks coming up and down the hill north of the site on John Whiteway Drive, Deicorp stated that trucks were	narrow, which may result in trucks crossing the middle lane,
	Given the potholes caused by the trucks they have needed to dodge and the narrow road is making it incredibly dangerous.	limited to low speeds due to the steep hill. Deicorp estimated that a fully loaded trucks drove at no more than 20km/h down the hill due to steepness. As the road is very narrow, a truck and dog may take up a full lane and cross the middle line	especially around some corners. Given that there is no other site access, no other recommendation can be made.
	Traffic controls in place on the approaches are not	around some of the corners.	Recommendations:
being very tightly controlled by some of the controllers."	Deicorp also invited the Certifier to attend the site for the operations and controls in place and invitation was accepted. The certifier (City Plan Services - CPS) conducted a site inspection on 17 January 2023. Deicorp stated that CPS was satisfied with the operation of the site.	<ul> <li>The effectiveness of dust mitigation must be continuously assessed daily. Dust generation activities should be ceased and/or additional dust mitigation should be conducted when unacceptable dust is observed.</li> </ul>	
		Evidence of communication from CPS was not sighted.	<ul> <li>Stockpiles should be wetted during windy weather to minimise dust generation.</li> </ul>
27 February 2023	Out-of-hours. Working out of hours until 5.10pm	City Plan Services (the Certifier) responded to complainant on 27 February 2023 forwarding relevant DA condition. DA condition D4 allows for works until 6pm Mondays to Friday.	The Auditor considers the City Plan Services (the Certifier) response adequately addressed the complaint and there is no evidence of non-compliance to SSD consent in relation to this complaint.
7 March 2023	Noise and dust.  Complaint coming from neighbour via EPA and DPE. The complainant also mentioned that he has reported the dust and noise issue three times to the Council, a month prior.  DPE requested Deicorp to ensure that high impact noise and dust are managed as required by the consent.	Deicorp responded to DPE on 8 March 2023 acknowledging the complaint and Condition D7 by stating "Regarding the jack hammering, as you are aware the excavation is entirely in rock, and we are limited to the restrictive DA working hours prescribed by Condition D7 of the consent."	While Deicorp appeared to have conducted dust mitigation, repeated dust complaints occurred. The Auditor recognises that the site location (on a hill) may have exacerbated dust migration. The Auditor notes that the certifier has visited the site on this occasion to observe site practices. The Auditor further notes that at the time of the Audit, no significant dust issue was observed, particularly as the site level was mostly below previous ground level, and then building construction had commenced. The dust issue would likely reduce as the building progressed.
			<ul> <li>The Auditor reviewed BOM Climate data for Gosford on 7 March 2023. Data indicated wind speed of 2km/h at 9am</li> </ul>



Date Received	Nature of Complaint (Unless indicated, all these complaints are received through the certifier via email)	Deicorp's Response	Auditors Comment
			and 15km/h at 3pm, with maximum wind gust recorded at 31km/h. The data appeared to be within the March average.
			<ul> <li>Only one noise complaint was recorded during the Audit period prior to this complaint (dated 13 December 2022). Given the nature of the noise complaint in the 7 March 2023 complaint is not specific, it is assumed that the complaint is of similar nature to the previous complaint. See the Auditor's assessment for the complaint dated 13 December 2022.</li> </ul>
			Recommendations:
			<ul> <li>The effectiveness of dust mitigation must be continuously assessed daily. Dust generation activities should be ceased and/or additional dust mitigation should be conducted when unacceptable dust is observed.</li> </ul>
13 March 2023	Dust.  Dust suppression efforts is considered limited or not at all.	Deicorp stated that a response was provided by the Certifier to the complainant on 13 March 2023 supplying information to close out compliant and Deicorp was not provided with the	The Auditor could not comment if the City Plan Services (the Certifier) response adequately and addressed the complaint as a copy of the advice was not provided to the Auditor.
	Dust concerns relating to long-term health problems.	response.	
	Dust-coating cars contained in underground carparks.		
20 March	Traffic disturbance.	Response provided on 21 March 2023 by the Certifier	The Auditor considers the City Plan Services (the Certifier)
2023	The Certifier did not contact Deicorp nor provided more detail. The Certifier emailed the complainant advising that traffic management is imposed by Council for construction activity.	supplying information to close out compliant.	response adequately, addressed the complaint.
29 April 2023	Out-of-hours work	Deicorp provided response on 5 May 2023, stated that site	The Auditor considers that Deicorp's has addressed the nature
	The complaint alleged work was conducted after 1PM on Saturday 29 April 2023.	was locked at 1.20PM. Between 1 to 1.20PM there were only tools packing and securing the site for the weekend.	of the complaint.



# 3.10 Incidents and Management of Incidents

Deicorp stated that there was no incident that occurred during the Audit period.

# 3.11 Performance of Environmental Management Plans

The review of mitigation measures listed in the EIS and associated documents associated with the construction phase versus actual impact is assessed in the Audit Table, Appendix F and is summarised in Table 3.5.

**Table 3.6. Environmental Impact Assessment** 

Environmenta Aspect	al Requirement	Auditor's Review
Bush fire	The proposal is to implement the recommendations contained in Bush Fire Assessment Report prepared by Clarke Dowdle and Associates dated 29 January 2020.  An Asset Protection Zone is required or Lot 0 in SP72557 which will require the establishment of an appropriate restriction in accordance with the	will assess this requirement in the subsequent audit.
	Conveyancing Act 1919.	
Aboriginal Heritage	<ul> <li>All site workers and personnel involved within the Project Area are to undertake Cultural Inductions led by Darkinjung Local Aboriginal Land Council (LALC) to ensure all contractors are aware of their obligations while working on site.</li> </ul>	<ul> <li>The following document was reviewed:</li> <li>RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan was prepared in consultation with Darkinjung Local Aboriginal Land Council (LALC).</li> <li>Based on the interview with Deicorp Darkinjung Local Aboriginal Land Council (LALC) did not wish to be involved with the staff</li> </ul>
<ul> <li>All relevant staff and contractors should be made aware of their statutory obligations for heritage under the National Parks and Wildlife Act 1974 and the Heritage Act 1977.</li> <li>If suspected Aboriginal objects and/or remains are identified, work should stop immediately.</li> <li>Darkinjung LALC DPE, and an archaeologist are to be contacted.</li> </ul>	<ul> <li>Staff are inducted with Aboriginal Cultural Heritage Management Protocols. Evidence of induction records was sighted.</li> </ul>	
	<ul> <li>Based on the information provided by Deicorp, no suspected Aboriginal objects and/or remains have been identified to date.</li> </ul>	
Biodiversity	In accordance with the findings of the Biodiversity Development Assessment Report prepared by Conacher Consulting dated February 2020	<ul> <li>The following documents were reviewed:</li> <li>AEP (28 November 2022), Biodiversity Management Sub-Plan was prepared to address the findings of Biodiversity Development Assessment Report prepared by Conacher Consulting dated February 2020.</li> </ul>
		<ul> <li>Credit Retirement Report from Biodiversity Conservation Trust (8 April 2022).</li> </ul>
		<ul> <li>According to Deicorp, there have been no injured animals encountered.</li> </ul>
		<ul> <li>Works and management stipulated in the Biodiversity Management Sub-Plan were still taking place under the supervision of AEP consultant. AEP will provide a summary report at the conclusion of works, which will be reviewed in subsequent Audits.</li> </ul>
Tree Removal	The pruning of trees is to occur in accordance with Australian Standard AS 4373-2007 'Pruning of Amenity Trees' and fencing and/or safety mesh	<ul> <li>The following document was reviewed:</li> <li>AEP (28 November 2022) Biodiversity Management Sub-Plan.</li> </ul>



	is to be used for the duration of	•	Tree removal is currently taking place under the supervision of
	construction.		AEP, following site management plan. AEP will provide a summary report at the conclusion of works, which will be reviewed in subsequent Audits.
Tree Protection	Tree protection will be provided in	•	The following document was reviewed:
	accordance with Australian Standards (2009) AS4970 and with the recommendations of the Vegetation Management Plan & Arboricultural Impact Assessment prepared by		<ul> <li>AEP (28 November 2022), Biodiversity Management Sub-Plan was prepared to address the findings of Biodiversity Development Assessment Report prepared by Conacher Consulting dated February 2020.</li> </ul>
	Conacher Consulting dated February 2020.	•	Based on the interview with Deicorp and site observation, exclusion zones are set up with "No Unauthorised Entry" signs.
Waste	The proposal shall be in accordance	•	The following document was reviewed:
	with the site Waste Management Plan.		- Barker Ryan Stewart (February 2022) Waste Management Plan.
		•	The Auditor recommends that the waste management plan should be reviewed and include more details as documented in Section 3.6.
		•	General waste skip bin was observed onsite and was reportedly regularly collected by Skips and Scraps.
		•	Based on an interview with Deicorp, there was no other waste bir required on site.
		•	Fill and VENM material were disposed offsite. Tipping summary was provided. The importation and exportation of materials will also be audited by the site Contaminated Land Auditor.
	•	No soils with visual or odorous signs of contamination have been encountered.	
	•	Septic waste was collected onsite and pumped out by waste collector.	
		•	No paint waste has been produced yet.
Noise and The proposal shall be in accordance /ibration with the recommendations of the Noise	•	The following document was reviewed:	
Vibration	and Vibration Impact Assessment prepared by EMM Consulting dated 11 February 2020.		<ul> <li>Koikas Acoustic (19 October 2022), Construction Noise and Vibration Management Plan.</li> </ul>
		•	Rock hammer and surface miners were used at the time of Audit. Based on the information provided in the Koikas report, the use of a surface miner is allowed to be used after 5pm. Deicorp stated that rock hammer was only used within approved hours.
		•	Vibration monitors are available onsite, with values above trigger values sent to the Site Manager. Vibration monitoring reports are available publicly via the project website. Vibration monitoring wa ceased in April 2023, as rock breaking had ceased.
		•	There have been several noise complaints to date. The nature of complaints, Deicorp's responses, and Auditor recommendations are documented in Section 3.9.
		•	No excessive noise was observed at the time of the Audit.
Contamination	The proposal shall be in accordance with the recommendations of the Detailed Site Investigation and	•	The site is being remediated by Environmental Consultant (Trace in accordance with the recommendations in the Detailed Site Investigation and Remediation Action Plan.
	Remediation Action Plan prepared by TRACE Environmental dated 20 January 2020.	•	A Contaminated Land Auditor has been engaged to Audit the site remediation works. The Contaminated Land Auditor will issue a Site Audit Report and Site Audit Statement at the completion of remediation work.
Construction Impacts	Construction impacts shall be managed in accordance with the site CEMP.	l •	The following document was reviewed: - DEICORP (29 November 2022) Construction Environmental
			Management Plan (CEMP)
			Staff were inducted based on an induction check list.



Aspect	al Requirement	P	ua	ditor's Review
Aspect				Chemicals on site were stored in a shipping container near the site compound.  Spill kit were available at the car park area.
				A fuel truck was observed during Audit, which was used to fill up machinery on the paved area.
		•		eicorp stated that no asbestos, heritage or aboriginal objects ave been encountered on site.
		•		number of non-compliances and complaints have been reportend documented in Section 3.4 and 3.9.
Construction Traffic	Construction traffic shall be in accordance with the recommendations		Pe	arker Ryan Stewart (11 May 2023), Construction Traffic edestrian Management Plan
	of the Construction Traffic Management Plan.	•	Ve	ehicle access is from John Whiteway Drive.
	Fidii.			uring the Audit, the following was observed:
			-	Traffic signs were present.
			-	No obstruction was observed to be within the road reserves.
				Construction traffic access and flow were observed to be adequate.
			-	No soil/silt was observed on public roads, which may have resulted from the construction vehicles onsite.
Soil & water	The EIS does not provide mitigation measures.			arker Ryan Stewart (February 2023), Soil and Water lanagement Plan.
	The Audit assessed the implementation	•	Dι	uring the Audit, the following was observed:
	of Barker Ryan Stewart (30 November 2022) Soil and Water Management Plan for the site.			Sediment fencing was observed across the southern and eastern boundaries at the time of the Audit.
				Geotextile coir logs were observed on the stormwater drains of John Whiteway Drive. One of the stormwater drain was not covered fully by the coir log.
			-	Stormwater detention has been constructed onsite.
				No evidence of leaks were observed in the hydrants on John Whiteway Drive.
			-	Cattle grids were present near the site gate.
				The area of the site compound has been paved. Based on a discussion with Deicorp, trucks transporting soil mostly stay in paved areas, particularly during wet weather.
			-	It is noted that many vehicles (including contractor vehicles) parked on unpaved soil on the kerb. Potential dirt tracking on road can occur from these vehicles particularly on wet days.
		•		eicorp (SR) stated that that stormwater testing is only conducte hen discharge to kerbside drain is required.
		•		eicorp (RL) stated that the hydrant on John Whiteway Drive which was leaking in the previous Audit) had been fixed.
	•	sta pa dis	ased on the Council email dated 13 October 2022, Council ated that discharging treated and clean runoff from the site as art of soil and water management is permissible as long as the scharge rate does not exceed the capacity at receiving location that it is treated and clean.	
		•		number of recommendations has been made by the Auditor for bil and water management, as documented in Section 3.9.
Dust and air quality	No mitigation measures identified by EIS.  The Audit assessed implementation of	•	Se	everal dust complaints have been reported and documented in ection 3.9 along with Deicorp's responses and Auditor commendations.
	the mitigation measures provided in the	•	No	o incident was reported to date.
	CEMP.	•	Dι	uring the Audit, the following was observed:
			-	No malodorous odour was noted, but dust was noted.
				No excessive dust was observed during the Audit.  Some dust was observed internally during rock hammering. Si



<b>Environmental</b>	Requirement
Aspect	

#### **Auditor's Review**

 A number of recommendations have been made by the Auditor for dust management, as documented in Section 3.9.

## 3.12 Evidence Collected through Site Inspection

The evidence collected during the site inspection is recorded in Appendix E and F and included:

- Observation of construction vehicles, traffic access and flow, pedestrian pathways, signage, hoarding.
- Observation of noise levels and the presence of noise mitigation measures.
- Observation of any contamination issues (such as dust, sediment on the road, sediment into stormwater system).
- Observation of appropriate sediment and dust control and mitigation measures.
- Observation of appropriate waste storage and disposal.
- Observation of chemical storage practises and condition of decanting area(s).

# 3.13 Evidence to Support Compliance Assessment

Evidence provided during the Audit comprised the following:

- Deicorp's environmental inspection records
- Complaint records and evidence of investigation and follow up
- Incident notification records
- VENM tracking summaries
- Site induction materials, induction records and toolbox meeting records.
- Permits and licences
- Other documents required by the conditions of consent.

## 3.14 Environmental Management Improvement Opportunities

The Auditor's recommendations on improvement opportunities are provided in Section 4.

## 3.15 Key Strengths of the Project Environmental Management and Performance

During the site audit, Deicorp demonstrated a positive approach to environmental management and is amenable to suggestions for improvement.



# 4 Recommendations and Opportunities for Improvements

The Auditor makes the following recommendations to improve record keeping and/or work practices on site:

#### **Administrative**

- The CEMP and sub plans provided in the website should be kept up to date.
- Site diary should include the commencement and conclusion time of construction activity not only site opening and closing time.
- Out of hours delivery should obtain relevant prior approval, unless Council deems otherwise with a written confirmation. Out-of-hours work should be notified to DPE as a non-compliance.

#### **Parking**

Sufficient parking is provided onsite. Prior to provision of parking, a written approval by Council
on use of public road for construction parking should be sought.

#### **Dust management**

- The effectiveness of dust mitigation should be continuously reviewed to minimise dust issue onsite and offsite.
- When migration of dust cannot be managed, the work should cease, and the effectiveness of mitigation measures must be evaluated before the work commences.

#### Soil & water management

- The site inspection must include observation of sediment control in the stormwater drains to check if the drains appropriately protected from sediment and the presence of sediment on the drain grate which requires mitigation.
- The road is periodically monitored throughout the day to ensure that construction vehicles have not resulted in sediment tracking on the road. Where evidence of sediment is observed, mitigation measures must be immediately implemented.
- Environmental checklist is updated to include evidence of sediment in stormwater drain and condition of sediment control.

#### Imported material

- Imported material and their analytical results must be inspected as it is received onsite to confirm that the material meets the classification and that it does not contain any evidence of contamination. Evidence of contamination includes anthropogenic materials in materials classified as VENM.
- Material exceeding the concentrations presented in the Resource Recover Order must not be imported to the site.
- An environmental consultant must provide an assessment of the suitability of imported material prior to importation to the site.

#### **CEMP**

 A record of all complaints and action taken should be kept in file as per CEMP requirement. For record purposes, responses made by the Certifier to the complainant should also be provided for Deicorp.



- Follow-up contact should be undertaken for each complaint, as required in the Community Communication Strategy.
- Waste Management Plan should:
  - Provide the waste classification requirement under NSW EPA (2014) Waste Classification Guidelines for soil waste. The waste classification must be conducted by a suitably qualified environmental consultant.
  - Include details in Sections 8.4.6, 8.4.7 of the Trace Remedial Action Plan (RAP) on requirement for testing and material tracking.
  - Provide details on disposal of liquid waste in accordance with Section 8.4.9 of the Trace RAP.
  - Provide information of imported material in accordance with Section 8.4.8 of the Trace RAP. It is noted that the RAP only allows for the importation of certified VENM and does not allow importation of other material (e.g. recovered aggregate). Noting that there is a Contaminated Land Site Auditor for this site, approval from the Contaminated Land Site Auditor may be required if other material type (e.g. recovered aggregate, ENM) is proposed to be imported.
  - Include material tracking requirement (for waste and imported material) in accordance with Appendix C of the Trace RAP.

#### **Post IEA**

- A copy of this IEA and Deicorp's response must be uploaded to the project website following completion of this IEA. Deicorp's response to the previous IEA must also be uploaded to the project website.
- Strategies, plans and programs under the development consent must be reviewed within 3
  months of submission of this IEA Report or any other items listed in Section A28 of the consent
  conditions.
- When a review of the plans is being conducted, Planning Secretary should be notified in writing.
- IEA response should be made publicly available within 60 days of submission to the Planning Secretary.
- IEA response should be submitted to the Planning Secretary within 2 months of the Audit site inspection.
- All other recommendations made in the Audit Table (Appendix F) are implemented.



# 5 Limitations

This report has been prepared by Geosyntec Consultants Pty Ltd ("Geosyntec") for use by the Client who commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the Client and other parties. The findings of this report are based on the scope of work outlined in Section 1. The report has been prepared specifically for the Client for the purposes of the commission, and use by any explicitly nominated third party in the agreement between Geosyntec and the Client. No warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party (other than where specifically nominated in an agreement with the Client).

This report relates to only this project and all results, conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be reproduced without prior approval by the Client, or amended in any way without prior written approval by Geosyntec.

Geosyntec's assessment was limited strictly to identifying environmental conditions associated with the subject property area as identified in the scope of work and does not include evaluation of any other issues.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigation.

This report does not comment on any regulatory obligations based on the findings. This report relates only to the objectives stated and does not relate to any other work conducted for the Client.

The absence of any identified hazardous or toxic materials on the site should not be interpreted as a guarantee that such materials do not exist on the site.

All conclusions regarding the site are the professional opinions of the Geosyntec personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, Geosyntec has not independently verified and assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Geosyntec, or developments resulting from situations outside the scope of this project.

Geosyntec is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The Client acknowledges that this report is for its exclusive use.



# **Appendix A Figures**



Source: Deicorp CEMP (11 Nov 2022)

Figure 1: Site Layout Plan

Site Address: 89 John Whiteway Drive, Gosford NSW 2250

Client: JWD Construction

December 2022 Job Number: 21322 Datum: GDA 1994 MGA Zone 56 - AHD

**LEGEND** 

Site Boundary

This product has been created to support the main report and is not suitable for other purposes.





# **Appendix B Auditor Declaration**



#### **Independent Audit Declaration Form**

Project Name Rumba Lara, 89 John Whiteway Drive, Gosford NSW 2250	
Consent Number 10321	
Description of Project Construction of the	
Project Address 89 John Whiteway Drive, Gosford NSW 2250	
Proponent JWD Construction	
Title of Audit Independent Environmental Audit of the 89 John Whiteway Drive, Gosford N	
Date	22 June 2023

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- · the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- · I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- 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;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

#### Notes:

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

Name of Lead Auditor	Cheryl Halim
Signature	Bruglerin-
Qualifications	Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)
	BE (Chemical)
	PhD (Chemical Engineering)
Name of Support Auditor	Cissillia Young
Signature	Co
Qualifications	BE (Chemical)
	PhD (Chemical Engineering)



# **Appendix C Correspondence**



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Geosyntec Consultants Pty Ltd ABN 23 154 745 525 Suite 1, Level 9, 189 Kent St Sydney NSW 2000 www.geosyntec.com.au

21322 L1 SSD10321 APG Gosford Notification to DPIE 13Apr22

13 April 2022

Department of Planning and Environment

Via Project Portal

Dear Sir/Madam,

# Re: Notification of Independent Environmental Auditors, SSD10321, 89 John Whiteway Drive, Gosford NSW 2250

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Artazan Property Group (APG) to conduct an Independent Environmental Audit project for 89 John Whiteway Drive, Gosford NSW ('the site'). The site is listed as Lot 100 in DP 1075037 and Lot 1 in DP 45551.

The Independent Environmental Audit is conducted to meet Conditions D35 to D40 of State Significant Development (SSD) No. 10321, which state:

D35	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	
D36	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (DPIE 2020)	
D37	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least four weeks notice to the applicant of the date or timing upon which the audit must be commenced.	
D38	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (DPIE 2020), the Applicant must:	
	<ul> <li>a. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (DPIE 2020), the Applicant must:</li> </ul>	
	<ul> <li>b. (a) review and respond to each Independent Audit Report prepared under condition D36 and D37 of this consent;</li> </ul>	
	c. (b) submit the response to the Planning Secretary and the Certifier; and	
	(c) make each Independent Audit Report and response to it publicly available within 60 days of submission to the Planning Secretary.	
D39	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 Approval Requirements (DPIE 2020).	
D40	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (DPIE 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 an audit has demonstrated operational compliance.	

The Independent Environmental Audit will be conducted in accordance with the NSW Government Independent Audit Post Approval May (June 2020) (IAPAR 2020).

The proposed audit team includes Cheryl Halim as Lead Auditor, assisted by Diana Turner (as Auditor) and Rachael Martin and Cristiane Florido (as Support Auditors). It is noted that we have listed additional staff than we normally would to avoid potential delays due to Covid-19

isolation. Qualifications are included as Attachment A to this letter and the completed declaration form in accordance with IAPAR 2020 is provided in Attachment B.

The lead environmental auditor and auditors have completed a significant number of environmental site assessments, environmental management, and site audits on similar sites as identified in Attachment A.

Should you have any queries or wish to discuss any points, please do not hesitate to contact the undersigned.

Yours sincerely,

**Cheryl Halim** 

Independent Environmental Auditor/ Exemplar Global AU (ISO 19011:2018)

(No. 11280933-7383767) Geosyntec Consultants Pty Ltd

Attachments: Attachment A – CVs

Attachment B - Declaration

#### Attachment A - CVs



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### **Cheryl Halim**

B.E., PhD. Principal

**Independent Environmental Auditor** 



#### **QUALIFICATIONS**

B.E. (Hons), Chemical Engineering, University of New South Wales

PhD, Chemical Engineering, University of New South Wales

Exemplar Global AU & TL (ISO 19011:2018) (Cert. No. 11280933-7383767)

#### **SPECIALTIES**

Site Investigations, Remediation and Validation

Project Management

Risk Assessment

Contaminated Land Site Audits

Independent Environmental Audits

Landfill, Waste

Environmental Management Plans

Due Diligence

Specialist Advice

#### PROFESSIONAL SUMMARY

Cheryl has over fifteen years' experience in environmental assessment, remediation and management and has conducted contaminated land site audits in New South Wales, Western Australia, Australian Capital Territory, and South Australia. Cheryl's postgraduate qualification in chemical engineering and waste provide specialist skills in assessing for environmental and waste compliance. As an Exemplar Global Auditor, Cheryl has conducted several independent environmental audits in accordance with NSW Government (2018 & 2020) Independent Environmental Audit Post Approval Requirements.

Cheryl has recently been involved in providing advice for WA Department of Water and Environmental Regulation and NSW Department of Health. Cheryl has conducted health risk assessments for a variety of projects including service stations, colliery, and for the NSW Department of Health.

#### MEMBERSHIPS AND TRAINING

- Asbestos Interest Group Committee, Australasian Land & Groundwater Association (ALGA)
- Principles of Risk Assessment and Management, South Australian Centre for Public Health, 2008
- ALGA A-Z Ground Gas Workshop, 2016
- Occupational Health & Safety (OHS) General Induction, WorkCover NSW, 2006
- 48 Hour OHS Training and 8 Hour Occupational Safety & Health Administration Refresher Training, Coffey Environments, 2007
- Track Safety Induction, Southern Cross Rail, 2006
- Electrical Awareness Training, Southern Cross Rail, 2006
- OHS Consultation, WorkCover NSW, 2005

#### **KEY PROJECT EXPERIENCE**

#### **Independent Environmental Audits**

**Vopak Site B4A** – Auditor for the construction and operational phase of the Vopak Site B4A bulk liquid storage (required as part of SSD 7000).

**Holt Land Rehabilitation Centre** – Auditor for the operational phase of the landfill operation (voluntary audit).

**Brewery Yard, Chippendale** – Auditor for the operational phase of the former Brewery Yard building for commercial use (required as part of SSD 9374).

**UNSW Cliffbrook Stage 1 Heritage-Listed Building Refurbishment** – Lead Auditor for the construction phase of the UNSW Cliffbrook Stage 1 development (required as part of SSD 8126).

**UNSW Cliffbrook Stage 1 Heritage-Listed Building Refurbishment** – Lead Auditor for the construction phase of the UNSW Cliffbrook Stage 1 development (required as part of SSD 8126).

**Western Sydney University, Bankstown, NSW** – Auditor for the construction of Western Sydney University (required as part of SSD 9831).



Iglu Redfern 2, Redfern, NSW - Auditor for the construction of Iglu Redfern 2 (required as part of SSD 9275).

**Cranbrook School, Bellevue Hill, NSW** – Lead Auditor and waste specialist for the construction of Cranbrook School (required as part of SSD 8812).

**Sydney Zoo, Bungarribee, NSW** – Auditor and waste specialist for the construction and operation of Sydney Zoo (required as part of SSD 7228).

**Western Sydney University, Parramatta, NSW** - Auditor for the construction of Western Sydney University (required as part of SSD 9670).

#### **Audit**

Audit assistant for over 100 statutory and non-statutory audits under the NSW CLM Act 1997 and other states. General scope of work included review of environmental assessment reports, environmental compliance during remediation, waste compliance, preparation of site audit reports.

**The Shore School, North Sydney, NSW** – Audit assistance on the redevelopment of the Shore School (required as part of SSD).

**Ferrovial York Joint Venture Warringah Road Expansion** – Audit assistance for the Warringah Road expansion, which is required by state significant infrastructure (SSI) conditions.

**Cumberland Council, Pemulwuy** – Audit assistance for the proposed commercial/industrial development at Council land at Pemulwuy.

**Thirdl Group, 31-41 William Street, Alexandria** – Audit assistance for the development of a high density residential building with basement carpark.

**Bathla Group, Schofields, NSW** – Audit assistance on the proposed low density residential land subdivision at Schofields.

**Stockland, Marsden Park, NSW** – Audit assistance on the proposed low density residential land subdivision at Marsden Park.

Meriton, Lidcombe, NSW – Audit assistance on the proposed high density residential apartments in staged process.

**EG Funds, Summer Hill, NSW** – Audit assistance on the proposed high density residential apartments and open space landuses in staged process.

**Endeavour Energy**, **Harris Park**, **NSW** – Audit assistance on the proposed low density residential land.

Meriton Group, 330 Church Street, Parramatta, NSW – Audit assistance on the proposed open space landuse.

Thirdl Group & Milligan Group, 830-838 Elizabeth Street, Waterloo, NSW – Audit Assistance on the proposed high density residential property.

The ACT Government, Capital Metro Project, Canberra, ACT – Audit assistance on the proposed light rail route from Civic to Gungahlin.

**Viva Energy Australia, Coles Express Service Station, 194 Pacific Highway** – Audit assistance on the site audit of a Coles Express Service Station, where petroleum hydrocarbon impact has migrated offsite to an adjacent residential apartment.

 $\label{eq:constillation} \textbf{Parklane Group, 63-85 Victoria Street, Beaconsfield, NSW} - \text{Audit assistance on the proposed residential development at Beaconsfield.}$ 

**XR Property Developments, 146-156 Botany Road, Alexandria, NSW** – Audit assistance on the proposed residential development at Alexandria. The site has been notified to the EPA due to the offsite migration of petroleum hydrocarbon.

**Central Coast Automotive, Gosford, NSW** – Audit assistance on a large parcel of land, comprising former service station, former vehicle maintenance, former carwash buildings.

Ceedive, Former Lithgow Pottery Estate, NSW - Audit assistance on a former pottery estate site at Lithgow.



Forbes City Council, Former Forbes Gasworks, NSW – Audit assistance on a former Forbes Gasworks.

**Gunnedah Council, Gunnedah Airport, NSW** – Audit assistance on a former pesticide spraying facility, Gunnedah Airport, Gunnedah.

#### **Risk Assessment**

**Dahua, Waterloo, NSW** – Review of human health risk assessment report for the proposed high density residential and open space landuse development for impact from offsite dry cleaning facility. The review was conducted as part of a site audit.

**PDS Group, Pyrmont, NSW** – Review of human health risk assessment report for the proposed high density residential and commercial development for impact from historical Council depot. The review was conducted as part of a site audit.

**VIG Group, Pagewood** – Review of human health risk assessment reports and development of site-specific screening level for the proposed low density and high density residential, open space and commercial/industrial development. The review was conducted as part of a site audit.

**Thirdl Group**, **Alexandria**, **NSW** – Review of human health risk assessment report for the proposed high density residential and commercial development. The review was conducted as part of a site audit.

**Penrith City Council, Penrith, NSW** – Review of human health risk assessment report for the proposed park and high density residential development. The review was conducted as part of a site audit.

**McNally Management, Alexandria, NSW** – Review of human health risk assessment for a high density residential apartment. The review was conducted as part of a site audit.

**Various Caltex and Mobil Service Stations** – Health risk assessment of potential soil, groundwater and soil vapour impact at former Caltex and Mobil service stations.

**Boral Limited, Confidential site** – Health risk assessment of the potential risk of water from colliery used by mine workers and nearby village residents.

**NSW Department of Health** – Onsite health risk assessment of potential risk of groundwater contamination in a slab-on-ground building of a former ambulance station.

**Caltex Refinery, Kurnell, NSW** – Qualitative risk assessment studies of the processes and the current status of soil and groundwater contamination at Caltex Refinery, Kurnell.

#### **Site Assessment and Remediation**

City of Sydney Council, Federal Park, Annandale, NSW – Detailed site investigation, remediation and validation of Federal Park, Annandale. The contamination identified included PAHs and asbestos. Remediation comprised capping of impacted material beneath validated material over the entire site. The site is subject to a long term environmental management plan.

**UrbanGrowth NSW, North Eveleigh West and South Eveleigh, NSW** – Site investigation at the North Eveleigh West (approximately 3ha) and South Eveleigh (approximately 4.8ha) proposed residential development, which is a major development project in Sydney. Scope of work included project management, review of historical records and investigation reports, preparation of sampling plan for a detailed site investigation, preparation of investigation reports, preparation of remedial action plans (RAPs), liaison with Urban Growth NSW, site auditor, design team and other stakeholders.

**NSW Ports, Intermodal Terminal Centre at Enfield, NSW** – Validation of the Intermodal Terminal Centre at Enfield (ILC @ Enfield). Various contamination (including asbestos, petroleum hydrocarbon, etc.) was present at the site. The scope of work included review of significant number of available reports and documents provided by NSW Ports and contractors, preparation of validation reports, liaison with contractors and site auditor. I have prepared all the validation reports for the site, which were approved by the site auditor, resulting in site auditor sign off.

### **PwC's Auditor Training**

### Certificate of Attainment

awarded to

# Cheryl Halim

## Becoming a Skilled Lead Auditor

Exemplar Global AU - Auditing Management Systems (ISO 19011:2018) Exemplar Global TL - Lead Audit Teams (ISO 19011:2018)



Certificate No: 11280933-7383767

Course End Date: 26 Mar 2021

Certificate Issue Date: 27 Mar 2021

Tom Barham

Training Manager





### Diana Turner

Senior Environmental Scientist

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#### **QUALIFICATIONS**

B.Sc., Environmental, Soil Science Major, Australian Catholic University

B.Sc. (Hons), Environmental, Soil & Microbiological Sciences, Australian Catholic Univeristy

#### **SPECIALTIES**

Assessment of contaminated sites,

Remediation & validation

Environmental and human health risk assessments

Contaminated land due diligence reviews

Phase 1 & 2 site assessments

Environmental management systems review and preparation (ISO14001)

Environmental input for road upgrade

Acid sulfate soil assessments and management plans

#### PROFESSIONAL SUMMARY

Diana is a highly experienced Senior Environmental Scientist, who has worked within the contaminated land industry an environmental scientist since 2002. Her experience comes from wide ranging projects including site assessments, environmental audits and contaminated site management for clients across Australia. Her background in environmental legislation enables her to advise clients on regulatory issues and requirements. Diana's approach puts clients' needs first and she has outstanding relationship skills gained from successfully managing complex projects and diverse stakeholder groups. A passionate problem solver, she looks beyond the task at hand to exceed client expectations.

Diana has completed numerous projects involving assessment and remediation of contaminated land throughout Australia and has conducted various compliance and environmental audits. The projects completed include large industrial sites being redeveloped for residential purposes, industrial subdivisions, industrial investigation and remediation, infrastructure developments, landfill remediation and rehabilitation, and agricultural property redevelopments. Diana's responsibilities in these projects included project management, client liaison, analysis and interpretation of data, and reporting.

Diana also has experience auditing under the International Organization for Standardization (ISO). Specifically, Diana is trained in ISO14001 compliance, and has completed numerous audits against this standard for pharmaceutical and industrial clients throughout Australia and NZ.

Diana has additionally spent time as an environment and health and safety (EHS) advisor for a large consulting company. This role reported directly to the company Director and involved assessment of compliance of the company's EHS performance for both office and field based activities. Key to this role was the maintenance of the company's Environmental Management System and supporting the company through ISO certification audits.

#### **MEMBERSHIPS AND TRAINING**

- RABQSA ISO14001 Independent Environmental Auditor Training
- Certified Environmental Practitioner (CEnvP No. 193), November 2007
- 24hr Occupational Health & Safety Training for Contaminated Sites
- WorkCover OHS General Induction for Construction Work in NSW (White Card)
- Committee Member of NSW branch of Environment Institute of Australia and New Zealand
- Principles of Risk Assessment and Management, South Australian Centre for Public Health, 2008
- Occupational Health & Safety (OHS) General Induction, WorkCover NSW, 2001
- Track Safety Induction, 2005



#### **KEY PROJECT EXPERIENCE**

#### **Independent Environmental Audits**

**Vopak Site B4A** – Auditor for the construction and operational phase of the Vopak Site B4A bulk liquid storage (required as part of SSD 7000).

**Brewery Yard, Chippendale** – Support Auditor for the operational phase of the former Brewery Yard building for commercial use (required as part of SSD 9374).

#### Environment Health and Safety Audits - Various, NSW, ACT, VIC, New Zealand

Assisted in numerous EHS audits within the Australasia – including compliance, due diligence, M&A, site assessments and development of audit protocols for a variety of clients, including:

- Pfizer pharmaceuticals
- Diona infrastructure / construction
- Kodak manufacturing
- Alcoa manufacturing
- GE real estate
- Brunswick Corporation (Aus/NZ) marine manufacturing
- Global Renewables manufacturing / waste processing

#### **Auditing – Various NSW and ACT**

As part of the Contaminated Land Management Act, assisting Auditor's in the preparation of review documents, site visits, risk assessments, and audit reports. This has included in excess of thirty completed audit sites in NSW and ACT.

#### Due Diligence Environmental Site Assessment - Various, Australia

Completion of numerous Phase I Environmental Site Assessments for a large number of private clients in the pre- or post- acquisition phase of site ownership. Phase I assessments have been conducted on various properties from offices to warehousing to large industrial operations throughout Sydney, NSW and Australia. Roles include site visits, meetings, site histories, permitting, research and reporting.

#### Contaminated Site Assessments - Various, NSW, QLD, WA, VIC

Project management, planning, on-site supervision of fieldwork, liaison with client and contractors, data analysis, review and reporting. Assessments have been conducted for government bodies, and private industry on a range of sites, from residential to large industrial. Investigations have included soil and groundwater studies, risk assessments, combined geotechnical studies, classification of materials for offsite disposal and acid sulphate soil assessments.

#### Remediation and Validation - Various, NSW, QLD, VIC

These projects include preparation of remediation action plans (RAPs), completed to address the site specific issues identified during the investigative stages of works. Upon completion of the RAPs, the remedial field works and validation were then completed in accordance with NSW DECC guidelines.



### **Rachael Martin**

B.Env.Mgmt., PhD Senior Environmental Scientist

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#### **QUALIFICATIONS**

PhD Sciences (Environmental Geochemistry), Federation University Australia 2017

B.Sc., Environmental Management (Honours), University of Ballarat 2012

#### **SPECIALTIES**

Research

Project Management

Site Investigation

Risk Assessment of Contamination

Environmental Auditing

#### PROFESSIONAL SUMMARY

Rachael is a highly motivated, multi-disciplinary environmental scientist with experience in design, implementation, and coordination of complex research projects to investigate the potential risks and impacts of environmental contaminants. Her technical expertise includes characterisation, exposure pathway identification, and health impacts of toxicants with a strong focus on contaminated land issues and compliance. She has assisted in many site audit projects.

Rachael's previous research has focussed on the characterisation and bioaccessibility of heavy metals in mine waste dust. She is an accomplished project manager and author of scientific papers for international journals and state government agencies. She continues to publish and present her research and maintains her status as Research Associated with Federation University Australia.

#### MEMBERSHIPS AND TRAINING

- · Research Associate with Federation University Australia
- Chair Geosciences Industry Advisory Group, Federation University Australia
- Former recipient of the Australian Institute of Nuclear Science and Engineering
  Post Graduate Research Award to conduct laboratory work at the Australian
  Nuclear Science and Technology Organisation facilities to investigate the
  toxicological properties of heavy metal-impacted mine wastes

#### SELECTED KEY PROJECT EXPERIENCE

**Selected Auditing and Compliance Work** 

**TfNSW**, Beaches Link and Gore Hill Freeway Connection Project – Current site audit project to review the Environmental Impact Statement for Contaminated Land (including human health risk assessment) and Groundwater, and to review a sitewide Framework Sampling and Analysis Quality Plan.

NSW EPA, Compliance Monitoring, Remediation of Former Antimony Processing Facility, Urunga NSW – Monitored project compliance against detailed management plans for soil treatment, containment cell construction, water and air quality.

John Holland & Seymour White Joint Venture, Sydney Gateway Road Project - Current site audit project requiring review of the Construction Environmental Management Plans and Sub-plans, and monitoring compliance for waste management and disposal activities on State and Federal lands.

Grindley Constructions, Wentworthville Primary School Development – Review contaminated site investigations, suitability and practicability of Remediation Action Plan, and adequacy of Interim Environmental Management Plans for each development stage within the school. Monitor compliance for waste management and disposal activities and imported materials.

**Office of Strategic Lands, Riverstone NSW** – Reviewed Detailed Site Investigation, Asbestos Management Plan, and Remediation Action Plan for a 4,520 m² vacant site with friable asbestos, lead and zinc impacts to confirm suitability for proposed road and drainage use.

**School Infrastructure NSW, Three New School Sites** – Reviewed documentation for all materials imported to site to ensure suitability for the proposed land use, and compliance against NSW EPA Resource Recovery Orders and Exemptions.



#### **Original Research**

**Arsenic in mine waste** - During her PhD, Rachael systematically measured the proportion of dust particles within historical mine waste deposits in regional Victoria. She validated and implemented a novel method for the collection and characterisation of inhalable particulates with an emphasis on arsenic exposure assessment. Rachael also resolved fundamental questions concerning human exposure pathways to arsenic in airborne mine waste dust, including the bioaccessibility of arsenic in historical mine waste materials.

**Arsenic uptake by children** - During her Honours research, Rachael conducted a follow-up study aimed at investigating the uptake of arsenic by children living in historical gold mining areas in regional Victoria. The study identified a positive correlation between the arsenic content of children's toenails and the arsenic concentration in their residential soil. Importantly, the research confirmed that younger children were more likely to have high levels of arsenic uptake than older children.

**Dust disease latency project** - while working for icare NSW (Dust Diseases Care), Rachael interrogated client database information systems and analysed large volumes of information to gain valuable insights into the prevalence and incidence of occupational dust diseases in NSW. She designed and conducted statistical analyses in support of a disease latency initiative aimed at better understanding compensable dust diseases in NSW, with a focus on mesothelioma, asbestos-related lung cancer, asbestosis, and silicosis. Rachael identified disease latency trends to support the icare NSW service delivery model.

#### **Technical Reviews**

**Toxicological reviews** – in her current role with Geosyntec, Rachael has conducted comprehensive toxicological reviews for more than 20 contaminants, including heavy metals, chlorinated solvents, and petroleum hydrocarbons for human and ecological health risk assessment projects.

**Human Health and Ecological Risk Assessment** – reviewed a HHERA to evaluate the suitability of a proposed site-specific target level for arsenic, in support of a Site Audit in the Canberra, ACT region.

**Lead Author for EPA-commissioned Lead Expert Working Group** - While working for NSW EPA, one of Rachael's roles was coordinating lead author for the Lead Expert Working Group's report to evaluate the effectiveness of remedial activities in the former lead smelting town, Boolaroo. This was a multi-faceted role which drew upon Rachael's skills in soil, water and air contamination data analysis, lead bioavailability, and conceptual site model development, as well as the regulatory framework for waste in NSW.

**Mixed waste organic outputs (MWOO)** health risk assessment technical advice – while working for NSW Health, Rachael provided high-level technical advice to NSW Health's Expert Panel regarding the NSW EPA's human health risk assessment of the application of MWOO to agricultural land in NSW. This multi-faceted project required an indepth understanding of, and ability to critically appraise, all lines of evidence and exposure assumptions.

Occupational lung disease case finding study - Rachael was a member of a small team conducting a case finding study for a confidential client to better understand the burden of an occupational lung disease in NSW. Rachael's role was to review the epidemiological aspects of the disease, and to report on changes in disease incidence over time, based on various data sources. During this project, she modelled the incidence and prevalence of silicosis within a high-risk industry. The report was presented to the NSW Government to assist with future disease case finding, reporting and management.

Health impacts of asbestos - in her current role with Geosyntec, Rachael delivered a project for an international bank (client) in which she investigated and reported on the direct and indirect health costs of asbestos use in five different countries. As part of this study, Rachael used online data sources to estimate the incidence, prevalence, and long-term prevalence of asbestos-related diseases for five different countries. This project drew upon Rachael's knowledge of the complexities associated with asbestos-related diseases (ARDs), as well as her ability to recognise the barriers to reporting the true impacts of ARDs, such as a lack of medical screening; long latency periods between time first exposed and diagnosis; lack of detailed worker history; and the fact that ARDs are not yet notifiable in these countries.

**Arsenic in mine waste research** – during her PhD, Rachael systematically measured the proportion of dust particles within historical mine waste deposits in regional Victoria. She validated and implemented a novel method for the collection and characterisation of inhalable particulates with an emphasis on arsenic exposure assessment. Rachael also resolved fundamental questions concerning human exposure pathways to arsenic in airborne mine waste dust, including the bioaccessibility of arsenic in the lungs.



#### **PUBLICATIONS**

Martin, R., Dowling, K., Nankervis, S., Pearce, D., Florentine, S., & McKnight, S. (2017). In vitro assessment of arsenic mobility in historical mine waste dust using simulated lung fluid. *Environmental Geochemistry and Health*, 40(3), 1037–1049.

Martin, R., Dowling, K., Pearce, D.C., Florentine, S., McKnight, S., Stelcer, E., Cohen, D.D., Stopic, A., & Bennett J.W. (2017). Trace metal content in inhalable particulate matter (PM2.5–10 and PM2.5) collected from historical mine waste deposits using a laboratory-based approach. *Environmental Geochemistry and Health*, 39(3), 549–563.

Martin, R., Dowling, K., Pearce, D.C., Florentine, S., McKnight, S., Stelcer, E., Cohen, D.D., Stopic, A., & Bennett, J.W. Trace metal content in inhalable particulate matter (PM2.5–10 and PM2.5) collected from historical mine waste deposits using a laboratory-based approach. *Environmental Geochemistry and Health*, 39(3), 549–563.

Martin, R., Dowling, K., Pearce, D.C., Bennett, J., Stopic, A., & Florentine, S. (2016). Size-dependent characterisation of historical gold mine wastes to examine human pathways of exposure to arsenic and other potentially toxic elements. *Environmental Geochemistry and Health*, 38(5), 1097–1114.

Martin, R., Dowling, K., Pearce, D.C., Sillitoe, J., & Florentine, S. (2014). Health effects associated with inhalation of airborne arsenic arising from mining operations. *Geosciences*, 4(3), 128–175.

Martin, R., Dowling, K., Pearce. D.C., Stopic, A., & Bennett J.W. (2013). Ongoing soil arsenic exposure of children living in an historical gold mining area in regional Victoria, Australia: Identifying risk factors associated with uptake. *Journal of Asian Earth Sciences*, 77, 256–261.

#### **TECHNICAL REPORTS**

Martin, R., Gilligan, A., James, M., Dalton, C., Chapman, D., Taylor, M., Cattle, S., & Nyland, G. (2016). Lead Expert Working Group report on managing residual lead contamination in North Lake Macquarie: Report prepared for the NSW Environment Protection Authority, December 2016.

Martin, R. Linking climate induced water deficit with canopy dieback on a forested scoria cone in Victoria's basalt plain. Report prepared for Parks Victoria. September 2009.

#### **BOOK CHAPTERS**

Dowling, K., Martin, R., Florentine S., & Pearce, D.C. The Role of the Geosciences in Sustainability and delivery of human and environmental health. Book chapter In Geoscience and the Sustainable Development Goals, British Geological Survey.

Dowling, K., Florentine, S., Martin, R., & Pearce, D.C. (2016). Sustainability and regional development: When brownfields become playing fields. In book: Sustainability in the Mineral and Energy Sectors, Chapter 17. CRC Press.

Florentine, S., Graz, P.F., Doronila, A.I., Martin, R., Dowling, K., & Fernando, N. (2016). Building suitable restoration approaches in the brownfields. In book: Sustainability in the Mineral and Energy Sectors, Chapter 13. CRC Press.



### **Cristiane Florido**

Environmental Scientist

engineers | scientists | innovators



#### **QUALIFICATIONS**

B.Eng., Civil and Environmental Engineering, Federal University of Santa Catarina – Florianopolis, Brazil

Postgraduate Degree, Contaminated Land Management, SENAC University – Sao Paulo, Brazil

#### **SPECIALTIES**

Site Investigations, Remediation and Validation

Project Management

Compliance Audits

Environmental Management Plans

Due Diligence

#### PROFESSIONAL SUMMARY

Cristiane has over eight years of experience in environmental assessment, remediation and management. She has conducted compliance audits in New South Wales, Sao Paulo and Rio de Janeiro in Brazil, where she has experience as a compliance auditor, and was responsible for the development, implementation and internal audits for 14001 compliance in foundry and smelting industries. Cristiane has postgraduate qualification in contaminated land. She has contributed to various projects, including preliminary and detailed site investigations, groundwater, waste classification and surface water monitoring.

#### MEMBERSHIPS AND TRAINING

- Australasian Land and Groundwater Association (ALGA) member
- Rail Industry Safety Induction (RISI)
- · First Aid Certification

#### **KEY PROJECT EXPERIENCE**

#### **Compliance Environmental Audits**

**CETESB** (Sao Paulo EPA, Brazil) – Cristiane conducted diverse site audits in various industries and developments. Responsible for the data analysis for environmental compliance and licensing.

**Schulz, Joinville, Brazil** – Cristiane worked as an internal auditor in foundry industry and machinery. She was responsible for implementing training, communication and compliance audits with ISO 14001.

**Metalurgica Dulong, Sao Bernardo Campo, Brazil** – Internal Auditor in a smelting facility. Cristiane has developed, implemented and was responsible for maintenance and compliance with ISO 14001.

#### **Environmental Management Plan**

Construction Environmental Management Plan (CEMP), Galston, NSW – Cristiane prepared a CEMP for a large-scale commercial/industrial development in Galston.

Construction Environmental Management Plan (CEMP), Hornsby, NSW – Cristiane prepared and updated CEMPs for a site in Hornsby.

**Environmental Management Plan (EMP), Eastern Creek, NSW** – Cristiane prepared an EMP for landfill gas at a site in Eastern Creek.

#### **Contaminated Site Assessments and Remediation**

Contamination Assessment and Remediation in Petrochemical, Duque de Caxias, Brazil – Cristiane was responsible for the coordination of contamination assessment projects, design and maintenance of remediation system in a petrochemical of polypropylene.

**Detailed Site Investigation (DSI), Dee Why, NSW** – Detailed Site Investigation involving soil investigation, groundwater monitoring well installation as part of a contamination assessment for high-density residential development.

**Detailed Site Investigation (DSI), Zetland, NSW** – Detailed Site Investigation involving soil investigation, groundwater monitoring well installation, dewatering



management plan as part of a contamination assessment for high-density residential development.

Preliminary Site Investigation, Detailed Site Investigation (DSI), Remediation Action Plan and Validation, Mascot, NSW – Preparation of PSI including desktop information review and site walkover followed by Detailed Site Investigation involving soil investigation, groundwater monitoring well installation, dewatering management plan, waste classification, asbestos management plan, remediation and validation as part of high-density residential development.

**Acid Sulfate Soils Management Plan, Warriewood, NSW** – Development of acid sulfate soils management plan, including monitoring neutralisation of acid soils and validation.

Waste Classification Assessment, Sydney Metro – Barangaroo, Chatswood, Central, NSW – Coordination and performance of waste classification samples from various Sydney Metro sites. Review of analytical data and reporting in accordance with NSW EPA (2014) Waste Classification guidelines.

**Waste Classification Assessment, Westconnex – Rozelle, NSW** – Performance of waste classification samples from various Westconnex Rozelle Interchange sites. Review of analytical data and reporting in accordance with NSW EPA (2014) Waste Classification guidelines.

**Surface Water Quality Monitoring, South Windsor, NSW** – Surface water monitoring, measurement of physicochemical parameters, sample collection, catchment & equipment inspection and water quality data analysis.

#### **Attachment B – Declaration**

#### **Independent Audit Declaration Form**

Project Name	JWD Development
Consent Number	SSD 10321
Description of Project	Construction of a residential development comprising four residential flat buildings to accommodate 201 dwellings, basement car parking, associated landscaping and public domain works.
Project Address	89 John Whiteway Drive, Gosford NSW 2250
Proponent	JWD Development
Title of Audit	Independent Environmental Audit of the development at 89 John Whiteway Drive, Gosford NSW 2250
Date	13 April 2022

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- 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;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from
  payment for auditing services) from any proponent, owner or operator of the project, their employees or any
  interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

#### Notes:

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

Name of Lead Auditor	Cheryl Halim
Signature	pury
Qualifications	• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)
	BE (Chemical)
	PhD (Chemical Engineering)
Name of Auditor	Diana Turner
Signature	Dura
Qualifications	BSc (Environmental, Soil Science Major)
	BSc (Hons) (Environmental, Soil & Microbiological Sciences)
Name of Support Auditor	Rachael Martin

Company	Geosyntec Consultants Pty Ltd	
Qualifications	<ul><li>BEng (Civil &amp; Environmental)</li><li>PostGrad (Contaminated Land Management)</li></ul>	
Signature	Stude	
Name of Support Auditor	Cristiane Florido	
	PhD (Environmental Geochemistry)	
Qualifications	BSc (Hons) (Environmental Management)	
Signature	Relact. Aff.	

#### Department of Planning and Environment



JWD Developments Pty Ltd ACN: 620 593 697 Level 26, 1 O'Connell Street Sydney New South Wales 2000

28 April 2022 Att: Todd Campling

Dear Mr Campling,

# Residential Development at John Whiteway Drive - (SSD-10321) Request for Independent Audit Team

I refer to your request (SSD-10321-PA-3) seeking agreement of the Planning Secretary of the Department of Planning and Environment (**Department**) a suitably qualified, experienced and independent audit team as required by Part D, Condition D35 of SSD-10321 (**Consent**). The residential development associated with the Consent is located at 89 John Whiteway Drive, Gosford (**Site**)

In accordance with Part D, Condition D35 of the Consent and the Independent Audit Post Approval Requirements 2020, as nominee of the Planning Secretary, I agreed to the appointment of the following audit team from Geosyntec Consultants Pty Ltd:

- Ms Cheryl Halim (Lead Auditor).
- Ms Diana Turner (Auditor),
- Ms Rachael Martin (Support Auditor), and
- Ms Cristiane Florido (Support Auditor).

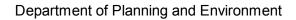
Please ensure this correspondence is appended to the Independent Audit Report.

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

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

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

Should you wish to discuss the matter further, please contact Gabriel Peters Shaw on 0288376395 or compliance@planning.nsw.gov.au





Yours sincerely

Julia Pope

Team Leader Compliance - Metro

Compliance

As nominee of the Planning Secretary



engineers | scientists | innovators

Geosyntec Consultants Pty Ltd ABN 23 154 745 525 Suite 1, Level 9, 189 Kent St Sydney NSW 2000 www.geosyntec.com.au

21322 L2 SSD10321 Change of Audit Team 27Sep22

27 September 2022

Department of Planning and Environment

Via Project Portal

Dear Sir/Madam,

#### Re: Notification of Independent Environmental Auditors, SSD10321, 89 John Whiteway **Drive, Gosford NSW 2250**

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by JWD Develoments Pty Ltd (JWD) to conduct an Independent Environmental Audit project for 89 John Whiteway Drive, Gosford NSW ('the site'). The site is listed as Lot 100 in DP 1075037 and Lot 1 in DP 45551.

The Independent Environmental Audit is conducted to meet Conditions D35 to D40 of State Significant Development (SSD) No. 10321, which state:

D35	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.
D36	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (DPIE 2020)
D37	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least four weeks notice to the applicant of the date or timing upon which the audit must be commenced.
D38	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (DPIE 2020), the Applicant must:
	<ul> <li>a. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (DPIE 2020), the Applicant must:</li> </ul>
	<ul> <li>b. (a) review and respond to each Independent Audit Report prepared under condition D36 and D37 of this consent;</li> </ul>
	c. (b) submit the response to the Planning Secretary and the Certifier; and
	(c) make each Independent Audit Report and response to it publicly available within 60 days of submission to the Planning Secretary.
D39	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 Approval Requirements (DPIE 2020).
D40	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (DPIE 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 an audit has demonstrated operational compliance.

The Independent Environmental Audit will be conducted in accordance with the NSW Government Independent Audit Post Approval May (June 2020) (IAPAR 2020).

DP&E previously provided an approval for the Audit team on 28 April 2022, however, Ms Cristiane Florido has since left Geosyntec. We therefore would like to add Ms Cissillia Young into the team as support auditor. Other team members remain the same as follows:

Cheryl Halim as Lead Auditor, assisted by Diana Turner (as Auditor) and Rachael Martin and Cissillia Young (as Support Auditors). It is noted that we have listed additional staff than we normally would to avoid potential delays due to Covid-19 isolation. Qualifications are included as Attachment A to this letter and the completed declaration form in accordance with IAPAR 2020 is provided in Attachment B.

The lead environmental auditor and auditors have completed a significant number of environmental site assessments, environmental management, and site audits on similar sites as identified in Attachment A.

Should you have any queries or wish to discuss any points, please do not hesitate to contact the undersigned.

Yours sincerely,

**Cheryl Halim** 

Independent Environmental Auditor/ Exemplar Global AU (ISO 19011:2018)

(No. 11280933-7383767)

**Geosyntec Consultants Pty Ltd** 

Attachments: Attachment A – CVs

Attachment B - Declaration

#### Attachment A - CVs



engineers | scientists | innovators

### **Cheryl Halim**

B.E., PhD. Principal

**Independent Environmental Auditor** 



#### **QUALIFICATIONS**

B.E. (Hons), Chemical Engineering, University of New South Wales

PhD, Chemical Engineering, University of New South Wales

Exemplar Global AU & TL (ISO 19011:2018) (Cert. No. 11280933-7383767)

#### **SPECIALTIES**

Site Investigations, Remediation and Validation

Project Management

Risk Assessment

Contaminated Land Site Audits

Independent Environmental Audits

Landfill, Waste

Environmental Management Plans

Due Diligence

Specialist Advice

#### PROFESSIONAL SUMMARY

Cheryl has over fifteen years' experience in environmental assessment, remediation and management and has conducted contaminated land site audits in New South Wales, Western Australia, Australian Capital Territory, and South Australia. Cheryl's postgraduate qualification in chemical engineering and waste provide specialist skills in assessing for environmental and waste compliance. As an Exemplar Global Auditor, Cheryl has conducted several independent environmental audits in accordance with NSW Government (2018 & 2020) Independent Environmental Audit Post Approval Requirements.

Cheryl has recently been involved in providing advice for WA Department of Water and Environmental Regulation and NSW Department of Health. Cheryl has conducted health risk assessments for a variety of projects including service stations, colliery, and for the NSW Department of Health.

#### MEMBERSHIPS AND TRAINING

- Asbestos Interest Group Committee, Australasian Land & Groundwater Association (ALGA)
- Principles of Risk Assessment and Management, South Australian Centre for Public Health, 2008
- ALGA A-Z Ground Gas Workshop, 2016
- Occupational Health & Safety (OHS) General Induction, WorkCover NSW, 2006
- 48 Hour OHS Training and 8 Hour Occupational Safety & Health Administration Refresher Training, Coffey Environments, 2007
- Track Safety Induction, Southern Cross Rail, 2006
- Electrical Awareness Training, Southern Cross Rail, 2006
- OHS Consultation, WorkCover NSW, 2005

#### **KEY PROJECT EXPERIENCE**

#### **Independent Environmental Audits**

**Roseville College, Roseville** – LeadAuditor for the construction phase of the Roseville College (required as part of SSD 9912).

**Vopak Site B4A** – Auditor for the construction and operational phase of the Vopak Site B4A bulk liquid storage (required as part of SSD 7000).

**Holt Land Rehabilitation Centre** – Auditor for the operational phase of the landfill operation (voluntary audit).

**Brewery Yard, Chippendale** – Auditor for the operational phase of the former Brewery Yard building for commercial use (required as part of SSD 9374).

**UNSW Cliffbrook Stage 1 Heritage-Listed Building Refurbishment** – Lead Auditor for the construction phase of the UNSW Cliffbrook Stage 1 development (required as part of SSD 8126).

**UNSW Cliffbrook Stage 1 Heritage-Listed Building Refurbishment** – Lead Auditor for the construction phase of the UNSW Cliffbrook Stage 1 development (required as part of SSD 8126).



**Western Sydney University, Bankstown, NSW** – Auditor for the construction of Western Sydney University (required as part of SSD 9831).

Iglu Redfern 2, Redfern, NSW - Auditor for the construction of Iglu Redfern 2 (required as part of SSD 9275).

**Cranbrook School, Bellevue Hill, NSW** – Lead Auditor and waste specialist for the construction of Cranbrook School (required as part of SSD 8812).

**Sydney Zoo, Bungarribee, NSW** – Auditor and waste specialist for the construction and operation of Sydney Zoo (required as part of SSD 7228).

**Western Sydney University, Parramatta, NSW** - Auditor for the construction of Western Sydney University (required as part of SSD 9670).

#### **Audit**

Audit assistant for over 100 statutory and non-statutory audits under the NSW CLM Act 1997 and other states. General scope of work included review of environmental assessment reports, environmental compliance during remediation, waste compliance, preparation of site audit reports.

**The Shore School, North Sydney, NSW** – Audit assistance on the redevelopment of the Shore School (required as part of SSD).

**Ferrovial York Joint Venture Warringah Road Expansion** – Audit assistance for the Warringah Road expansion, which is required by state significant infrastructure (SSI) conditions.

**Cumberland Council, Pemulwuy** – Audit assistance for the proposed commercial/industrial development at Council land at Pemulwuy.

**Thirdl Group, 31-41 William Street, Alexandria** – Audit assistance for the development of a high density residential building with basement carpark.

**Bathla Group, Schofields, NSW** – Audit assistance on the proposed low density residential land subdivision at Schofields.

**Stockland, Marsden Park, NSW** – Audit assistance on the proposed low density residential land subdivision at Marsden Park.

Meriton, Lidcombe, NSW – Audit assistance on the proposed high density residential apartments in staged process.

**EG Funds, Summer Hill, NSW** – Audit assistance on the proposed high density residential apartments and open space landuses in staged process.

**Endeavour Energy, Harris Park, NSW** – Audit assistance on the proposed low density residential land.

Meriton Group, 330 Church Street, Parramatta, NSW – Audit assistance on the proposed open space landuse.

Thirdl Group & Milligan Group, 830-838 Elizabeth Street, Waterloo, NSW — Audit Assistance on the proposed high density residential property.

**The ACT Government, Capital Metro Project, Canberra, ACT** – Audit assistance on the proposed light rail route from Civic to Gungahlin.

**Viva Energy Australia, Coles Express Service Station, 194 Pacific Highway** – Audit assistance on the site audit of a Coles Express Service Station, where petroleum hydrocarbon impact has migrated offsite to an adjacent residential apartment.

Parklane Group, 63-85 Victoria Street, Beaconsfield, NSW – Audit assistance on the proposed residential development at Beaconsfield.

**XR Property Developments, 146-156 Botany Road, Alexandria, NSW** – Audit assistance on the proposed residential development at Alexandria. The site has been notified to the EPA due to the offsite migration of petroleum hydrocarbon.

**Central Coast Automotive, Gosford, NSW** – Audit assistance on a large parcel of land, comprising former service station, former vehicle maintenance, former carwash buildings.



Ceedive, Former Lithgow Pottery Estate, NSW - Audit assistance on a former pottery estate site at Lithgow.

Forbes City Council, Former Forbes Gasworks, NSW – Audit assistance on a former Forbes Gasworks.

**Gunnedah Council, Gunnedah Airport, NSW** – Audit assistance on a former pesticide spraying facility, Gunnedah Airport, Gunnedah.

#### **Risk Assessment**

**Dahua, Waterloo, NSW** – Review of human health risk assessment report for the proposed high density residential and open space landuse development for impact from offsite dry cleaning facility. The review was conducted as part of a site audit.

**PDS Group, Pyrmont, NSW** – Review of human health risk assessment report for the proposed high density residential and commercial development for impact from historical Council depot. The review was conducted as part of a site audit.

**VIG Group, Pagewood** – Review of human health risk assessment reports and development of site-specific screening level for the proposed low density and high density residential, open space and commercial/industrial development. The review was conducted as part of a site audit.

**Thirdl Group, Alexandria, NSW** – Review of human health risk assessment report for the proposed high density residential and commercial development. The review was conducted as part of a site audit.

**Penrith City Council, Penrith, NSW** – Review of human health risk assessment report for the proposed park and high density residential development. The review was conducted as part of a site audit.

**McNally Management, Alexandria, NSW** – Review of human health risk assessment for a high density residential apartment. The review was conducted as part of a site audit.

**Various Caltex and Mobil Service Stations** – Health risk assessment of potential soil, groundwater and soil vapour impact at former Caltex and Mobil service stations.

**Boral Limited, Confidential site** – Health risk assessment of the potential risk of water from colliery used by mine workers and nearby village residents.

**NSW Department of Health** – Onsite health risk assessment of potential risk of groundwater contamination in a slab-on-ground building of a former ambulance station.

**Caltex Refinery, Kurnell, NSW** – Qualitative risk assessment studies of the processes and the current status of soil and groundwater contamination at Caltex Refinery, Kurnell.

#### **Site Assessment and Remediation**

City of Sydney Council, Federal Park, Annandale, NSW – Detailed site investigation, remediation and validation of Federal Park, Annandale. The contamination identified included PAHs and asbestos. Remediation comprised capping of impacted material beneath validated material over the entire site. The site is subject to a long term environmental management plan.

**UrbanGrowth NSW, North Eveleigh West and South Eveleigh, NSW** – Site investigation at the North Eveleigh West (approximately 3ha) and South Eveleigh (approximately 4.8ha) proposed residential development, which is a major development project in Sydney. Scope of work included project management, review of historical records and investigation reports, preparation of sampling plan for a detailed site investigation, preparation of investigation reports, preparation of remedial action plans (RAPs), liaison with Urban Growth NSW, site auditor, design team and other stakeholders.

**NSW Ports, Intermodal Terminal Centre at Enfield, NSW** – Validation of the Intermodal Terminal Centre at Enfield (ILC @ Enfield). Various contamination (including asbestos, petroleum hydrocarbon, etc.) was present at the site. The scope of work included review of significant number of available reports and documents provided by NSW Ports and contractors, preparation of validation reports, liaison with contractors and site auditor. I have prepared all the validation reports for the site, which were approved by the site auditor, resulting in site auditor sign off.

### **PwC's Auditor Training**

### Certificate of Attainment

awarded to

# Cheryl Halim

## Becoming a Skilled Lead Auditor

Exemplar Global AU - Auditing Management Systems (ISO 19011:2018) Exemplar Global TL - Lead Audit Teams (ISO 19011:2018)



Certificate No: 11280933-7383767

Course End Date: 26 Mar 2021

Certificate Issue Date: 27 Mar 2021

Tom Barham

Training Manager





### Diana Turner

Senior Environmental Scientist

engineers | scientists | innovators



#### **QUALIFICATIONS**

B.Sc., Environmental, Soil Science Major, Australian Catholic University

B.Sc. (Hons), Environmental, Soil & Microbiological Sciences, Australian Catholic Univeristy

#### **SPECIALTIES**

Assessment of contaminated sites,

Remediation & validation

Environmental and human health risk assessments

Contaminated land due diligence reviews

Phase 1 & 2 site assessments

Environmental management systems review and preparation (ISO14001)

Environmental input for road upgrade

Acid sulfate soil assessments and management plans

#### PROFESSIONAL SUMMARY

Diana is a highly experienced Senior Environmental Scientist, who has worked within the contaminated land industry an environmental scientist since 2002. Her experience comes from wide ranging projects including site assessments, environmental audits and contaminated site management for clients across Australia. Her background in environmental legislation enables her to advise clients on regulatory issues and requirements. Diana's approach puts clients' needs first and she has outstanding relationship skills gained from successfully managing complex projects and diverse stakeholder groups. A passionate problem solver, she looks beyond the task at hand to exceed client expectations.

Diana has completed numerous projects involving assessment and remediation of contaminated land throughout Australia and has conducted various compliance and environmental audits. The projects completed include large industrial sites being redeveloped for residential purposes, industrial subdivisions, industrial investigation and remediation, infrastructure developments, landfill remediation and rehabilitation, and agricultural property redevelopments. Diana's responsibilities in these projects included project management, client liaison, analysis and interpretation of data, and reporting.

Diana also has experience auditing under the International Organization for Standardization (ISO). Specifically, Diana is trained in ISO14001 compliance, and has completed numerous audits against this standard for pharmaceutical and industrial clients throughout Australia and NZ.

Diana has additionally spent time as an environment and health and safety (EHS) advisor for a large consulting company. This role reported directly to the company Director and involved assessment of compliance of the company's EHS performance for both office and field based activities. Key to this role was the maintenance of the company's Environmental Management System and supporting the company through ISO certification audits.

#### **MEMBERSHIPS AND TRAINING**

- RABQSA ISO14001 Independent Environmental Auditor Training
- Certified Environmental Practitioner (CEnvP No. 193), November 2007
- 24hr Occupational Health & Safety Training for Contaminated Sites
- WorkCover OHS General Induction for Construction Work in NSW (White Card)
- Committee Member of NSW branch of Environment Institute of Australia and New Zealand
- Principles of Risk Assessment and Management, South Australian Centre for Public Health, 2008
- Occupational Health & Safety (OHS) General Induction, WorkCover NSW, 2001
- Track Safety Induction, 2005



#### **KEY PROJECT EXPERIENCE**

#### **Independent Environmental Audits**

**Vopak Site B4A** – Auditor for the construction and operational phase of the Vopak Site B4A bulk liquid storage (required as part of SSD 7000).

**Brewery Yard, Chippendale** – Support Auditor for the operational phase of the former Brewery Yard building for commercial use (required as part of SSD 9374).

#### Environment Health and Safety Audits - Various, NSW, ACT, VIC, New Zealand

Assisted in numerous EHS audits within the Australasia – including compliance, due diligence, M&A, site assessments and development of audit protocols for a variety of clients, including:

- Pfizer pharmaceuticals
- Diona infrastructure / construction
- Kodak manufacturing
- Alcoa manufacturing
- GE real estate
- Brunswick Corporation (Aus/NZ) marine manufacturing
- Global Renewables manufacturing / waste processing

#### **Auditing - Various NSW and ACT**

As part of the Contaminated Land Management Act, assisting Auditor's in the preparation of review documents, site visits, risk assessments, and audit reports. This has included in excess of thirty completed audit sites in NSW and ACT.

#### Due Diligence Environmental Site Assessment - Various, Australia

Completion of numerous Phase I Environmental Site Assessments for a large number of private clients in the pre- or post- acquisition phase of site ownership. Phase I assessments have been conducted on various properties from offices to warehousing to large industrial operations throughout Sydney, NSW and Australia. Roles include site visits, meetings, site histories, permitting, research and reporting.

#### Contaminated Site Assessments - Various, NSW, QLD, WA, VIC

Project management, planning, on-site supervision of fieldwork, liaison with client and contractors, data analysis, review and reporting. Assessments have been conducted for government bodies, and private industry on a range of sites, from residential to large industrial. Investigations have included soil and groundwater studies, risk assessments, combined geotechnical studies, classification of materials for offsite disposal and acid sulphate soil assessments.

#### Remediation and Validation - Various, NSW, QLD, VIC

These projects include preparation of remediation action plans (RAPs), completed to address the site specific issues identified during the investigative stages of works. Upon completion of the RAPs, the remedial field works and validation were then completed in accordance with NSW DECC guidelines.



### **Rachael Martin**

B.Env.Mgmt., PhD Senior Environmental Scientist

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#### **QUALIFICATIONS**

PhD Sciences (Environmental Geochemistry), Federation University Australia 2017

B.Sc., Environmental Management (Honours), University of Ballarat 2012

#### **SPECIALTIES**

Research

Project Management

Site Investigation

Risk Assessment of Contamination

Environmental Auditing

#### PROFESSIONAL SUMMARY

Rachael is a highly motivated, multi-disciplinary environmental scientist with experience in design, implementation, and coordination of complex research projects to investigate the potential risks and impacts of environmental contaminants. Her technical expertise includes characterisation, exposure pathway identification, and health impacts of toxicants with a strong focus on contaminated land issues and compliance. She has assisted in many site audit projects.

Rachael's previous research has focussed on the characterisation and bioaccessibility of heavy metals in mine waste dust. She is an accomplished project manager and author of scientific papers for international journals and state government agencies. She continues to publish and present her research and maintains her status as Research Associated with Federation University Australia.

#### MEMBERSHIPS AND TRAINING

- · Research Associate with Federation University Australia
- Chair Geosciences Industry Advisory Group, Federation University Australia
- Former recipient of the Australian Institute of Nuclear Science and Engineering
  Post Graduate Research Award to conduct laboratory work at the Australian
  Nuclear Science and Technology Organisation facilities to investigate the
  toxicological properties of heavy metal-impacted mine wastes

#### SELECTED KEY PROJECT EXPERIENCE

**Selected Auditing and Compliance Work** 

**TfNSW**, Beaches Link and Gore Hill Freeway Connection Project – Current site audit project to review the Environmental Impact Statement for Contaminated Land (including human health risk assessment) and Groundwater, and to review a sitewide Framework Sampling and Analysis Quality Plan.

NSW EPA, Compliance Monitoring, Remediation of Former Antimony Processing Facility, Urunga NSW – Monitored project compliance against detailed management plans for soil treatment, containment cell construction, water and air quality.

John Holland & Seymour White Joint Venture, Sydney Gateway Road Project - Current site audit project requiring review of the Construction Environmental Management Plans and Sub-plans, and monitoring compliance for waste management and disposal activities on State and Federal lands.

Grindley Constructions, Wentworthville Primary School Development – Review contaminated site investigations, suitability and practicability of Remediation Action Plan, and adequacy of Interim Environmental Management Plans for each development stage within the school. Monitor compliance for waste management and disposal activities and imported materials.

**Office of Strategic Lands, Riverstone NSW** – Reviewed Detailed Site Investigation, Asbestos Management Plan, and Remediation Action Plan for a 4,520 m² vacant site with friable asbestos, lead and zinc impacts to confirm suitability for proposed road and drainage use.

**School Infrastructure NSW, Three New School Sites** – Reviewed documentation for all materials imported to site to ensure suitability for the proposed land use, and compliance against NSW EPA Resource Recovery Orders and Exemptions.



#### **Original Research**

**Arsenic in mine waste** - During her PhD, Rachael systematically measured the proportion of dust particles within historical mine waste deposits in regional Victoria. She validated and implemented a novel method for the collection and characterisation of inhalable particulates with an emphasis on arsenic exposure assessment. Rachael also resolved fundamental questions concerning human exposure pathways to arsenic in airborne mine waste dust, including the bioaccessibility of arsenic in historical mine waste materials.

**Arsenic uptake by children** - During her Honours research, Rachael conducted a follow-up study aimed at investigating the uptake of arsenic by children living in historical gold mining areas in regional Victoria. The study identified a positive correlation between the arsenic content of children's toenails and the arsenic concentration in their residential soil. Importantly, the research confirmed that younger children were more likely to have high levels of arsenic uptake than older children.

**Dust disease latency project** - while working for icare NSW (Dust Diseases Care), Rachael interrogated client database information systems and analysed large volumes of information to gain valuable insights into the prevalence and incidence of occupational dust diseases in NSW. She designed and conducted statistical analyses in support of a disease latency initiative aimed at better understanding compensable dust diseases in NSW, with a focus on mesothelioma, asbestos-related lung cancer, asbestosis, and silicosis. Rachael identified disease latency trends to support the icare NSW service delivery model.

#### **Technical Reviews**

**Toxicological reviews** – in her current role with Geosyntec, Rachael has conducted comprehensive toxicological reviews for more than 20 contaminants, including heavy metals, chlorinated solvents, and petroleum hydrocarbons for human and ecological health risk assessment projects.

**Human Health and Ecological Risk Assessment** – reviewed a HHERA to evaluate the suitability of a proposed site-specific target level for arsenic, in support of a Site Audit in the Canberra, ACT region.

**Lead Author for EPA-commissioned Lead Expert Working Group** - While working for NSW EPA, one of Rachael's roles was coordinating lead author for the Lead Expert Working Group's report to evaluate the effectiveness of remedial activities in the former lead smelting town, Boolaroo. This was a multi-faceted role which drew upon Rachael's skills in soil, water and air contamination data analysis, lead bioavailability, and conceptual site model development, as well as the regulatory framework for waste in NSW.

**Mixed waste organic outputs (MWOO)** health risk assessment technical advice – while working for NSW Health, Rachael provided high-level technical advice to NSW Health's Expert Panel regarding the NSW EPA's human health risk assessment of the application of MWOO to agricultural land in NSW. This multi-faceted project required an indepth understanding of, and ability to critically appraise, all lines of evidence and exposure assumptions.

Occupational lung disease case finding study - Rachael was a member of a small team conducting a case finding study for a confidential client to better understand the burden of an occupational lung disease in NSW. Rachael's role was to review the epidemiological aspects of the disease, and to report on changes in disease incidence over time, based on various data sources. During this project, she modelled the incidence and prevalence of silicosis within a high-risk industry. The report was presented to the NSW Government to assist with future disease case finding, reporting and management.

Health impacts of asbestos - in her current role with Geosyntec, Rachael delivered a project for an international bank (client) in which she investigated and reported on the direct and indirect health costs of asbestos use in five different countries. As part of this study, Rachael used online data sources to estimate the incidence, prevalence, and long-term prevalence of asbestos-related diseases for five different countries. This project drew upon Rachael's knowledge of the complexities associated with asbestos-related diseases (ARDs), as well as her ability to recognise the barriers to reporting the true impacts of ARDs, such as a lack of medical screening; long latency periods between time first exposed and diagnosis; lack of detailed worker history; and the fact that ARDs are not yet notifiable in these countries.

**Arsenic in mine waste research** – during her PhD, Rachael systematically measured the proportion of dust particles within historical mine waste deposits in regional Victoria. She validated and implemented a novel method for the collection and characterisation of inhalable particulates with an emphasis on arsenic exposure assessment. Rachael also resolved fundamental questions concerning human exposure pathways to arsenic in airborne mine waste dust, including the bioaccessibility of arsenic in the lungs.



#### **PUBLICATIONS**

Martin, R., Dowling, K., Nankervis, S., Pearce, D., Florentine, S., & McKnight, S. (2017). In vitro assessment of arsenic mobility in historical mine waste dust using simulated lung fluid. *Environmental Geochemistry and Health*, 40(3), 1037–1049.

Martin, R., Dowling, K., Pearce, D.C., Florentine, S., McKnight, S., Stelcer, E., Cohen, D.D., Stopic, A., & Bennett J.W. (2017). Trace metal content in inhalable particulate matter (PM2.5–10 and PM2.5) collected from historical mine waste deposits using a laboratory-based approach. *Environmental Geochemistry and Health*, 39(3), 549–563.

Martin, R., Dowling, K., Pearce, D.C., Florentine, S., McKnight, S., Stelcer, E., Cohen, D.D., Stopic, A., & Bennett, J.W. Trace metal content in inhalable particulate matter (PM2.5–10 and PM2.5) collected from historical mine waste deposits using a laboratory-based approach. *Environmental Geochemistry and Health*, 39(3), 549–563.

Martin, R., Dowling, K., Pearce, D.C., Bennett, J., Stopic, A., & Florentine, S. (2016). Size-dependent characterisation of historical gold mine wastes to examine human pathways of exposure to arsenic and other potentially toxic elements. *Environmental Geochemistry and Health*, 38(5), 1097–1114.

Martin, R., Dowling, K., Pearce, D.C., Sillitoe, J., & Florentine, S. (2014). Health effects associated with inhalation of airborne arsenic arising from mining operations. *Geosciences*, 4(3), 128–175.

Martin, R., Dowling, K., Pearce. D.C., Stopic, A., & Bennett J.W. (2013). Ongoing soil arsenic exposure of children living in an historical gold mining area in regional Victoria, Australia: Identifying risk factors associated with uptake. *Journal of Asian Earth Sciences*, 77, 256–261.

#### **TECHNICAL REPORTS**

Martin, R., Gilligan, A., James, M., Dalton, C., Chapman, D., Taylor, M., Cattle, S., & Nyland, G. (2016). Lead Expert Working Group report on managing residual lead contamination in North Lake Macquarie: Report prepared for the NSW Environment Protection Authority, December 2016.

Martin, R. Linking climate induced water deficit with canopy dieback on a forested scoria cone in Victoria's basalt plain. Report prepared for Parks Victoria. September 2009.

#### **BOOK CHAPTERS**

Dowling, K., Martin, R., Florentine S., & Pearce, D.C. The Role of the Geosciences in Sustainability and delivery of human and environmental health. Book chapter In Geoscience and the Sustainable Development Goals, British Geological Survey.

Dowling, K., Florentine, S., Martin, R., & Pearce, D.C. (2016). Sustainability and regional development: When brownfields become playing fields. In book: Sustainability in the Mineral and Energy Sectors, Chapter 17. CRC Press.

Florentine, S., Graz, P.F., Doronila, A.I., Martin, R., Dowling, K., & Fernando, N. (2016). Building suitable restoration approaches in the brownfields. In book: Sustainability in the Mineral and Energy Sectors, Chapter 13. CRC Press.



engineers | scientists | innovators

### **Cissillia Young**

Ph.D., Chemical Engineering, B.Eng., Audit Assistant



#### **QUALIFICATIONS**

Ph.D., Chemical Engineering, University of New South Wales, 2005

B.Eng., Chemical Engineering (Hons), University of New South, 2001

#### **SPECIALTIES**

Environmental liability valuation

Site investigation and characterisation

Compliance and Audit Support

#### PROFESSIONAL SUMMARY

Cissillia has 7 years of experience working as an environmental consultant in Singapore and Australia. She has a Doctorate in Chemical Engineering. During her career as an environmental consultant, she managed budgets, data, contractors, and clients and has had experience in the petroleum sector, as well as site audits. Cissillia has been enriching her business and interpersonal skills by in data acquisition, validation, auditing and reporting. She is currently a member the Geosyntec Audit Team and is involved in site audits to meet Contaminated Land Management Act 1997 and Independent Environmental Audits to meet State Significant Development consent conditions.

#### **KEY PROJECT EXPERIENCE**

#### **Audits**

**ICON**, **Brewery Yard**, **Chippendale**, **NSW** – Auditor in training for the construction phase of the former Brewery Yard building (required as part of SSD 9374).

**Roberts Co, Wentworth Point, NSW** – Preparation of Construction Environmental Management Plan and Asbestos Management Plan.

**Molonglo 132kV Relocation Project, Molonglo, ACT** – Review of Contaminant Management Plans (CMPs) for transmission line upgrade works by Zinfra and Woden Contractors Pty Ltd (Wodens).

**The Concord Hospital, Concord, NSW** – Audit assistance on the redevelopment of the Concord Hospital.

**City of Parramatta Square, Parramatta, NSW** – Audit assistance on the redevelopment of Parramatta Square Town Hall.

**Gamuda Australia, M12, NSW** – Audit assistance on the construction of the Westmead Metro Station.

#### **Environmental Assessments**

**CALTEX** – Environmental assessments and project management, proposal and quotation, management and coordination of contractor, client, and government agencies, data analysis and report, permit application, regulatory compliance, and pollution control studies.

**SHELL** – Environmental assessments and project management, proposal and quotation, management and coordination of contractor, client, and government agencies, data analysis and report, permit application, regulatory compliance, and pollution control studies.

**BOC Gases** – Environmental assessments and project management, proposal and quotation, management and coordination of contractor, client, and government agencies, data analysis and report, permit application, regulatory compliance, and pollution control studies.

Abacus - Phase 1 Environmental Assessment, Croydon.

**Abacus** – Phase 1 Environmental Assessment, Leumeah.

Abacus - Phase 1 Environmental Assessment, Kirrawee.

#### **Attachment B – Declaration**

#### **Independent Audit Declaration Form**

Project Name	JWD Developments
Consent Number	SSD 10321
Description of Project	Construction of a residential development comprising four residential flat buildings to accommodate 201 dwellings, basement car parking, associated landscaping and public domain works.
Project Address	89 John Whiteway Drive, Gosford NSW 2250
Proponent	JWD Development
Title of Audit	Independent Environmental Audit of the development at 89 John Whiteway Drive, Gosford NSW 2250
Date	27 September 2022

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- 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;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from
  payment for auditing services) from any proponent, owner or operator of the project, their employees or any
  interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

#### Notes:

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

Le sul
- Avery
Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)
BE (Chemical)
PhD (Chemical Engineering)
Diana Turner
Durie
BSc (Environmental, Soil Science Major)
BSc (Hons) (Environmental, Soil & Microbiological Sciences)
Rachael Martin

Signature	Reclaration of the second
Qualifications	BSc (Hons) (Environmental Management)
	PhD (Environmental Geochemistry)
Name of Support Auditor	Cissillia Young
Signature	A luca
Qualifications	BEng (Chemical)
	PhD (Chemical Engineering)
Company	Geosyntec Consultants Pty Ltd
Company Address	189 Kent St Sydney NSW 2000

#### Department of Planning and Environment



The Proper Officer JWD Developments Pty Ltd ACN: 620 593 697 Level 26, 1 O'Commell Street Sydney NSW 2000

Att: Robert Longo (Deicorp)

03/11/2022

Dear Mr Longo

# Residential Development at 89 John Whiteway Drive Gosford - SSD- 010321 Audit team replacement nomination

I refer to your request (SSD-10321-PA-10) for the Secretary's approval of a suitably qualified person to conduct and prepare the Independent Environmental Audit (**IEA**) for the Residential Development at 89 John Whiteway Drive, Gosford (**Site**) for the development consent SSD-10321, as modified (**Consent**).

The Department of Planning and Environment (**department**) has reviewed the replacement nomination and information you have provided and is satisfied that Ms Cissillia Young is suitably qualified and experienced. Consequently, I can advise that the Secretary approves the appointment of Ms Cissillia Young to replace Ms Cristiane Florido as a 'support auditor'.

In accordance with Part D, Condition D35 of the Consent and the Independent Audit Post Approval Requirements 2020, as nominee of the Planning Secretary, I agree to the appointment of the following audit team from Geosyntec Consultants Pty Ltd:

- Ms Cheryl Halim (Lead Auditor),
- Ms Diana Turner (Auditor),
- Ms Rachael Martin (Support Auditor), and
- Ms Cissillia Young (Support Auditor).

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

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

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



#### Department of Planning and Environment

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

Should you wish to discuss the matter further, please contact Gabriel Peters Shaw on 02 8837 6395 or email\_compliance@planning.nsw.gov.au

Yours sincerely

Julia Pope

Team Leader Compliance - Metro

Compliance

As nominee of the Planning Secretary



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Geosyntec Consultants Pty Ltd ABN 23 154 745 525 Suite 3.04, 1 York St Sydney NSW 2000 www.geosyntec.com.au

21322 L6 DPE Consultation SSD10321 JWD Development Gosford Consultation to DPE 20Apr23

20 April 2023

Department of Planning and Environment

Via email gabriel.petersshaw@dpie.nsw.gov.au

Dear Gabriel,

Re: Independent Environmental Audit, 89 John Whiteway Drive, Gosford NSW 2250.

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Artazan Property Group (APG) to conduct an Independent Environmental Audit project for 89 John Whiteway Drive, Gosford NSW 2250 ('the site'). The site is legally identified as Lot 100 in DP 1075037 and Lot 1 in DP 45551 and occupies an area of approximately 2.2 ha.

The Independent Environmental Audit is conducted to meet Conditions D35 to D40 of the SSD 10321 Mod2 (3 June 2022).

The Independent Environmental Audit will be conducted in accordance with the NSW Government Independent Audit Post Approval (May 2020) (IAPAR 2020).

The proposed audit team includes Cheryl Halim as Lead Auditor, assisted by Cissillia Young as support Auditor. The Audit team has been approved by DP&E in a letter dated 3 November 2022 (Attachment A)

As required by the IAPAR (2020), we need to conduct consultation with DP&E and other agencies. As such, please advise if there are any items that need to be included as part of our second Audit which has been scheduled for 15 May 2023.

Should you have any queries or wish to discuss any points, please do not hesitate to contact the undersigned.

Yours sincerely,

Cheryl Halim

Independent Environmental Auditor/ Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)

**Geosyntec Consultants Pty Ltd** 

Attachments: Attachment A – Approval of Audit Team

# Attachment A – Approval of Audit Team

#### Department of Planning and Environment



The Proper Officer JWD Developments Pty Ltd ACN: 620 593 697 Level 26, 1 O'Commell Street Sydney NSW 2000

Att: Robert Longo (Deicorp)

03/11/2022

Dear Mr Longo

# Residential Development at 89 John Whiteway Drive Gosford - SSD- 010321 Audit team replacement nomination

I refer to your request (SSD-10321-PA-10) for the Secretary's approval of a suitably qualified person to conduct and prepare the Independent Environmental Audit (**IEA**) for the Residential Development at 89 John Whiteway Drive, Gosford (**Site**) for the development consent SSD-10321, as modified (**Consent**).

The Department of Planning and Environment (**department**) has reviewed the replacement nomination and information you have provided and is satisfied that Ms Cissillia Young is suitably qualified and experienced. Consequently, I can advise that the Secretary approves the appointment of Ms Cissillia Young to replace Ms Cristiane Florido as a 'support auditor'.

In accordance with Part D, Condition D35 of the Consent and the Independent Audit Post Approval Requirements 2020, as nominee of the Planning Secretary, I agree to the appointment of the following audit team from Geosyntec Consultants Pty Ltd:

- Ms Cheryl Halim (Lead Auditor),
- Ms Diana Turner (Auditor),
- Ms Rachael Martin (Support Auditor), and
- Ms Cissillia Young (Support Auditor).

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

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

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



#### Department of Planning and Environment

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

Should you wish to discuss the matter further, please contact Gabriel Peters Shaw on 02 8837 6395 or email\_compliance@planning.nsw.gov.au

Yours sincerely

Julia Pope

Team Leader Compliance - Metro

Compliance

As nominee of the Planning Secretary

Thank you for contacting me and requesting consultation for the second IEA for 89 John Whiteway Drive, Gosford – SSD 10321.

The Department of Planning and Environment does not have any additional requirements that are not already captured by section 3.3 of the IAPAR (May 2020).

If you have any questions about this please don't hesitate to contact me.

Kind regards, Gabriel Peters Shaw Senior Compliance Officer

Planning & Assessment | Department of Planning and Environment To 2 8837 6395 | M 0499421171 | Egabriel petersshaw@dpie.nsw.gov.au Locked Bag 5022 | PARRAMATTA NSW 2124 www.clibie.nsw.gov.au

NSW

From: Cissilla Young «Cissilla Young@Geosyntec.com>
Sent: Thuriday, 20 April 2023 3:03 AM
Tric Galariel Peter's Save applietic petershalw@dpe.nsw gov.au
Tric Galariel Peter's Save applietic petershalw@dpe.nsw gov.au
CC: Chery Hallm -chery/halimigeosyntec.com>. Cissilla Young Gostolia Young Gostyntec.com>
Subject: DFE IEA J. Consultation - 89 Ahm Whiteway Drive, Gostjord - SSD103231

Dear Gabriel.

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Artazan Property Group (APG) to conduct an Independent Environmental Audit project for 89 John Whiteway Drive, Gosford NSW 2250 (the site'). The site is legally identified as Lot 100 in DP 1075037 and Lot 1 in DP 4555 and occupies an area of approximately 2.2 ha.

The Independent Environmental Audit is conducted to meet Conditions D35 to D40 of the SSD 10321 Mod2 (3 June 2022).
The Independent Environmental Audit will be conducted in accordance with the NSW Government Independent Audit Post Approval (May 2020) (IAPAR 2020).

The proposed audit team includes Chenyl Halim as Lead Auditor, assisted by Cissilla Young as support Auditor. The Audit team has been approved by DR&E in a letter dated 3 November 2002 (Attached). As required by the IAPAR (2001), we need to conduct consultation with DP&E and other agencies. As such, please advise if there are any items that need to be included as part of our second Audit which has been scheduled for 15 May 2003. Should you have any queries or wish to discuss any points, please do not heatfall to contact us.

Sent on behalf of Cheryl Halim, Lead Auditor.

Kind Regards,

Cissillia Young Environmental Engineer

Geosyntec Consultants Pty Ltd A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000 P: +61 (2) 9251 8070 M: +61 405 578 350

geosyntec | SiREM | savron

Dear Cheryl,

I have discussed this with several other DPF compliance officers and the consensus is that the usual gractice is for the auditor to directly contact the compliance team/officer for the scope of the IFA consultation. The auditor then attaches evidence of this consultation to the IFA report

Thanks and kind regards, Gabriel Peters Shaw Senior Compliance Officer

Planning & Assessment | Department of Planning and Environment TO 2 8837 6395 | M 0499421171 | E gabriel petersshaw@dpie.nsw.go Locked Bag 5002 | PARRAMATTA NSW 2124 wacou.dpie.nsw.gov.au



GOVERNMENT OF BONG, Industry and Environment acknowledges that it stands on Aborginal land. We acknowledge the traditional catalogies of the land and we show our reserve to refer nor? remove made animate tradition.

From: Cheryl Hallim (Cheryl Hallim@Geountee.com)
Sent: Friday, 11 November 2022 10:40 AM
To Cabriel Peters Shaw cgabaic Interschaw@Geie naw.gov.uuTo: Cabriel Peters Shaw cgabaic Interschaw@Geie naw.gov.uuCE: Rebeks Islall (Sebeks Islall@Geoventee.com). Diana Turmer (Diana Turmer @Gei
Subject: RE: DE RE: Consultation: 88 John Whiteway Diver, Geoford - SSD10321

Dear Gabriel,

Thank you for your email and your list of concerns that we should focus on during the audit. We will make sure this is addressed during the audit.

We note your preference for consultation directly with DP&E and we will do this in the future. Will this be only for this project for other projects as well? I had been requested ording it.

Thank you again.

Kind Regards,

Dr Cheryl Halim Principal Environmental Engineer

Geosyntec Consultants Pty Ltd A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000 P: +61 (2) 9251 8070 M: +61 430 013 246

Dear Cheryl,

geosyntec | SIREM | savron

From: Gabriel Peters Shaw «gabriel petersshaw@doie new gov.iu»
Sent: Friday, 11 November 2022 8:35 NM
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- Apart from section 3.2 of the IAPAR 2020, please focus on the following matters:

  1. Erosion and sediment controls.

  1. Have selectuate erosion and sediment controls been installed and maintained in accordance with the "Blue Book",

  3. Construction water management,

  4. Documents unknissions and incident notifications to the department,

  5. Consultation with Council.

Also please note, for future independent audits the department expects that independent auditors consult directly with the department rather than via the Major Projects Portal and the Proponent/Proponent's representative

Regards,
Gabriel Peters Shaw

Planning & Assessment | Department of Planning and Environment

T 02 8837 6395 | M 0499421171 | E gabriel petersshaw@dpie.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124



# IN SOUNT OF THE PROPERTY OF TH

he Department of Phoning, Industry and Environment acknowledge that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for other post, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our organic commitment to providing places in which

The Department has recently approach the Major Projects. Website to improve the timeliness and transportney of its post approval and compliance functions. As port of this approach, proposeds are now requested to submit of post approval and compliance documents online, via the Major Projects Website. To do this, piecus refer to the instructions available turn

 From:
 Cissillia Young

 To:
 Central Coast Council

 Cc:
 Cheryl Halim

Subject: Central Coast Council Consultation No. 2 - SSD10321 89 John Whiteway Drive, Gosford NSW 2250

**Date:** Thursday, 20 April 2023 10:32:00 AM

Dear Sir/Madam,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Artazan Property Group (APG) to conduct an Independent Environmental Audit project for 89 John Whiteway Drive, Gosford NSW 2250 ('the site'). The site is legally identified as Lot 100 in DP 1075037 and Lot 1 in DP 45551 and occupies an area of approximately 2.2 ha.

The State Significant Development (SSD) consent for the site (SSD No. 10321) issued by the Department of Planning and Environment (DP&E) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (PAR) (2020).

In accordance with the Independent Audit PAR (2020), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit. Please advise if Council has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the second independent audit. The first audit has been scheduled to take place on 15 May 2023.

Please do not hesitate to contact us if you have any questions.

We look forward to hearing back from you. Thank you.

Kind Regards,

### Cissillia Young Environmental Engineer

#### **Geosyntec Consultants Pty Ltd**

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000 P: +61 (2) 9251 8070

M: +61 405 578 350

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# **Appendix D** Record of Meeting and Agenda



engineers | scientists | innovators

Geosyntec Consultants Pty
Ltd
ABN 23 154 745 525
Suite 1, Level 9, 189 Kent St
Sydney NSW 2000
www.geosyntec.com.au

21322 L7 Opening Meeting Agenda - Second Audit

#### Independent Environmental Audit - Opening Meeting Agenda

Site: 89 John Whiteway Drive, Gosford

SSD: 10321

Date & Time: 15 May 2023, 9:00am

Invitees:

Robert Longo (Deicorp) Stephen Rosa (Deicorp)

Cheryl Halim (Geosyntec) Cissillia Young (Geosyntec)

#### **AGENDA**

- 1. Introductions
  - a. Participants and Roles
  - b. Purpose and Objective of Audit
  - c. Scope of Audit (boundary, activities, processes)
  - d. Criteria for Audit (SSD Conditions, CEMP commitments)
- 2. Audit Methodology
  - a. Review records and observe site conditions
  - b. Timing site based/desktop based
  - c. Evidence based (record and observation)
  - d. Recording of observations (notes, photographs, discussions)
  - e. Any site limitation, cultural, religious or social sensitivities
  - f. Additional Audit requirements from Agency Consultation
  - g. Notification from DPE or other agencies
  - h. Complaints
  - i. Incidents
- 3. Reporting
  - a. Method (at time of observation, closing meeting (recap, formal report)
  - b. Grading Compliant, Non-Compliant, Not Triggered, Recommendations
  - c. Post Audit opportunity to respond prior to Final Report
- 4. Close-out meeting timing via Teams

# Independent Environmental Audit – Attendance Sheet

Name	Position & Company	Signature	
Cissilla You	Geomyte	hr	
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Cheryl Halim	Geosyntec	1/0	Gleylharin_
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			E . =
			16

From: Cheryl Halim

To: Robert Longo; Stephen Rosa
Cc: Cissillia Young; Louise Campling

Subject: Gosford 2nd IEA Closing Meeting - SSD10321 - 89 John Whiteway Dr.,Gosford, NSW

Date: Tuesday, 13 June 2023 7:43:30 PM
Attachments: Gosford Audit Table 2023.xlsx

Dear All,

Thank you for participating in the second IEA audit conducted on 15 May 2023. This email is the Closing Meeting for the IEA.

#### 1. Background and Objective of Email

During the site visit, we observed environmental management and conducted interviews with key Deicorp representatives regarding on-site practices. We also completed a review of the information provided against the IEA Audit Table.

As discussed, compliance is evaluated as follows:

- Compliant
- Non-compliant
- Non-triggered

The purpose of this email is to provide an overview of our findings, and outline any additional information required to address outstanding items.

## 2. Status of Review and Timing.

The status of our Audit Table is attached. Outstanding items are flagged in yellow, and we request additional information (if available).

The guidelines require that the audit be completed within 6 months of previous audit completion. Unfortunately I just checked that the previous audit was completed 22<sup>nd</sup> Dec. This is earlier than normal (within 1 month, instead of 2 months of the site visit). This was done as we tried to complete the audit before Christmas as I was on leave most of January. This would mean that the current audit report needs to be issued by 22<sup>nd</sup> June. If all the additional information can be provided by end of this week, we should be able to meet this timing. Otherwise, we may need to write to DPE on the timing not being able to be met (we can provide this letter if you need this). Please let us know how you would like to proceed.

#### 3. Identified Strengths

During the site audit, Deicorp demonstrated a positive approach to environmental management and is amenable to suggestions for improvement.

#### 4. Potential non-compliances and opportunities for improvement

Geosyntec identified the following key items. Some of these have been identified as non-compliances. These can be reviewed if additional information is provided:

- Item G25 and G26 These items were considered to be non-compliant as out of hours work had not been notified to DPE as a non-compliance. Future out of hours work should be notified to DPE as a non-compliance.
- Item G28 This condition is considered to be non-compliant due to of the

following:

- Evidence of revision of Strategies, plans and programs within three months of the submission of the first IEA to DPE was unable to be sighted.
- Written notification to the Planning Secretary and the Certifier when a review of the plans is being conducted was unable to be sighted.
- A copy of CEMP V3 (29 November 2022) as Deicorp (RL) verbally advised on the audit day (15 May 2023) has not been sighted.

If Deicorp can provide the above information, we can potentially review the non-compliance.

- Item G62 The most recent CEMP and Applicant Response to IEA were unable to be sighted on the website. If these are uploaded prior to finalisation of the report, the non-compliance can be removed.
- Item G72 Consider revising the Waste Management Plan to reflect the details in RAP, then upload it to the project website, and also present it as CEMP sub-plan.
- Item G75 It is noted that this non-compliance has been recorded as a non-compliance since the First Audit. The item is non-compliant as the strategy has not been prepared in consultation with community. However, it is noted that the noise consultant stated that they were unable to conduct community consultation with this project, which the Auditor acknowledged. Interview with Deicorp indicated that conducting consultation with communities is problematic given there are some community members who are opposing the development. No recommendation was made, unless further advice is provided by DPE.
- Item G88 The item is considered to be non-compliant as out-of-hours work occurred on 10 May 2023 and the Auditor has not been provided with out-of-hours permit to conduct this activity. Recommendations are made for future out-of-hours work.
- Item G105 This item is considered non-compliant as the analytical results for Concrete Recyclers (Group) Pty Ltd. shows that one sample CAM335 (40mg/kg) exceeded the absolute maximum concentration of zinc as provided in Recovered Aggregate Order 2014 (350mg/kg). Some recommendations were made for assessment of future imported material.
- Item G122, G123 IEA response should be submitted to the Planning Secretary within 2 months of the Audit and made publicly available within 60 days of submission to DPE.
- Item G213 Please provide evidence of review of CTPMSP and TCP.
- Item G216 Were there any other noise mitigation measures conducted following the complaints?
- Various other items Please provide the requested information listed in the Audit Table attached (as highlighted in yellow). Some information requested before is not yet provided or relevant document has not been provided.

#### Complaints:

- 13 March 2023: Dust complaint Please provide evidence on response for the complaint.
- Please provide May complaint register as well as supporting documents.

#### 5. Outstanding Items in Audit Table

See attached table. Please provide additional records as flagged in yellow before as soon as possible to meet the reporting timing.

Thank you for your time.

Please do not hesitate to contact Cissillia or myself if you have any questions.

# Kind Regards,

# **Dr Cheryl Halim** Principal Environmental Engineer

**Geosyntec Consultants Pty Ltd**A: Suite 3.04, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070 M: +61 430 013 246

geosyntec | SiREM | savron



# **Appendix E Photographs**



Client Name: Site Location: Project Number:

JWD Construction 89 John Whiteway Drive, Gosford GSZ21322

NSW 2250

Photo Number: Date:

G80, G185 15/05/2023

Description:

Sediment controls along John Whiteway Drive









Client Name: Site Location: Project Number:

JWD Construction 89 John Whiteway Drive, Gosford GSZ21322

NSW 2250

Photo Number: Date:

G79, G83, G183 15/05/2023

Description:

Sediment control and stormwater management onsite.

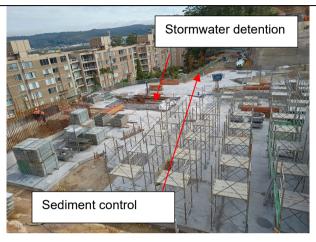




Photo Number: Date:

G81 15/05/2023

Description:

Vehicles parked on street.





Client Name: Site Location: Project Number:

JWD Construction 89 John Whiteway Drive, Gosford GSZ21322

NSW 2250

Photo Number: Date:

G85, C197 15/05/2023

Description:

Site notices at the gates.







Client Name: Site Location: Project Number:

JWD Construction 89 John Whiteway Drive, Gosford GSZ21322

NSW 2250

Photo Number: Date:

G93, G210, 15/05/2023

G218

Description:

Fencing around the perimeter.







Client Name: Site Location: Project Number:

JWD Construction 89 John Whiteway Drive, Gosford GSZ21322

NSW 2250

Photo Number: Date:

G103, G205 15/05/2023

Description:

Trucks entered and left the site covered.

Many vehicles park on unpaved areas of the kerb, which may result in dirt tracking on the road.

Street sweeper was observed to pass the site multiple times.









Client Name: Site Location: Project Number:

JWD Construction 89 John Whiteway Drive, Gosford GSZ21322

NSW 2250

Photo Number: Date:

G189 15/05/2023

Description:

Storage of some chemicals within and in front of the containers onsite.







Client Name: Site Location: Project Number:

JWD Construction 89 John Whiteway Drive, Gosford GSZ21322

NSW 2250

Photo Number: Date:

G219 15/05/2023

Description:

Stockpiles were not within 5m of hazard area.





Photo Number: Date:

G107 15/05/2023

Description:

Site evacuation procedure observed in site office





Client Name: Site Location: Project Number:

JWD Construction 89 John Whiteway Drive, Gosford GSZ21322

NSW 2250

Photo Number: Date:

G209 15/05/2023

Description:

Traffic signs observed.







# **Appendix F** Audit Table

1-	Τ_	1	1	To the	T_	To the contract of the contrac	F	 	
Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		
		Condition /	1		review/Record		Recommendations	Non-	Not
		CEMP			/Observation			Compliant 1	riggered
		Section							00
	<u> </u>								
Part A Admini									
G1	SSD-Mod2	A1	Obligation to	In addition to meeting the specific performance measures and criteria in this	Record,	The Auditor has reviewed the performance measures and criteria in			
			Minimise Harm to	consent, all reasonable and feasible measures must be implemented to	observation	this consent and non-compliances are indicated in the respective			
			the Environment	prevent, and, if prevention is not reasonable and feasible, minimise any		Conditions assessed in this table			
				material harm to the environment that may result from the construction and					
				operation of the development.					
G2	SSD-Mod2	A2	Terms of Consent	The development may only be carried out:	Record,	The development is carried out in compliance with the conditions of			
		, <u> </u>		(a) in compliance with the conditions of this consent;	observation	consent. Non-compliances, if any, is indicated in the respective			
				(b) in accordance with all written directions of the Planning Secretary;		condition below.			
				(c) generally in accordance with the EIS and Response to Submissions;		No written directions from Planning Secretary made known to			
				(d) in accordance with the approved plans in the table below (Table not		Geosyntec.			
				copied)		The development is carried out in general accordance with the EIS and			
						RTS. Any deviation to RTS or EIS is indicated in the respective			
						condition below, as applicable.			
	1				1	15/05/2023: Record sighted:			
						- City Plan Services (15 February 2023) Construction Certificate No.			
						210538-2 for Structure and in-ground drainage to Basement			
						- City Plan Services (21 Sept 2022) Construction Certificate No.			
						210538-1 list of documents submitted as part of the CC.			
G3	SSD-Mod2	A3	Terms of Consent	Consistent with the requirements in this consent, the Planning Secretary may	Record	15/05/2023: Interview:			
				make written directions to the Applicant in relation to:		- Deicorp (RL) confirmed that Planning Secretary has not contacted to			
				(a) the content of any strategy, study, system, plan, program, review, audit,		request any of these items.			
				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;					
				(b) any reports, reviews or audits commissioned by the Planning Secretary					
				regarding compliance with this approval; and					
				(c) the implementation of any actions or measures contained in any such					
				document referred to in (a) above.					
				(4)					
G4	SSD-Mod2	A4	Terms of Consent	The conditions of this consent and directions of the Planning Secretary prevail		15/05/2023: Interview:			
				to the extent of any inconsistency, ambiguity or conflict between them and a	observation	- Deicorp (RL) confirmed that Planning Secretary has not contacted to			
				document listed in condition A2(c) or A2(d). In the event of an inconsistency,		request any of these items.			
				ambiguity or conflict between any of the documents listed in condition A2(c)					
				and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.					
				inconsistency, ambiguity of conflict.					
								_	
G5	SSD-Mod2	A5	Limits of Consent	This consent lapses five years after the date of consent unless work is	Record	Construction work has commenced on 4 October 2022.			
				physically commenced.					
G6	SSD-Mod2	A6	Droscribed	The Applicant must comply with all relevant processing acaditions of	Record	15/05/2023:	<del> </del>		
	33D-M002	Au	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Record	Record sighted:			
1	1		CONTRIBUTIO	development consent under Fait 0, Division on of the EFAN Regulation.	1	- City Plan Services (15 February 2023) Construction Certificate No.			
1	1				1	210538-2 for Structure and in-ground drainage to Basement			
						- City Plan Services (21 Sept 2022) Construction Certificate No.			
	1				1	210538-1			
	1				1	List of documents submitted as part of the CC were assessed by the			
	1				1	Certifier as CC is issued.			
	1								
G7	SSD-Mod2	A7	Long Service Levy	For work costing \$25,000 or more, a Long Service Levy must be paid. For	Record	15/05/2023:	+	-	
J <sup>3</sup> '	33D-M002	A	Long Service Levy	further information please contact the Long Service Payments Corporation on		Record sighted:			
				their Helpline 13 1441.	1	Remittance advice or the first and second amount due for Levy			
	1				1	(L0000079478), which is for the site, is paid on 1 September 2022 and			
	1	1			1	25 November 2022 respectively.			
	1	1			1	<u> </u>			
					1				

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		
,		Condition / CEMP Section			review/Record /Observation		Recommendations	Non- Compliant	Not Triggered
G8	SSD-Mod2	A8	Planning Secretary as Moderator	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.	Record, observation	15/05/2023: Interview: - Deicorp (RL) confirmed that there has been no dispute and Planning Secretary has not given any direction.			
G9	SSD-Mod2	A9	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must:  (a) consult with the relevant party prior to submitting the subject document for information or approval; and  (b) provide details of the consultation undertaken including:  (i) the outcome of that consultation, matters resolved and unresolved; and  (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.		15/05/2023: Assessed in specific conditions requiring monitoring and Aboriginal Representatives below and assessed as compliant.			
G10	SSD-Mod2	A10	Staging	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).		15/05/2023: Interview: Deicorp (RL) stated that development is not staged.			
G11	SSD-Mod2	A11	Staging	A Staging Report prepared in accordance with condition A10 must:	Record	15/05/2023: Interview: Deicorp (RL) stated that development is not staged.			
				(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	Record				
				(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	Record				
				(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Record				
				(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Record				
G12	SSD-Mod2	A12	Staging	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Record	15/05/2023: Interview: Deicorp (RL) stated that development is not staged.			
G13	SSD-Mod2	A13	Staging	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Record	15/05/2023: Interview: Deicorp (RL) stated that development is not staged.			

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G19 SSD-Mod2 A19 Applicability of Guidelines References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.  G20 SSD-Mod2 A20 Applicability of Guidelines Consistent with the conditions of this consent and without altering any limits or Guidelines Criteria in this consent, the Planning Secretary may, when issuing directions  G30 Interview:		
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G20 SSD-Mod2 A20 Applicability of Guidelines Consistent with the conditions of this consent and without altering any limits or Guidelines Criteria in this consent, the Planning Secretary may, when issuing directions applicable.  Record 15/05/2023: Interview:		
Guidelines criteria in this consent, the Planning Secretary may, when issuing directions Interview:		
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Guidelines criteria in this consent, the Planning Secretary may, when issuing directions Interview:		
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.		

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Geosyntec ID	Document	SSD Condition /	Item	Condition	Pre- review/Record	Evidence Collected / Observations	Independent Audit Findings and Recommendations		l
		CEMP Section			/Observation		Recommendations	Non- Compliant	Not Triggered
G21	SSD-Mod2	A21	Monitoring and Environmental Audits	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.  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.	observation	Noted			
G22	SSD-Mod2	A22	Compliance	The Applicant must ensure that all of its employees, contractors (and their subcontractors) 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.	Record, observation	15/05/2023: Record sighted: - Induction record. Ace Civil, Dynamic, H-built, Retaining specialist, Western Sydney Formworks, ANM, Crown Concreting, Foran Industries are inducted. Induction includes Aboriginal Management Plan, CEMP, Waste Management Protocol, Safety and Emergency Management Requirement, Incident reporting, key hazard and risk, environmental impacts, site-specific requirement.	Recommendation: Requirement of compliance to SSD consent should be explicitly included and reiterated in the induction, with also reference to noise and soil and water management plans.		
G23	SSD-Mod2	A23	Incident Notification, Reporting and Response	The Planning Secretary must be notified through the major projects portal 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.	Record	15/05/2023: Interview: - Deicorp (RL) stated that there has been no incident in this Audit period.			
G24	SSD-Mod2	A24	Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Record	15/05/2023: Interview: - Deicorp (RL) stated that there has been no incident in this Audit period.			
G25	SSD-Mod2	A25	Non-Compliance Notification	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Record	15/05/2023: Interview: - Deicorp (RL) stated there is out-of-hours work due to a delay in concrete pouring on 10 May 2023. The finish time was not unknown when asked by Geosyntec.	The item is considered to be non-compliant as the out-of-hours work on 10 May 2023, which was due to a delay in concrete pouring, was not notified to DPE as a non-compliance.  Recommendation:  Similar out-of-hours work should be notified to DPE as a non-compliance.		
G26	SSD-Mod2		Non-Compliance Notification	The notification must identify the <b>development and the application number</b> for it, set out <b>the condition</b> of consent that the development is non-compliant with, <b>the way in which it does not comply and the reasons</b> for the non-compliance (if known) and what <b>actions</b> have been, or will be, undertaken to address the non-compliance.	Record	15/05/2023: Interview: - Deicorp (RL) stated there is out-of-hours work due to a delay in concrete pouring on 10 May 2023.	The item is considered to be non-compliant as the out-of-hours work on 10 May 2023, which was due to delay in concrete pouring, was not notified to DPE as a non-compliance.  Recommendation: Similar out-of-hours work should be notified to DPE as a non-compliance along with the details required in Condition A26 SSD10321.		
G27	SSD-Mod2		Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Record. This is note only	Noted			

Geosyntec ID	Document	SSD Condition /	Item	Condition	Pre- review/Record /Observation		Independent Audit Findings and Recommendations		Not
		Section						Compliant	Triggered
G28	SSD-Mod2	A28	Revision of Strategies, Plans and Programs	(Revision of Strategies, Plans and Programs conducted) Within three months of:	Record		This condition is considered to be non-compliant due to of the following:  - Evidence of revision of Strategies, plans and programs within three months of the submission		
				(a) the submission of an incident report under condition A24;		Interview: - Deicorp (RL) stated that following the October 2022 incident, CEMP was reviewed. CEMP Version 3 (29 November 2022) was submitted to DPE and certifier on 9 January 2023. Record sighted: - Email from DPE (9 January 2023) for the CEMP submission Email from DPE (6 February 2023) for submission of CEMP dated 10 November 2022 CEMP version 2 (10 November 2022) CEMP version 3 (29 November 2022).	of the first IEA to DPE (20 December 2022) was unable to be sighted.  - Written notification to the Planning Secretary and the Certifier when a review of the plans is being conducted was unable to be sighted.		
				(b) the submission of an Independent Audit under condition D35;	Record	First Independent Audit was conducted on 22 November 2022 and the report was finalised on 22 December 2022. The response and submission to DPE was made on 27 February 2023. According to RL of Deicorp, there is no more CEMP revision since 29 November 2022.	<b>.</b>		
				(c) the approval of any modification of the conditions of this consent; or	Record	No modification of the conditions of this consent since the last Audit.			
				(d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,	Record	15/05/2023: Interview: - Deicorp (RL) stated no direction from the DPE to date			
				the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Record	See A28 (a) above			
G29	SSD-Mod2	A29		If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.  Note:This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	Record	15/05/2023: Interview: - Deicorp (RL) stated that there is no direction from DPE to date pertaining this condition			

Geosyntec ID	Document		Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and	L		
		Condition /			review/Record /Observation		Recommendations		Non- Compliant	Not Triggered
		Section								
Part B Prior To	SSD-Mod2		on Certificate  No Works Prior To	Work must not commence until a Construction Certificate in respect of the	Record	Assessed in previous report and assessed as compliant				
G30	SSD-WOUZ		Construction Certificate	work has been issued.	Record	22/11/2022: Interview: - Deicorp (RL) stated that work did not commence until a Construction Certificate was issued.				
G31	SSD-Mod2	B2		Prior to the issue of the relevant construction certificate, revised plans must be submitted to the Certifier and the Planning Secretary for approval. The revised plans must detail the following:	Record	See below				
				(a) Redesign of the south eastern basement entry structure to: (i) increase the setback from John Whiteway Drive; (ii) improve integration of the entry structure into the overall building envelope-by reducing the overall bulk and associated visual prominence within the streetscape; and (iii) minimise blank wall interfaces to the bushland corridor and the public domain.	Record	This condition has been removed				
				(b) Provide screening along the southern edge of the public walkway opposite the northern elevations of Blocks C and D to protect visual and acoustic privacy. In consultation with Council, the screening is to be designed to include public art to acknowledge the former historic heritage of the land as required by condition B26.	Record	15/05/2023 Record sighted: - Barker Ryan Stewart (30 January 2023) Heritage Interpretation Plan. Section 4, Table 5, and Figure 8 & 9 Interview: - Deicorp (RL) stated that submission to DPE and Certifier will be conducted in the next stage, as CC3 is being prepared.				
				(c) Details of materials and finishes to reduce the extent of the blank wall- areas on the southern façade of Block B to improve the presentation to the street and the relationship between Blocks A and B.	Record	This condition has been removed				
				(d) Redesign of the roof form to Block C to: (i) include a roof overhang on the eastern façade, (ii) improve articulation and the proportions of the building profile; and (iii) provide protection from weathering.	Record	This condition has been removed				
				(e) The balconies located on the western elevation of Block D are to be- redesigned to include solid elements within, around, or instead of, the glazed- balustrades at levels 7, 8 and 9.	Record	This condition has been removed				
				(f) Due to poor residential amenity, delete the following units within Block D:- (i) D1-06 (ii) D1-07 (iii) D1-08	Record	This condition has been removed				
				(g) Provide details to resolve the use of the void/vacated area resulting from the design change in condition (f) for use as communal space (indoor or outdoor) or an alternative ancillary to the residential character of the development, to the satisfaction of the Planning Secretary.	Record	This condition has been removed				
				(h) Provide a privacy screen on the northern elevation of the outdoor private open space of unit A0-04 to prevent direct sightlines into unit B0-01.	Record	15/05/2023 Interview: - Deicorp (RL) stated that submission to DPE and Certifier will be conducted in the next stage, as CC3 is being prepared.				
				(i) Provide a privacy screen on the northern elevation of the outdoor private open space of unit D1-12 to prevent direct sightlines into unit D1-01		15/05/2023 Interview: - Deicorp (RL) stated that submission to DPE and Certifier will be conducted in the next stage, as CC3 is being prepared.				

Geosyntec ID	Document		Item	Condition Pre-	Pre-	Evidence Collected / Observations	Independent Audit Findings and		1	
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		CEMP Section			/Observation				Compliant	Triggered
		Section								
G32	SSD-Mod2	В3	External Walls and	Prior to the issue of the relevant construction certificate, the Applicant must	Record	15/05/2023				
			Cladding	provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including		Interview: - Deicorp (RL) stated that this will be part of future CC (not at this				
				finishes and claddings such as synthetic or aluminium composite panels,		stage).				
				comply with the requirements of the BCA. The Applicant must provide a copy						
				of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.						
G33	SSD-Mod2	B4	Building Code of	The proposed works must comply with the applicable performance	Record	15/5/2023:				
			Australia (BCA) Compliance	requirements of the BCA to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the		Record sighted: - City Plan Services (21 Sept 2022) Construction Certificate No.				
			Compilarios	ongoing benefit of the community. Compliance with the performance		210538-1 for bulk earthworks				
				requirements can only be achieved by:		- City Plan Services (15 February 2023) Construction Certificate No. 210538-2 for Structure and in-ground drainage to Basement				
						- BG&E (9 February 2023) Structural Design Certificate CC2A				
				(a) complying with the deemed to satisfy provisions; or	Record					
				(b) formulating an alternative solution which:	Record	-				
				(i) complies with the performance requirements; or	. 1000. 2					
				(ii) is shown to be at least equivalent to the deemed to satisfy provision; or (iii) a combination of (a) and (b).						
G34	SSD-Mod2	B5	Certified Drawings	Prior to the issue of the issue of the relevant construction certificate the	Record	15/5/2023:				
				Applicant must submit to the satisfaction of the Certifier, structural drawings prepared and signed by a suitably qualified practising Structural Engineer that		Record sighted: - City Plan Services (15 February 2023) Construction Certificate No.				
				demonstrates compliance with this development consent.		210538-2 for Structure and in-ground drainage to Basement				
				Plans certified in accordance with section 6.16 of the EP&A Act are to be submitted to the Certifier and the Department prior to commencement of each		- BG&E (9 February 2023) Structural Design Certificate CC2A - Email (27 February 2023) from Deicorp to DPE providing a copy of				
				stage of the works and shall include details as required by any of the following		CC2.				
				conditions.						
				A copy of the Construction Certificate shall be submitted to the Planning Secretary.						
				obsidiary.						
G35	SSD-Mod2	B6	Certified Drawings	New construction for the following must comply with Sections 3 and 7 (BAL	Record	15/5/2023:				
				29) Australian Standard AS3959-2018 Construction of buildings in bushfire- prone areas or NASH Standard (1.7.14 updated) National Standard Steel		Interview: - Deicorp (RL) this item will be covered in a latter construction				
				Framed Construction in Bushfire Areas – 2014 as appropriate and section 7.5		certificate.				
				of Planning for Bush Fire Protection 2019: (a) Southern, western and eastern elevations and new roof of proposed						
				Building Block 'A';						
				(b) Southern and eastern elevations and new roof of proposed Building Block	Record	15/5/2023: Interview:				
						- Deicorp (RL) this item will be covered in a latter construction				
				(c) Northern and eastern elevations and new roof of Building Block 'C';	Record	certificate. 15/5/2023:				
				(c) Inditine in and eastern elevations and new root of building block C;	Necord	Interview:				
						- Deicorp (RL) this item will be covered in a latter construction				
						certificate.				
				(d) Northern, eastern and western elevations of the northern wing of proposed	Record	15/5/2023:	1	$\dashv$		
				Building Block 'D' and entire roof of proposed Building Block 'D'.		Interview:				
						- Deicorp (RL) this item will be covered in a latter construction certificate.				
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Geosyntec ID	Document	SSD Condition / CEMP Section	ltem	Condition	Pre- review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Non- Compliant	Not Triggered
G36	SSD-Mod2	B7	Design and Construction for Bush Fire	New construction for the following must comply with Sections 3 and 7 (BAL 29) Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section 7.5 of Planning for Bush Fire Protection 2019:	Record	15/5/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.			
				(a) Southern, western and eastern elevations and new roof of proposed Building Block 'A';	Record	15/5/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.			
				(b) Southern and eastern elevations and new roof of proposed Building Block 'B';	Record	15/5/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.			
				(c) Northern and eastern elevations and new roof of Building Block 'C'; and	Record	15/5/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.			
G37	SSD-Mod2	B8	Design and	(d) Northern, eastern and western elevations of the northern wing of proposed Building Block 'D' and entire roof of proposed Building Block 'D'.  New construction for the following must comply with Sections 3 and 6 (BAL	Record	15/5/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.  15/5/2023:			
GST	SSD-WOOZ		Construction for Bush Fire	19) Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section 7.5 of Planning for Bush Fire Protection 2019:		Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.			
				(a) Northern elevation(s) of proposed Building Block 'A';	Record	15/5/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.			
				(b) Northern and western elevations of proposed Building Block 'B';	Record	15/5/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.			
				(c) Southern and western elevations of proposed Building Block 'C'; and	Record	15/5/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.			
				(d) Southern elevation(s) of the northern wing of proposed Building Block 'D', and entire southern wing of proposed Building Block 'D' including the Clubhouse.	Record	15/5/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.			
G38	SSD-Mod2		Design and Construction for Bush Fire	Construction details demonstrating compliance with conditions B7 and B8 are to be submitted to the satisfaction of the certifier prior to the issue of the relevant construction certificate.	Record	15/5/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.			
G39	SSD-Mod2		Water and Utility Services for Bushfire	The provision of water, electricity and gas must comply with Table 5.3c of Planning for Bush Fire Protection 2019. Details are to be submitted to the satisfaction of the certifier prior to the issue of the relevant construction certificate.	Record	15/05/2023 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			

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Geosyntec ID	Document	SSD Condition /	Item	Condition	Pre- review/Record	Evidence Collected / Observations	Independent Audit Findings and Recommendations			
		CEMP			/Observation		Recommendations		Non-	Not
		Section			70bservation				Compliant	Triggered
		Occion								
G40	SSD-Mod2	B11	Maximum Height	The maximum height of the development must not exceed RL 99.100m AHD,	Record	15/05/2023				
				including plant and lift overruns, communication devices, antennae, satellite		Interview:				
				dishes, masts, flagpoles, chimneys, flues and the like. Details confirming		- Deicorp (RL) stated that this will be part of future CC (not at this				
				compliance must be submitted to the Certifier prior to the issue of the relevant	t	stage).				
				Construction Certificate.						
G41	SSD-Mod2	B12	Operational Noise -	Prior to the issue of any construction certificate for the design of mechanical	Record	15/05/2023		-		
	OOD WOOL		Design of	plant and equipment, a qualified acoustic consultant must undertake a	T tooor G	Interview:				
			Mechanical Plant	detailed review of mechanical plant equipment to ensure that the noise		- Deicorp (RL) stated that this will be part of future CC (not at this				
			and Equipment	emissions comply with the intrusiveness noise criterion provided in Table 4.1		stage).				
				of the Noise and Vibration Impact Assessment prepared by EMM Consulting						
				dated February 2020. Where mitigation measures are required to meet the						
				criterion, the measures are to be incorporated into the detailed design						
				drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design prior to the issue of the relevant						
				Construction Certificate.						
G42	SSD-Mod2	B13	Mechanical	All mechanical ventilation systems shall be installed in accordance with the	Record	15/05/2023				
			Ventilation	BCA and shall comply with Australian Standards AS1668.2 and AS3666 -		Interview:				
				Microbial Control of Air Handling and Water Systems of Building, to ensure adequate levels of health and amenity to the occupants of the building and to		- Deicorp (RL) stated that this will be part of future CC (not at this				
				ensure environment protection. Details shall be submitted to the Certifier prior		stage).				
				to the issue of the relevant Construction Certificate.						
G43	SSD-Mod2	B14			Record	15/05/2023				
			Storage and Processing	storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste		Interview: - Deicorp (RL) stated that this will be part of future CC (not at this				
			Frocessing	removal will be undertaken by Council). Where waste removal will be		stage).				
				undertaken by a third party, the design of the operational waste storage area		otago).				
				must be in accordance with Council's standards. Evidence of the design and						
				Council endorsement (where relevant) must be provided to the Certifier.						
G44	SSD-Mod2	B15	Car Parking and	Prior to the issue of a construction certificate for car parking and service	Record	15/05/2023				
	OOD WOOL	15.10	Service Vehicle	vehicle parking / loading / unloading areas, evidence must be submitted to the		Interview:				
			Layout	Certifier that the operational access and parking arrangements comply with		- Deicorp (RL) stated that this will be part of future CC (not at this				
				the following requirements:		stage).				
				(a) all vehicles can enter and leave the Site in a forward direction;	Record	15/05/2023				
				(a) all veriloles carrenter and leave the often a forward direction,	rtecord	Interview:				
						- Deicorp (RL) stated that this will be part of future CC (not at this				
						stage).				
				(b) a maximum of 298 on-site car parking spaces are included for use during	Record	15/05/2023				
				operation of the development and designed in accordance with the latest	1.ecolu	Interview:				
				versions of AS 2890.1 and AS 2890.6; and		- Deicorp (RL) stated that this will be part of future CC (not at this				
						stage).				
				(c) the swept path of the longest vehicle entering and exiting the Site in	Record	15/05/2023				
				association with the new work, as well as manoeuvrability through the Site,		Interview:				
				are in accordance with the latest version of AS 2890.2.		- Deicorp (RL) stated that this will be part of future CC (not at this				
						stage).				
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Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		
		Condition / CEMP Section			review/Record /Observation		Recommendations	Non- Compliant	Not Triggered
G45	SSD-Mod2	B16	Bicycle Parking	Prior to the issue of a construction certificate, the following design details in relation to the secure bicycle parking and end-of-trip facilities must be submitted to the Certifier for approval:	Record	15/05/2023 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			
				(a) the provision of a minimum 79 visitors/residents bicycle parking spaces outlined in plans listed in condition A2;	Record	15/05/2023 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			
				(b) compliance of the layout, design and security of bicycle facilities with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking.	Record	15/05/2023 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			
G46	SSD-Mod2		Public Domain Works	The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No. 1060237M_05 (dated 23 July 2021) and 1060237M_06 (dated 18 November 2021) as relevant, and an updated certificate issued if amendments are made. The BASIX certificate must be submitted to the Certifier with all commitments clearly shown on the Construction Certificate plans.	Record	15/05/2023 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			
G47	SSD-Mod2	B18	BASIX Certification	The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No. 1060237M_08 (dated 23 July 2021) and 1060237M_06 (dated 18 November 2021) as relevant and 1060237M_08 (Dated 11 February 2022), and an updated certificate issued if amendments are made. The BASIX certificate must be submitted to the Certifier with all commitments clearly shown on the Construction Certificate plans.	Record	15/05/2023 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			
G48	SSD-Mod2			The buildings must incorporate all design, operation and construction measures as identified in the ESD Assessment Report, prepared by BCA Energy, dated 20 February 2020. Details demonstrating compliance are to be submitted to the Certifier prior to the issue of the relevant Construction Certificate.	Record	15/05/2023 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			
G49	SSD-Mod2	B20	Outdoor Lighting	All outdoor lighting within the site shall comply with, where relevant, AS/NZ1158.3: 1999 Pedestrian Area (Category P) Lighting and AS4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting.  Details demonstrating compliance with these requirements are to be submitted to the Certifier prior to the issue of the relevant Construction Certificate.	Record	15/05/2023 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			
G50	SSD-Mod2		Development Contributions	Prior to the commencement of works for any part of the development other than demolition, a payment of a levy of 1% of the proposed cost of carrying out the development must be paid to Council under section 7.12 of the EP&A Act.	Record	15/05/2023: Record sighted: Email from the Certifier, BB of City Plan, (22 March 2022) to Alceon states that "special levy is imposed under s7.11. On this basis, this condition can be deferred to Occupational Certificate".			

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Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		
		Condition /			review/Record		Recommendations	Non-	Not
		CEMP			/Observation			Compliant	Triggered
		Section							
G51	SSD-Mod2	B22	Special	The Applicant must obtain a determination by the Planning Secretary as to	Record	15/05/2023:			
			Infrastructure	whether a special infrastructure contribution is required to be made under the		Record sighted:			
			Contributions	Environmental Planning and Assessment (Special Infrastructure Contribution		Email from the Certifier, BB of City Plan, (22 March 2022) to Alceon			
				<ul> <li>Gosford City Centre) Determination 2018 (2018 Determination). The</li> </ul>		states that "special levy is imposed under s7.11.On this basis this			
				Applicant must do so before the time by which a special infrastructure		condition can be deferred to Occupational Certificate".			
				contribution, if made as a monetary contribution, would have to be paid under					
				the 2018 Determination.					
				To assist the Planning Secretary in making that determination, the Applicant					
				is to provide the Planning Secretary with an up-to-date estimate of the					
				proposed cost of carrying out the development, as referred to in the 2018					
				Determination.					
				If the Planning Secretary determines that a special infrastructure contribution					
				is required to be made under the 2018 Determination, a contribution must be					
				made in accordance with that Determination (as in force when this consent					
				takes effect).					
				A person must not apply for a construction certificate in relation to development the subject of this development consent unless the person					
				provides, in connection with the application, written evidence from the					
				Department of Planning, Industry and Environment that the special					
				infrastructure contribution for the development (or that part of the					
				development for which the certificate is sought) has been made or that					
				arrangements are in force with respect to the making of the contribution.					
				arrangements are in reres war respect to the making or the containation.					
G52	SSD-Mod2	B23	Biodiversity	Prior to the issue of any construction certificate, the number and classes of	Record	Assessed in previous report and assessed as compliant			
032	OOD-WOOZ	D23	blodiversity	ecosystem credits and species credits (like-for-like) set out in the BAM	Record	Assessed in previous report and assessed as compliant			
				Biodiversity Credit Report contained in Appendix 1 of the Biodiversity		22/11/2022:			
				Development Assessment Report, prepared by Conacher Consulting and		Record sighted:			
				dated March 2021 must be retired.		- Letter from AEP (20 April 2022) to APG			
						- Credit Retirement Report from Biodiversity Conservation Trust (8			
						April 2022)			
						The above reports satisfy the Condition B23, B24, and B25			
G53	SSD-Mod2	B24	Biodiversity	The requirement to retire like-for-like ecosystem credits and species credits in	Record	Assessed in previous report and assessed as compliant			
		1	1	condition B23 may be satisfied by payment to the Biodiversity Conservation		22/11/2022:			
				Fund of an amount equivalent to the number and classes of ecosystem		Record sighted:			
				credits and species credits.		- Letter from AEP (20 April 2022) to APG			
						- Credit Retirement Report from Biodiversity Conservation Trust (8			
						April 2022) The above reports satisfy the Condition B23, B24, and B25			
						The above reports satisfy the Condition D23, D24, and D23			
G54	SSD-Mod2	B25	Biodiversity	Evidence of the retirement of credits in satisfaction of condition B23 or	Record	Assessed in previous report and assessed as compliant			
		1		payment to the Biodiversity Conservation Fund in satisfaction of condition B24	•	22/11/2022:			
				be provided to the Planning Secretary and the certifier prior to issue of any		Record sighted:			
				construction certificate.		- Letter from AEP (20 April 2022) to APG			
		1				- Credit Retirement Report from Biodiversity Conservation Trust (8			
						April 2022)			
		1	1			The above reports satisfy the Condition B23, B24, and B25			
			1				<u>i</u>		

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Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Pre- review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Non- N Compliant T	lot riggered
G55	SSD-Mod2	B26		A detailed Heritage Interpretation Plan is to be prepared and submitted to the Planning Secretary for approval prior to the issue of the construction certificate. The Heritage Interpretation Plan must include (but not be limited to):	Record	15/05/2023: Record sighted: - Letter from DPE (10 February 2023) acknowledging that the Heritage Interpretation Plan has been prepared in consultation with Council and contains information required by the conditional approval.			
				(a) be prepared by a suitably qualified and experienced expert in consultation with Council;	Record	15/05/2023: Record sighted: - Barker Ryan Stewart (30 January 2023) Heritage Interpretation Plan was prepared by Lisa Wrightson, who holds a degree of B.TownPlan, Dip. Local and Applied History, and also registered on the NSW Heritage consultants register.			
				(b) be consistent with the recommendations of the Heritage Impact Assessment Report prepared by Barker Ryan Stewart, dated 21 January 2020;	Record	15/05/2023: Record sighted: - Barker Ryan Stewart (30 January 2023) Heritage Interpretation Plan, Section 3 and Table 5 Barker Ryan Stewart (21 January 2020) Heritage Impact Assessment Report.			
				(c) incorporates interpretive information into the landscaping of the site such as in the use of materials, signage, planting or lighting;	Record	15/05/2023: Record sighted: - Barker Ryan Stewart (30 January 2023) Heritage Interpretation Plan, Section 3.			
				(d) provide details of the mural to be located on the façade of Block B; and	Record	15/05/2023: Record sighted: - Barker Ryan Stewart (30 January 2023) Heritage Interpretation Plan, Table 5 and Figure 6.			
				(e) include a public art strategy for the screening along the public walkway as required by condition B2(b).	Record	15/05/2023: Record sighted: - Barker Ryan Stewart (30 January 2023) Heritage Interpretation Plan, Table 5 and Figure 8 & 9.			
G56	SSD-Mod2	B27	Management System	Prior to the issue of the construction certificate, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier for approval. The system must:	Record	15/05/2023 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage)			
				(a) be designed by a suitably qualified and experienced person(s) in consultation with Council;	Record	15/05/2023 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			
				(b) be generally in accordance with the conceptual design in the approved documentation;	Record	15/05/2023 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			
				(c) be in accordance with applicable Australian Standards; and	Record	15/05/2023 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			
				(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	Record	15/05/2023 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			
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Geosyntec ID	Document						Independent Audit Findings and		
		Condition /			review/Record		Recommendations	Non-	Not
		CEMP Section			/Observation			Compliant	Triggered
		Section							
G57	SSD-Mod2	B28	,	The building materials used on the facades of the buildings shall have a maximum normal specular reflectivity of visible light of 20 per cent and shall be designed to minimise glare. A report/statement demonstrating compliance with these requirements is to be submitted to the Certifier prior to issue of the relevant Construction Certificate.		15/05/2023 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		
		Condition / CEMP Section			review/Record /Observation		Recommendations	Non- Compliant	Not Triggered
G58	SSD-Mod2		and Monitoring Plan	The proposed development involves site excavation and the construction of subsurface structures that has potential to adversely impact neighbouring property if undertaken in an inappropriate manner. To ensure there are no adverse impacts arising from such works, the applicant must engage a suitably qualified and practicing Geotechnical Engineer, to design, certify and oversee all site excavation and the construction of all subsurface structures associated with the development.  This engineer is to prepare the following documentation:	Record	Assessed in previous audit and assessed as compliant  22/11/2022: Warwick Davies, Principal Geotechnical Engineer of El Australia was engaged and prepared the following documentations sighted: - El Australia (11 August 2022) Rockfall Mitigation Strategy 89 John Whiteway Drive, Gosford El Australia (11 August 2022) Geotechnical Compliance Statement.			
				(a) Further geotechnical detail as outlined in section 6.10 of the Geotechnical Investigation by JK Geotechnics dated 14 November 2019.	Record	Assessed in previous audit and assessed as compliant  22/11/2022: Record sighted: - El Australia (11 August 2022) Rockfall Mitigation Strategy 89 John Whiteway Drive, Gosford provides further geotechnical detail as outlined in section 6.10 of the Geotechnical Investigation by JK Geotechnics dated 14 November 2019 El Australia (11 August 2022) Geotechnical Compliance Statement states that El Australia Rockfall Mitigation Strategy addresses condition B29 JK Geotechnics (14 November 2019) Geotechnical Investigation for proposed residential development at 89 John Whiteway Drive, Gosford.			
				(b) Inspect and undertake site mapping of exposed rock faces and headlands across the northern and western parts of the site to identify potential rock wedges, and provide additional mitigation and management measures in addition to the rock catcher fence if required.	Record	Assessed in previous audit and assessed as compliant 22/11/2022: Record sighted: - El Australia (11 August 2022) Rockfall Mitigation Strategy 89 John Whiteway Drive, Gosford. Section 4, 5, 6 and Appendix C El Australia (11 August 2022) Geotechnical Compliance Statement states that El Australia Rockfall Mitigation Strategy addresses condition B29.			
				(c) Certification that the civil and structural details of all structures are designed to: (i) provide appropriate support and retention to neighbouring property; (ii) ensure the design of foundations, particularly adjacent to the western cliff face, have loads transferred down to the zone of influence; (iii) ensure there will be no ground settlement or movement during excavation or after construction (whether by the act of excavation or dewatering of the excavation) sufficient to cause an adverse impact to adjoining property or public infrastructure; and (iv) ensure that the treatment and drainage of groundwater will be undertaken in a manner which maintains the pre-developed groundwater regime, so as to avoid constant or ongoing seepage to the public drainage network and structural impacts that may arise from alteration of the pre-developed groundwater table.	Record	Assessed in previous audit and assessed as compliant 22/11/2022: Record sighted: - El Australia (11 August 2022) Rockfall Mitigation Strategy 89 John Whiteway Drive, Gosford. Section 4, 5, 6 and Appendix C El Australia (11 August 2022) Geotechnical Compliance Statement states that El Australia Rockfall Mitigation Strategy addresses condition B29.			
				(d) A Geotechnical Monitoring Plan (GMP) to be implemented during construction that: (i) is based on a geotechnical investigation of the site and subsurface conditions, including groundwater; (ii) details the location and type of monitoring systems to be utilised, including those that will detect the deflection of all shoring structures, settlement and excavation induced ground vibrations to the relevant Australian Standard; (iii) details recommended hold points and trigger levels of any monitoring systems, to allow for the inspection and certification of geotechnical measures by the professional engineer; and (iv) details an action plan and contingency for the principal building contractor in the event these trigger levels are exceeded.	Record	Assessed in previous audit and assessed as compliant 22/11/2022: Record sighted: - El Australia (11 August 2022) Rockfall Mitigation Strategy 89 John Whiteway Drive, Gosford. Section 4, 5, 6 and Appendix C El Australia (11 August 2022) Geotechnical Compliance Statement states that El Australia Rockfall Mitigation Strategy addresses condition B29.			

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Geosyntec ID	Document	SSD Condition / CEMP Section	ltem	Condition	Pre- review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Non- Compliant	Not Triggered
G58	SSD-Mod2			The certification and the GMP is to be submitted to the certifier prior to the issue of the construction certificate. Copies of the certification and GMP must be provided to the Planning Secretary.	Record	Assessed in previous audit and assessed as compliant 22/11/2022: Record sighted: - City Plan Services (21 September 2022) CC1 (210538/1) showed that these documents are submitted as part of the CC1 Submission of CC1 to DPE via major project portal on 18 October 2022.	The Auditor notes that evidence of certification and GMP to the Planning Secretary was not sighted, but accepts that this condition has been accepted by the Certifier.		
G59	SSD-Mod2			If estimates or monitoring indicate that ingress of groundwater (to the development site, at any stage of the development) exceeds, or is likely to exceed, 3ML/year in total volume the proponent must:  (a) Complete a full investigation of the potential groundwater take (prior to further site development), and provide the take details for the whole of the development site.	Record	Assessed in previous audit and assessed as compliant 22/11/2022: Record sighted: - Geotechnical Monitoring Plan (GMP) attached to El Australia (11 August 2022) Rockfall Mitigation Strategy 89 John Whiteway Drive, Gosford. Indicated that groundwater is not an issue.			
				(b) Prepare a Dewatering Management Plan. This will include full details of: the method used to estimate groundwater volumes; groundwater ingress monitoring; any proposed water treatment; related water quality criteria and controls; and details of the method of water disposal.	Record	Assessed in previous audit and assessed as compliant 22/11/2022: Record sighted: - Geotechnical Monitoring Plan (GMP) attached to El Australia (11 August 2022) Rockfall Mitigation Strategy 89 John Whiteway Drive, Gosford. Indicated that groundwater is not an issue.			
				(c) Obtain the appropriate Water Access Licence(s) and approvals from NRAR.	Record	Assessed in previous audit and assessed as compliant 22/11/2022: Record sighted: - Geotechnical Monitoring Plan (GMP) attached to El Australia (11 August 2022) Rockfall Mitigation Strategy 89 John Whiteway Drive, Gosford. Indicated that groundwater is not an issue.			
G60	SSD-Mod2	C1	Notification of Commencement	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Record	Assessed in the previous audit and assessed as non-compliant 22/11/2022: Record sighted: - Letter from Deicorp to DPE (18 October 2022) - Construction actually started on 10 October 2022 instead of 4 October 2022 due to wet weather.	This item is considered to be non-compliant in the previous audit because the letter of notification was provided to DPE after the construction commenced. The availability of the notification letter is considered compliant for the current audit.		
G61	SSD-Mod2	C2	Notification of Commencement	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Record	15/05/2023: Interview: - Deicorp (RL) stated that the development is not staged.			

Geosyntec ID	Document	SSD Condition / CEMP Section	ltem	Condition	Pre- review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Non- Compliant	Not Triggered
G62	SSD-Mod2	C3	Access to Information	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:  (a) make the following information and documents (as they are obtained or	Record	See below 15/05/2023:	This is considered non-compliant as the Auditor		
				approved) publicly available on its website:  (i) the documents referred to in condition A2 of this consent;  (ii) all current statutory approvals for the development;  (iii) all approved strategies, plans and programs required under the conditions of this consent;  (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;  (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;  (vi) a summary of the current stage and progress of the development;  (vii) contact details to enquire about the development or to make a complaint;  (viii) a complaints register, updated monthly;  (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;  (x) any other matter required by the Planning Secretary; and		Record sighted: - https://rumbalaraportal.com.au/ on 6 June 2023 (i) provided (ii) provided (iii) The most up to date version of CEMP (29 November 2022) or sub plans (e.g. Driver Code of Conduct) were not sighted in the project website. (iv) vibration monitoring reports for 19 August 2022 until 2 April 2023 are provided. From April onwards Deicorp (RL) advised that there was no more vibration monitoring as rock breaking has ceased. (v) provided (vi) provided in Marketing website for Rumbalara (https://www.rumbalararesidences.com.au/?gad=1&gclid=Cj0KCQjwj_ajBhCqARlsAA37s0zoM8ZxSgZBnswL9Z9kJijV_edqtqiED012EvvaOq2ol1_CTI8aAqO7EALw_wcB) (vii) provided (viii) provided (viii) provided (ix) the 1st IEA report is provided but not the Applicant Response (x) No other matter required by Planning Secretary according to Deicorp (RL)	was unable to sight the most up to date CEMP and sub-plans in the project website and the Applicant Response to the First IEA.  Recommendation: CEMP and its subplans and the IEA Reports and responses to the IEA should be made available in the project website.		

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		
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		CEMP			/Observation			Compliant	
		Section						Compilant	mggorou
G63	SSD-Mod2	C4	Protection of Public Infrastructure	Prior to the commencement of construction, the Applicant must:	Record				
			inirastructure						
				(a) consult with the relevant owner and provider of services that are likely to	Record	Assessed in the previous audit and assessed as compliant.			
				be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;		22/11/2022: Record sighted:			
				diversion, protection and support of the anected infrastructure,		- Deicorp Community Information Update conducted on 27 August			
						2022 and 2 September 2022 signed by attending neighbours			
						- Deicorp emails (2 Nov 2022) informing Anastasia Menzies, Warren			
						Gibson, and Neill Williams about the delivery of machine on 3 November 2022.			
						- Letter from Lampsons Australia, on behalf of Specialist Tunnel			
						Excavation Group to neighbouring resident and business owner (20			
						September 2022) notifying the Machinery Mobilisation and John			
						Whiteway Drive Road Closure on Sunday 25 September 2022 Letter from ACE Civil to affected residents (1 November 2022)			
						notifying delivery of Heavy machinery into construction site and partial			
						road closure / shared roadway arrangement scheduled on Thursday 3			
						November 2022 late evening to Friday morning Email from Deicorp to the neighbouring properties (All Strata			
						Services, BCSSM, MYC123, and Mr Warren Gibson) (2 November			
						2022) notifying the delivery of an oversized machine to the			
						construction site scheduled on the 3rd November 2022 between 10pm			
						& 4am			
				(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths);	Record	Assessed in the previous audit and assessed as compliant. 22/11/2022:			
				and		Record sighted:			
						- BG&E (4 August 2022) 87-89 John Whiteway Drive Pre-Construction			
						Dilapidation Reports. Report number: N22095-DIL-002-A, N22095-			
						DIL-RPT-003-A, N22095-DIL-RPT-004-A, and N22095-DIL-RPT-005-A			
						Reports are for John Whiteway Drive Road around the development,			
						No. 117, 91-95, and 97-99 John Whiteway Drive respectively.			
						Inspection were conducted on 30th May and 3rd June 2022.			
				(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier	Record	Assessed in the previous audit and assessed as compliant.			
				and Council.	i vecora	22/11/2022:			
						Record sighted:			
						- An email to DPE dated 5 September 2022 submitting the dilapidation			
						reports An email to Council dated 17 August 2022 submitting the dilapidation			
						reports.			
						- BG&E (4 August 2022) 87-89 John Whiteway Drive Pre-Construction			
						Dilapidation Reports. Report number: N22095-DIL-002-A, N22095-DIL-RPT-003-A, N22095-DIL-RPT-004-A, and N22095-DIL-RPT-005-			
						A.			
						Reports are for John Whiteway Drive Road around the development,			
						No. 117, 91-95, and 97-99 John Whiteway Drive respectively.			
						Inspection were conducted on 30th May and 3rd June 2022 City Plan services (21 September 2022) CC1 (210838-1) showed tha	•		
						dilapidation reports are submitted to the Certifier.	1		

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Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and	
		Condition /			review/Record		Recommendations	Non- Not
		CEMP			/Observation			Compliant Triggered
		Section						
G64	SSD-Mod2	C5	Pre-Construction	Prior to the commencement of construction, the Applicant must submit a pre-	Record	Assessed in the previous audit and assessed as compliant.		
G04	OOD-MOG2		Dilapidation Report	commencement dilapidation report to Council and the Certifier. The report	Record	22/11/2022:		
			Bilapidation Hoport	must provide an accurate record of the existing condition of adjoining private		Record sighted:		
				properties and Council assets that are likely to be impacted by the proposed		3		
				works.		- An email to Council dated 17 August 2022 submitting the dilapidation		
						reports.		
						- BG&E (4 August 2022) 87-89 John Whiteway Drive Pre-Construction		
						Dilapidation Reports. Report number: N22095-DIL-002-A, N22095-DIL-RPT-003-A, N22095-DIL-RPT-004-A, and N22095-DIL-RPT-005-		
						A		
						Reports are for John Whiteway Drive Road around the development,		
						No. 117, 91-95, and 97-99 John Whiteway Drive respectively.		
						Inspection were conducted on 30th May and 3rd June 2022.		
						- City Plan services (21 September 2022) CC1 (210838-1) showed that		
						dilapidation reports are submitted to the Certifier.		
G65	SSD-Mod2	C6	Community	A community Communication Strategy must be prepared to provide	Record	Assessed in the previous audit and assessed as compliant.		
			Communication	mechanisms to facilitate communication between the Applicant, the relevant		22/11/2022;		
			Strategy	Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the		Record sighted: Barker Ryan Stewart (6 June 2022), Community Communication		
				design and construction of the development and for a minimum of 12 months		Strategy		
				following the completion of construction.		Circlegy		
G66	SSD-Mod2	C7	Community	The Community Communication Strategy must:	Record	Assessed in the previous audit and assessed as compliant.		
	COD MICUL	, , , , , , , , , , , , , , , , , , ,	Communication	The community communication or alogy made.	1100014	22/11/2022;		
			Strategy			Record sighted:		
						Barker Ryan Stewart (6 June 2022), Community Communication		
						Strategy		
				(a) identify people to be consulted during the design and construction phases;	Record	Required item has been included.		
				(b) set out procedures and mechanisms for the regular distribution of	Record	Required item has been included.		
				accessible information about or relevant to the development;				
				(c) provide for the formation of community-based forums, if required, that	Record	Required item has been included.		
				focus on key environmental management issues for the development;				
					Decemb	Demined the bearing in dead of		
			1	(d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the	Record	Required item has been included.		
			1	Applicant;				
			1	(ii) through which the Applicant will respond to enquiries or feedback from the				
				community; and				
			1	(iii) to resolve any issues and mediate any disputes that may arise in relation				
			1	to construction and operation of the development, including disputes				
				regarding rectification or compensation.				
C67	CCD Mado	Co	Community	The Community Communications Strategy must be authorited to the Discourse	Boosed	Accorded in the provious studit and accessed as assemble to		
G67	SSD-Mod2	C8	Community Communication	The Community Communications Strategy must be submitted to the Planning Secretary no later than one month before the commencement of any work.	Record	Assessed in the previous audit and assessed as compliant. 22/11/2022:		
			Strategy	200. Carry no later than one month before the commencement of any work.		Record sighted:		
			3,			- Letter from APG to DPE (28 April 2022) responding to DPE response		
			1			to the submitted Community Communications Strategy.		
C68	SSD Modo	C9	Community	Work for the purposes of the development must not commone until AL-	Pocard	Accessed in the provious sudit and accessed as sempliant		
G68	SSD-Mod2	Ca	Community Communication	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning	Record	Assessed in the previous audit and assessed as compliant. 22/11/2022:		
			Strategy	Secretary, or within another timeframe agreed with the Planning Secretary.		Record sighted:		
			3,	,,		- DPE letter SSD-10321-PA-1 (14 June 2022)		
			1			- The above approval letter is also made available in the project		
			1			website as stipulated by DPE in the letter.		
			1					
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Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Pre- review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Non- Compliant	Not Triggered
G69	SSD-Mod2	C10	Community Communication Strategy	The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction.	Record	15/05/2023: Record sighted: - Project website is available and accessible Deicorp (28 February 2023) emails to neighbours (Sanctuary, Panorama, Neill Williams, and Mariners View) informing that there will be machinery removal that may occur between the night of 1 March 2023 night to 2 March 2023 Catch-up meeting with neighbours (Panorama) on 2 May 2023 as there is new Strata Company engaged for Panorama Monthly update on the work progress in the marketing website (www.rumbalararesidences.com.au). Interview: - Deicorp (RL) stated that no emails to neighbours for the crane delivery as the crane were brought in to site with no traffic interruption or road closure.			
G70	SSD-Mod2	C11	Demolition	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.		Assessed in the previous audit and assessed as compliant. 22/11/2022: Interview:  - Deicorp (RL) stated that there was no structure on site. This condition is not triggered. Record sighted:  - Near map (18 August 2022) shows that there is no apparent structure on site.			
G71	SSD-Mod2	C12	Environmental Management Plan Requirements	Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).  Note: The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval  Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	Record	Assessed in the previous audit and assessed as compliant. 22/11/2022: Interview: Deicorp (RL) stated that management plans under this consent is prepared having regard to relevant guidelines.  The Auditor conducted high level review of the management plans to confirm this.			

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		I	
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		CEMP Section			/Observation					Triggered
G72	SSD-Mod2		Construction Environmental Management Plan	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:	Record	Assessed in the previous audit and assessed as compliant. 22/11/2022 to 5/12/2022:  Record sighted: - DEICORP (April 2020, 10 November 2020, and 29 November 2022) Construction Environmental Management Plan, 87-89 John Whiteway Drive Gosford ('the CEMP'). Note: CEMP revision record table found in CEMP indicates that there is the 6 October CEMP version as well. Geosyntec is not provided with 29 November 2022 copy as of 6 June 2023 Submission of CEMP to DPE and Certifier on 6 October 2022.				
				(a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling as set out in the Community Communication Strategy required by condition C6 (ix) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	Record	(ii) Section 4 (iii) Section 11.3 (iv) (v) Section 11.1 (vi) Section 11.6 (vii) Section 10.8 (viii) Section 11.10 and Appendix C (Community Consultation Strategy) (ix) Appendix D : Barker Ryan Stewart (February 2022), Waste Management Plan, 89 John Whiteway Drive, Gosford.				
				(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C15);	Record	Assessed in the previous audit and assessed as compliant. 22/11/2022: Record sighted: Barker Ryan Stewart (17 August 2022), Construction Traffic Pedestrian Management Plan (CTPMP), 89 John Whiteway Drive, Gosford.				
				(c) Construction Noise and Vibration Management Sub-Plan (see condition C16);	Record	Assessed in the previous audit and assessed as compliant. 22/11/2022: Record sighted: Koikas Acoustic (19 October 2022), Construction Noise and Vibration Management Plan, 89 John Whiteway Drive, Gosford.				
					Record	Assessed in the previous audit and assessed as compliant. 22/11/2022: Record sighted: Barker Ryan Stewart (30 November 2022), Soil and Water Management Plan, 89 John Whiteway Drive, Gosford.				
				(e) Aboriginal Cultural Heritage Management Plan (see condition C18);	Record	Assessed in the previous audit and assessed as compliant. 22/11/2022: Record sighted: RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan, 89 John Whiteway Drive, Gosford.				
				(f) Biodiversity Management Sub-Plan (see condition C19);	Record	22/11/2022: Record sighted: AEP (28 November 2022), Biodiversity Management Sub-Plan 89 John Whiteway Drive, Gosford, NSW 2250.				

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Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and	 	
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	SSD-Mod2	C13	Construction	(g) an unexpected finds protocol for contamination and associated	Record	Assessed in the previous audit and assessed as compliant.			
(continued)			Environmental	communications procedure;		22/11/2022:			
			Management Plan			Record sighted:			
						- DEICORP (10 November 2022) Construction Environmental Management Plan, 87-89 John Whiteway Drive Gosford ('the CEMP')			
						Section 11.5.			
						- TRACE Environmental (20 January 2020), Remedial Action Plan.			
						- TRACE Environmental (20 January 2020), Remedial Action France			
				(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage	Record	Assessed in the previous audit and assessed as compliant.			
				and associated communications procedure;	Record	22/11/2022:			
				and associated communications procedure,		Record sighted:			
						- DEICORP (10 November 2022) Construction Environmental			
						Management Plan, 87-89 John Whiteway Drive Gosford ('the CEMP')			
						Section 11.9			
						- RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan,			
						89 John Whiteway Drive, Gosford.			
				(i) waste classification (for materials to be removed) and validation (for	Record	Document assessed in the previous audit.	Recommendation:		
				materials to remain) be undertaken to confirm the contamination status in	Necolu	15/05/2023:	The Waste Management Plan should include		
				these areas of the site.		Record sighted:	items recommended in an email on 9		
				these areas of the site.		- TRACE Environment (29 January 2020) Remediation Action Plan	November 2022 (and as listed in Section 3.6 of		
						that is also attached to CEMP.	the first IEA Audit report), which are as		
						- Barker Ryan Stewart (February 2022), Updated Waste Management	follows:		
						Plan – Section 4.55. Proposed Residential Unit Development –	-Include details in Sections 8.4.6, 8.4.7 of the		
						Amended Plans	Trace Remedial Action Plan (RAP) on		
							requirement for testing and material tracking.		
							-Provide details on disposal of liquid waste		
							in accordance with Section 8.4.9 of the Trace		
							RAP.		
							-Provide information of imported material in		
							accordance with Section 8.4.8 of the Trace		
							RAP. It is noted that the RAP only allows for		
							the importation of certified VENM and does		
							not allow importation of other material (e.g.		
							recovered aggregate). Noting that there is a		
							contaminated land site auditor for this site,		
							approval from the contaminated land site		
							auditor may be required if other material type		
							(e.g. recovered aggregate, ENM) is proposed		
							to be imported.		
							-Include material tracking requirement (for		
							waste and imported material) in accordance		
							with Appendix C of the Trace RAP.		
							-Include litter management/inspection,		
							provision of waste bin and its collection		
			1				arrangement.		
			1						
G73	SSD-Mod2	C14	Construction	The Applicant must not commence construction of the development with the	Pocard	Accessed in the provious sudit and accessed as non-compliant	This item was considered non-compliant in the		
G73	SSD-MOGZ	C 14	Construction Environmental	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning	Record	Assessed in the previous audit and assessed as non-compliant. 22/11/2022:	This item was considered non-compliant in the first audit as the CEMP was submitted to DPE		
			Management Plan	Secretary.		Record sighted:	after the commencement date. In the current		
			ivianayement Plan	Octoberally.		- DPE Post Approval form and email for CEMP submitted on 6	audit, this is considered compliant due to the		
						October 2022.	availability of CEMP that was submitted to DPE.		
						October 2022.	avaliability of Octor that was submitted to DPE.		

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Ocosyntee is 1	Document	SSD Condition /	Item	Condition	Pre- review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Non- Not Compliant Trigg
G74	SSD-Mod2	Section C15	Construction	A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)	Record	Assessed in the previous audit and assessed as compliant.		
G/4	OOD-INIOUZ		Environmental Management Plan	must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:  (a) be prepared by a suitably qualified and experienced person(s);	record	22/11/2022: Record sighted: - Barker Ryan Stewart (17 August 2022), Construction Traffic Pedestrian Management Plan (CTPMP), 89 John Whiteway Drive, Gosford.		
				(b) be prepared in consultation with Council;	Record	Assessed in the previous audit and assessed as compliant. 22/11/2022: Record sighted: - Emails between Central Coast Council and Barker Ryan Stewart (15, 18, 19, and 22 July 2022) regarding Construction Traffic and Pedestrian Management Plan consultation initiated by Barker Ryan Stewart.		
				(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and	Record	Required item has been included.		
				(d) detail heavy vehicle routes, access and parking arrangements.	Record	Required item has been included.		
G75	SSD-Mod2	C16	Construction Environmental Management Plan	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:  (a) be prepared by a suitably qualified and experienced noise expert;	Record	Assessed in the previous audit and assessed as non-compliant. 22/11/2022: Record sighted: Koikas Acoustic (19 October 2022), Construction Noise and Vibration Management Plan, 89 John Whiteway Drive, Gosford.	It is noted that this non-compliance has been recorded as a non-compliance since the First Audit.  The item is considered non-compliant as the strategy has not been prepared in consultation with community. However, it is noted that the noise consultant stated that they were unable to	
				(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Record	Required item has been included.	conduct community consultation with this project, which the Auditor acknowledged. Interview with Deicorp indicated that conducting consultation with communities is problematic given there are	
				(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Record	Required item has been included.	some community members who are opposing the development.  No recommendation was made, unless further	
				(d) include strategies that have been developed with the community for managing high noise generating works;	Record	Assessed in the previous audit and assessed as non-compliant. 22/11/2022: Record sighted: - Koikas email (28 November 2022) states that Koikas Acoustics does not prepare in consultation with communities to develop strategies for managing high noise-generating works.	advice is provided by DPE.	
				(e) describe the community consultation undertaken to develop the strategies in condition C16(d);	Record	Assessed in the previous audit and assessed as non-compliant. 22/11/2022: Record sighted: - Koikas email (28 November 2022) states that Koikas Acoustics does not prepare in consultation with communities to develop strategies for managing high noise-generating works.		
				(f) include a complaints management system that would be implemented for the duration of the construction; and	Record	Required item has been included.		
				(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition C12.	Record	Required item has been included.		

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Geosyntec ID	Document	SSD Condition /	Item	Condition	Pre- review/Record	Evidence Collected / Observations	Independent Audit Findings and Recommendations		
		CEMP			/Observation		Recommendations	Non-	Not
		Section			/Observation			Compliant	Triggered
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G76	SSD-Mod2	C17	Construction	The Applicant must prepare a Construction Soil and Water Management Plan	Record	Assessed previously:			
			Environmental	(CSWMSP) and the plan must address, but not be limited to the following:		22/11/2022:			
			Management Plan	(a) be prepared by a suitably qualified expert, in consultation with Council;		Record sighted:			
						Barker Ryan Stewart (30 November 2022), Soil and Water			
						Management Plan, 89 John Whiteway Drive, Gosford.			
				(b) describe all erosion and sediment controls to be implemented during	Record	Required item has been included.			
				construction, as a minimum, in accordance with the publication Managing					
				Urban Stormwater: Soils & Construction (4th edition, Landcom 2004)					
				commonly referred to as the 'Blue Book';					
				(c) provide a plan of how all construction works will be managed in a wet-	Record	Required item has been included.			
				weather events (i.e. storage of equipment, stabilisation of the Site); and	rccord	Troquiled Roll Had book monaded.			
				(d) detail all off-Site flows from the Site.	Record	Required item has been included.			
						'			
C77	CCD M- 40	C10	Canatruatian	The Aberiainal Cultural Heritage Management Dier (ACHMD) must address	Doord	Accessed proviously			
G77	SSD-Mod2	C18	Construction Environmental	The Aboriginal Cultural Heritage Management Plan (ACHMP) must address, but not be limited to, the following:	Record	Assessed previously: 22/11/2022:			
			Management Plan	(a) be prepared by a suitably qualified and experienced expert in consultation		Record sighted:			
			Managomonerian	with the Registered Aboriginal Parties; and		Treesia signica.			
						RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan,			
						89 John Whiteway Drive, Gosford.			
					15				
				(b) be consistent with the conclusions and recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by RPS and dated 10	Record	Required item has been included.			
				February 2020; and					
				1 obligary 2020; and					
				(c) include measures for the mitigation and management of any unexpected	Record	Required item has been included.			
				finds that may be found.					
G78	SSD-Mod2	C19	Construction	The Biodiversity Management Sub-Plan (BMSP) must address, but not be	Record	Assessed previously:			
			Environmental	limited to, the following:		22/11/2022			
			Management Plan	(a) be prepared by a suitably qualified and experienced person/s;		Record sighted:			
						AEP (28 November 2022), Biodiversity Management Sub-Plan 89			
						John Whiteway Drive, Gosford, NSW 2250.			
				(b) identify areas of land where impacts on biodiversity are to be avoided as	Record	Required item has been included.			
				outlined in the biodiversity development assessment report prepared by		, ·			
				Conacher Consulting and dated March 2021 and set out how these areas will					
				be protected from construction impacts; and					
					1				
			1	(c) set out the measures identified in the Biodiversity Development	Record	Required item has been included.			
			1	Assessment Report to minimise, mitigate and manage impacts on					
				biodiversity, including timing and responsibility for delivery of the measures.					
		1	1						

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Geosyntec ID		SSD Condition / CEMP Section	Item	Condition	Pre- review/Record /Observation		Independent Audit Findings and Recommendations	Non- I Compliant	Not Triggered
G79	SSD-Mod2	C20	Construction Environmental Management Plan	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:  (a) minimise the impacts of earthworks and construction on the local and regional road network;	Record	Assessed previously: 22/11/2022 Record sighted: Deicorp (17 August 2022) Driver's Code of Conduct, 87-89 John Whiteway Drive, Gosford, NSW 2250. Required item has been included.			
				(b) minimise conflicts with other road users;	Record	Required item has been included.			
				(c) minimise road traffic noise; and	Record	Required item has been included.			
				(d) ensure truck drivers use specified routes.	Record	Required item has been included.			
G80	SSD-Mod2	C21	Soil and Water	Prior to the commencement of construction, the Applicant must install erosion and sediment controls and other soil and water management measures in accordance with the CSWMSP.	Observation	- Sediment fencing was observed across the southern and eastern boundaries Geotextile coir logs were observed on the stormwater drains on John Whiteway Drive. One of the stormwater drain was not covered fully by the coir log, however no significant sediment was observed within the drain cover.  Record sighted:	from sediment and the presence of sediment on the drain grate which requires mitigation.  - As per the recommendation in the second audit, the Environmental checklist is updated to include evidence of sediment in stormwater drain and condition of sediment control.		
G81	SSD-Mod2	C22	Construction Parking	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Record, observation	Record sighted: DEICORP (10 November 2022) Construction Environmental Management Plan, 87-89 John Whiteway Drive Gosford ('the CEMP'), Appendix A shown 20 car park lot on site  Observation: - Insufficient parking was observed onsite. Workers were observed to park on the road or kerbside.	This condition is considered non-compliant due to the unavailability of sufficient parking onsite. However, the Auditor notes that no feedback has been provided by Council to the Auditor on the matter.  Recommendation: Sufficient parking is provided onsite. Prior to provision of parking, a written approval by Council on use of public road for construction parking should be sought.		
G82	SSD-Mod2	C23	Outdoor Lighting	Prior to the installation of outdoor lighting, evidence must be submitted to the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.		Assessed previously as non-triggered: 22/11/2022: Interview: - Deicorp (RL) stated that there is no outdoor lighting and there is no plan for this.			
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Geosyntec ID	Document		Item	Condition		Evidence Collected / Observations	Independent Audit Findings and		
		Condition / CEMP Section			review/Record /Observation		Recommendations	Non- Compliant	Not Triggered
		Section							
G83	SSD-Mod2	C24		Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	Record	Assessed previously, and assessed as compliance. 22/11/2022: Record sighted: - Confirmation of Engagement of Site Auditor (Kylie Lloyd of Geosyntec) dated 17 April 2022.			
G84	SSD-Mod2	C25	Works	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.		Assessed previously, and assessed as non-triggered. 22/11/2022: Interview: - Deicorp (RL) stated that there is no footpath or public domain works.			

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Geosyntec ID	Document	Condition /	item	Condition	Pre- review/Record	Evidence Collected / Observations	Recommendations		
		CEMP			/Observation		Recommendations	Non-	Not
					Observation			Compliant	Triggered
		Section							
Part D During									
G85	SSD-Mod2	D1	Site Notice	A site notice(s) must be prominently displayed at the boundaries of the site	Observation	15/05/2023: Observation:			
				during construction for the purposes of informing the public of project details and must satisfy the following requirements:		Site notice observed.			
				(a) minimum dimensions of the site notice(s) must measure 841 mm x 594	Observation	-			
				mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;	Observation				
				(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;	Observation				
				(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any),	Observation				
				its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and					
				(d) the site notice(s) must be mounted at eye level on the perimeter	Observation	1			
				hoardings/fencing and must state that unauthorised entry to the site is not permitted.					
G86	SSD-Mod2	D2	Operation of Plant	All construction plant and equipment used on site must be maintained in a	Record	15/05/2023: Record sighted:			
			and Equipment	proper and efficient condition and operated in a proper and efficient manner.		<ul> <li>Form 10 Plant Register dated 10 November 2022 to 23 February 2023. Equipment either serviced or removed from the site.</li> <li>Foran Industries (6 February 2023) Plant Inspection SR175 plant.</li> <li>YG Lifting Solutions Invoice (27 April 2023) and Inspection Report</li> </ul>			
						(27 April 2023) for MTX625 plant maintenance ACE Civil Plant/Truck Maintenance Service Record for Yanmar 1F186 (24 May 2023), Sumitomo 1396 (24 May 2023), and Yanmar			
						61150 (26 May 2023)			
G87	SSD-Mod2	D3	Demolition	Demolition work must comply with the demolition work plans required by	Record	Assessed previously, and assessed as non-triggered.			
				Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition C11.		22/11/2022: Interview: - The site was cleared prior to Deicorp involvement, noting that no building was present onsite.			
						- Nearmap (18 August 2022 and 3 April 2022) also in agreement with Deicorp information			

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		
Jeogymee ib	Document	Condition / CEMP Section	icom		review/Record /Observation	Evidence Gonecied / Observations	Recommendations	Non- Compliant	Not Triggered
G88	SSD-Mod2	D4	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Record, observation	15/05/2023: Record sighted:  - Deicorp email (10 May 2023) to affected neighbour (Panorama via Susane and Graeme) informing that concrete pour is delayed. According to Deicorp (SR), Council was verbally informed, but DPE was not. It is unclear when the out-of-hours ceased on 10 May 2023.  - Central Coast Council (1 March 2023) Notice of Determination of Road Occupancy License Occupation for 1 - 4 March 2023.  - Site Diary for 20 March 2023, 3 May 2023, and 15 May 2023 were provided and it is noted in the diary that site is open between 7AM to 5.30PM, 7AM to 5.50PM, and 6.30AM to 6.40PM but it is unclear when construction commence or concluded for the day.  - Complaint from neighbour registered on 1 December 2022 for another out-of-hours equipment delivery. Deicorp also showed a notification to neighbour for Monday 5/12/22 Late Evening - Tuesday 6/12/22 early morning delivery. Based on discussion with Deicorp,	The item is considered to be non-compliant as out-of-hours work occurred on 10 May 2023 and the Auditor has not been provided with out-of-hours permit to conduct this activity.  Recommendation: - Site diary should include the commencement and conclusion time of construction activity not only site opening and closing time Out of hours delivery should obtain relevant prior approval, unless Council deems otherwise. Written confirmation from Council is to be obtained when out-of-hours delivery		
				(a) between 7am and 6pm, Mondays to Fridays inclusive; and	Record, observation	Council has verbally stated that an out of hours permit is not required, unless road closure is required.	is not required.		
				(b) between 8am and 1pm, Saturdays.  No work may be carried out on Sundays or public holidays.	Record, observation Record,	15/05/2023: Interview: - Deicorp (SR and RL) stated that no work has been conducted out of			
					observation	these hours or on public holidays. Except the delay on concrete pour on 10 May 2023 and plant removal on 1-2 March 2023.  - Sign-in records are now in place. However, it is noted that it might not translate to the commencement of work.			
G89	SSD-Mod2	D5	Construction Hours	Construction activities may be undertaken outside of the hours in condition D4 if required:	Record, observation	15/05/2023: Record sighted: - Central Coast Council (1 March 2023) Notice of Determination of Road Occupancy for 1 - 4 March 2023.			
				(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or	Record, observation	Interview: - Deicorp (RL) stated that there was plant removal between 1-2 March 2023. The Notice of Determination of Road Occupancy is for this			
				(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.	Record, observation	purpose. No other out-of hours work under this condition.			
G90	SSD-Mod2 D6	D6	Construction Hours	Notification of such construction activities as referenced in condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.		15/05/2023: Record sighted: - Deicorp (28 February 2023) emails to neighbours (Sanctuary, Panorama, Neill Williams, and Mariners View) informing that there will be machinery removal that may occur between the night of 1 March 2023 night to 2 March 2023.			
G91	SSD-Mod2	D7	Construction Hours	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	Record, observation	15/05/2023: Interview: -Deicorp (RL) stated that rock hammering strictly only conducted at these hours.			
				(a) 9am to 12pm, Monday to Friday;	Record, observation	Observation: - Rock hammering was not observed outside the approved hours.			
				(b) 2pm to 5pm Monday to Friday; and	Record, observation	- 1.00K Hammering was not observed outside the approved nouls.			
				(c) 9am to 12pm, Saturday.	Record, observation				
G92	SSD-Mod2	D8	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Record, observation	A review of mitigation measures listed in the CEMP and sub-plans are provided as item G184-G226.  Deicorp (SR and RL) stated that Deicorp carry out the construction in accordance with the most recent version of the CEMP:			

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Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and			
		Condition /			review/Record		Recommendations		Non-	Not
		СЕМР			/Observation				Compliant	Triggered
		Section								
G93	SSD-Mod2	D9	Hoarding	The following hoarding requirements must be complied with:	Observation	15/05/2023: Observation:				
			Requirements			Site fencing observed, with no third-party advertising or graffiti				
				(a) no third-party advertising is permitted to be displayed on the subject	Observation	observed.				
				hoarding/ fencing; and						
				(b) the construction site manager must be responsible for the removal of all	Observation	1				
				graffiti from any construction hoardings or the like within the construction area						
				within 48 hours of its application.						
				The first of the approximation						
G94	SSD-Mod2		No Obstruction of	The public way (outside of any approved construction works zone) must not	Observation	15/05/2023: Observation:				
			Public Way	be obstructed by any materials, vehicles, refuse, skips or the like, under any		- The public way was not obstructed by any materials, vehicles, refuse,				
				circumstances.		skips, noting vehicles were parked on the kerbs (but not within				
					footpath).					
G95	SSD-Mod2	D11	Construction Noise	The development must be constructed to achieve the construction noise	Record,	15/05/2023: Observation:				
			Limits	management levels detailed in the Interim Construction Noise Guideline	observation	- No excessive noise was observed at the time of Audit.				
			(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 Construction Noise and Vibration Management Plan.						
				Noise and vibration Management Flan.						
G96	SSD-Mod2	D12	Construction Noise	The Applicant must ensure construction vehicles (including concrete agitator	Record,	15/05/2023:				
			Limits	trucks) do not arrive at the site or surrounding residential precincts outside of		Record sighted:				
				the construction hours of work outlined under condition D4.		- Barker Ryan Stewart (17 August 2022), Construction Traffic				
						Pedestrian Management Plan (CTPMP), 89 John Whiteway Drive,				
						Gosford states that heavy vehicle should not arrive outside work hours				
						of the site.				
						- Complaint register indicated no complaint received in relation to				
						construction vehicles arriving onsite outside construction hours.				
G97	SSD-Mod2	D13	Construction Noise	The Applicant must implement, where practicable and without compromising	Record,	15/05/2023:				
			Limits	the safety of construction staff or members of the public, the use of 'quackers'		Record sighted:				
				to ensure noise impacts on surrounding noise sensitive receivers are		- Section 5.3.1, Koikas Acoustic (19 October 2022), Construction				
				minimised.		Noise and Vibration Management Plan, 89 John Whiteway Drive,				
						Gosford. states that: Plant & equipment with broadband reversing				
						alarms should be used instead of tonal reversing alarms.				
						Interview:				
						- Deicorp (RL) stated that all vehicles were equipped with quackers.				
						Observation				
						Observation: - Use of quacker was observed.				
						- Use of quacker was observed.				

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Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		
		Condition /			review/Record		Recommendations	Non-	Not
		CEMP			/Observation			Compliant	Triggered
		Section							
G98	SSD-Mod2	D14	Vibration Criteria	Vibration caused by construction at any residence or structure outside the site					
				must be limited to:	observation				
				(a) for structural damage, the latest version of DIN 4150-3 (1992-02)	Record,	15/05/2023:			
				Structural vibration -	observation	Record sighted:			
				Effects of vibration on structures (German Institute for Standardisation, 1999)	);	- Section 4.2, Koikas Acoustic (19 October 2022), Construction Noise			
				and		and Vibration Management Plan, 89 John Whiteway Drive, Gosford,			
						address this item.			
						- Ei Australia (1 May 2023) Vibration Monitoring Report No.6			
						(6/02/2023 - 2/04/2023) shows that there are no exceedances to the			
						warning level.			
						- Ei Australia (10 February 2023) Vibration Monitoring Report No. 5			
						(16/01/2023 - 5/02/2023) shows that there are no exceedances to the			
						warning level.			
			1			- Ei Australia (20 January 2023) Vibration Monitoring Report No.4			
			1			(5/12/2022 - 15/1/2023) shows that here are no exceedances to the			
		1	1			warning level.			
			1			- Ei Australia (8 December 2022) Vibration Monitoring Report No.3			
						(31/10/2022 - 4/12/2022) shows that there are no exceedances to the			
						warning level.			
						- El Australia (4 November 2022) Vibration Monitoring Report No.2			
						(8/10/2022 - 30/10/2022) shows that there are no exceedances to the			
						warning level.			
						- El Australia (13 October 2022) Vibration Monitoring Report No.1			
						(19/8/2022 - 2/10/2022) shows that there are 2 exceedances to the			
						warning level over 122,000 recorded events.			
						Interview:			
						- Deicorp (RL): Vibration monitors are available onsite, with values			
						above trigger values sent to Site Manager. Vibration monitoring			
						ceased after April 2023 as rock breaking had ceased.			
				(b) for human exposure, the acceptable vibration values set out in the	Record,	Reviewed in previous Audit and considered as compliant:			
				Environmental Noise Management Assessing Vibration: a technical guideline	observation	22/11/2022:			
				(DEC, 2006) (as may be updated or replaced from time to time).		Record sighted:			
			1			Section 4.2 and Table 2, Koikas Acoustic (19 October 2022),			
			1			Construction Noise and Vibration Management Plan, 89 John			
		1	1			Whiteway Drive, Gosford, address this item.			
			1						
G99	SSD-Mod2	D15	Vibration Criteria	Vibratory compactors must not be used closer than 30 metres from residentia	al Record.	15/05/2023:	<u> </u>		<del>                                     </del>
			l	buildings unless vibration monitoring confirms compliance with the vibration	observation	Interview:			
			1	criteria specified in condition D14.		- Deicorp (GC) stated that no vibratory compactors have been used			
		1	1			onsite.			
		1	1						
		1	1			Reviewed in previous Audit and considered as compliant:			
		1	1			22/11/2022:			
		1	1			Record sighted:			
		1	1			- Section 5.1.1, Koikas Acoustic (19 October 2022) CNVMP indicates			
		1	1			that vibratory compactors are not listed as one of the construction			
		1	1			noise sources.			
G100	SSD-Mod2	D16	Vibration Criteria	The limits in conditions D14 and D15 apply unless otherwise outlined in a	Record	Note only, reviewed in Conditions D14 and D15.	1		
	COD-WOUZ		VIDIGUOTI OTILETIA	Construction Noise and Vibration Management Plan, approved as part of the		Troto only, reviewed in conditions D14 and D15.			
		1	1	CEMP required by condition C16 of this consent.					
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Condition / CEMP Section  SSD-Mod2 D17 Tree Protoclion  For the duration of the construction works:  (a) steed trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage is properly.  (b) all street trees immediately adjacent to the property boundates must be protected at all times during construction in accordance with Council's tree protoction requirements. Any street tree, which is damaged or removed during construction in accordance with Council's tree protoction requirements. Any street tree, which is damaged or removed during construction.  (c) all trees on the allet that are not approved for removal must be suitably protocted during construction as per the recommendations of the Vagestation. Morth 2021 and the Time Assessment Report (Version 3) prepared by Connecher Consulting, dated March 2021; and  [(d) if access to the area within any protoctive barrier is required during the backs, it must be carried out sucker the approvalation of a qualified absolute at hostist. Alternative the protocolon measures must be inselled, as teroparts of a qualified articular, and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the cannot of a qualified articular and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the cannot of a qualified actional and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the cannot of a qualified actional and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the cannot of a qualified actional and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the cannot of a qualified actional and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the cannot of a qualified actional	Googypton ID	Document	SSD	Itom	Condition	Dro	Evidence Collected / Observations	Independent Audit Findings and		
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Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		
		Condition / CEMP Section			review/Record /Observation		Recommendations	Non- Compliant	Not Triggered
G103	SSD-Mod2	D19	Air Quality	During construction, the Applicant must ensure that:	Observation				
				(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;	Observation	See item D18.			
				(b) all trucks entering or leaving the site with loads have their loads covered;	Observation	15/05/2023: Observation: - Trucks were observed to enter and exit the site with loads covered.			
				(c) trucks associated with the development do not track dirt onto the public road network	Observation	15/05/2023: Observation: - No dirt was observed on public road as a result of trucks Cattle grid has been installed and car park area near the site office has been covered with hardstand Worker was observed to wash truck wheels as it left the site It is noted that many vehicles (including contractor vehicles) parked on unpaved soil on the kerb. Potential dirt tracking on road can occur from these vehicles particularly on wet days.	Recommendation: The road should be periodically monitored throughout the day to ensure that construction vehicles have not resulted in sediment tracking on the road. Where evidence of sediment is observed, mitigation measures must be immediately implemented.		
				(d) public roads used by these trucks are kept clean; and	Observation	15/05/2023: Observation: - No dirt was observed on public road as a result of trucks Cattle grid has been installed and car park area near the site office has been covered with hardstand Worker was observed to wash truck wheels as it left the site It is noted that many vehicles (including contractor vehicles) parked on unpaved soil on the kerb. Potential dirt tracking on road can occur from these vehicles particularly on wet days.	Recommendation: The road is periodically monitored throughout the day to ensure that construction vehicles have not resulted in sediment tracking on the road. Where evidence of sediment is observed, mitigation measures must be immediately implemented.		
				(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Observation	15/05/2023: Interview: - Land stabilisation works are being conducted and will be validated by geotechnical engineer.  Record sighted: - El Australia (8 February 2023) Geotechnical Compliance Statement for CC2a 89 John Whiteway Drive Gosford, NSW.			
G104	SSD-Mod2	-	Erosion and Sediment Control	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	Observation	15/05/2023: Observation: - Sediment fencing was observed across the southern and eastern boundaries Geotextile coir logs were observed on the stormwater drains on John Whiteway Drive. One of the stormwater drain was not covered fully by the coir log, however no significant sediment was observed within the drain cover.  Record sighted: - Daily site logs records conducted by Site Manager - sighted documents dated 10/5/2023, 16/02/203 and a few other dates (scrolled down on the screen). Record dated 10/5/2023 stated that no maintenance of sediment control required, however other records did not appear to include detailed information on observation Environmental checklist 23/12/2022, 24/12/2022, 3/1/2023, 4/1/2023 which provided road condition.	Recommendation: - Site inspections must include observation of sediment control in the stormwater drains to check if the drains appropriately protected from sediment and the presence of sediment on the drain grate which requires mitigation As per the recommendation in the second audit, the Environmental checklist is updated to include evidence of sediment in stormwater drain and condition of sediment control.		

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Pre- review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	on- Notompliant Trig	
G105	SSD-Mod2	D21	Imported Soil	The Applicant must:	Record		This item is considered non-compliant as the analytical results for Concrete Recyclers (Group)		
				(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Record	Ave, Roseberry NSW. Material is classified as VENM Envirolab (19 April 2023) Report number 32043 and 320445 show	Pty Ltd. show that one sample CAM335 (40mg/kg) exceeded the absolute maximum		
				(b) keep accurate records of the volume and type of fill to be used; and	Record	analytical results for Concrete Recyclers (Group) Pty Ltd. Report 320445 shows that one sample CAM335 (40mg/kg) exceeded the	concentration of zinc as provided in Recovered Aggregate Order 2014 (350mg/kg).		
				(c) make these records available to the Certifier upon request.	Record		Recommendations:  1. Imported material and their analytical results must be inspected as the material is received onsite to confirm that the material meets the classification and that it does not contain any evidence of contamination. Evidence of contamination includes anthropogenic materials in materials classified as VENM.  Material exceeding the concentrations presented in the Resource Recover Order must not be imported to the site.  2. An environmental consultant must provide an assessment of the suitability of imported material prior to importation to the site.  3. More detailed review of imported material documentation will be conducted by contaminated land auditor.		
G106	SSD-Mod2	D22	Seepage and Stormwater	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the buildings to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Record	Reviewed in previous Audit and assessed as compliant.  22/11/202: Interview: Deicorp (RL) stated that the Council said this is not needed. Record sighted: - Council email (13 October 2022) Section 68 Application John Whiteway Drive (SCC/175/2022)			
G107	SSD-Mod2	D23		The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Record	15/05/2023: Record sighted: - Site induction checklist Evacuation procedure observed in site office.			
G108	SSD-Mod2	D24	Protocol – Aboriginal Heritage	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of Heritage NSW.	Record	15/05/2023: Interview: Deicorp (SR) stated that no Aboriginal find has been encountered to date.  Reviewed in previous Audit and considered as compliant. Record sighted: - RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan, 89 John Whiteway Drive, Gosford.			
G109	SSD-Mod2	D25	Protocol – Historic Heritage	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage NSW.		15/05/2023: Interview: Deicorp (SR) stated that no Aboriginal find has been encountered to date.			

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Geosyntec ID	Document	SSD Condition /	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		
		Condition / CEMP Section			review/Record /Observation		Recommendations	Non- N Compliant T	Not Friggered
G110	SSD-Mod2		Waste Storage and Properties	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Record, observation	15/05/2023: Observation: All waste was secured within the site. Record sighted: - Skips and Scraps dockets (December 2022, February to April 2023) show that most materials are bricks, tiles, and concrete, with some timber, iron, and soil. More than 90% of the waste collected by Skips and Scraps are recycled.			
G111	SSD-Mod2	D27	Waste Storage and Properties	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Record	15/05/2023: Record sighted previously: - TRACE (5/9/2022) In-situ Waste Classification - General Solid Waste, 89 John Whiteway Drive, Gosford, NSW TRACE (1 November 2022) In-Situ Waste Classification Virgin Excavated Natural Material—Northern Portion of Proposed Excavation 89 John Whiteway Drive, Gosford, NSW TRACE (13 October 2022) In-Situ Waste Classification Virgin Excavated Natural Material—Southern Portion of Proposed Excavation 89 John Whiteway Drive, Gosford, NSW.			
G112	SSD-Mod2		Waste Storage and Properties	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Record, observation	15/05/2023: Interview: - Deicorp (RL) stated that no concrete waste or rinse water were produced yet.			
G113	SSD-Mod2		Waste Storage and Properties	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Record	15/05/2023: Record sighted: - Sandstone run sheet from 13 October 2022 to 21 November 2023 and 23 November 2022 to 18 January 2023 - Ace Civil Pty Ltd Transaction Detail by Account for 19 January 2023 to 19 May 2023 for Sandstone  Previously: - Tipping summary for 21/09/2022, 23-24/09/2022 26-27/09/2022, 5/10/2022, and 18/10/2022 - 2/10/2022, dockets and qty (11.5 tonnes) for General Solid Waste disposal to EBH Environmental - North Wyong (License Number 20675) TRACE (5/9/2022) In-situ Waste Classification - General Solid Waste, 89 John Whiteway Drive, Gosford, NSW TRACE (1 November 2022) In-Situ Waste Classification Virgin Excavated Natural Material—Northern Portion of Proposed Excavation 89 John Whiteway Drive, Gosford, NSW TRACE (13 October 2022) In-Situ Waste Classification Virgin Excavated Natural Material—Southern Portion of Proposed Excavation 89 John Whiteway Drive, Gosford, NSW Central Coast Council (12 October 2021) DA54735/2018.2 for LOT: 141 DP: 755246, 1419 Peats Ridge Road PEATS RIDGE NSW 2250 Approve Notice under Section 143 PoEOAct 1997, Grant Skinner of 1419 Peats Ridge Rd. Peats Ridge NSW 2250 on 6 May 2022 certify that the place can lawfully be used to accept 400,000 tonnes of VENM - Approve Notice under Section 143 PoEOAct 1997, Paul Lambess of Land located adjacent to Sparks Road, Hue Road, Kiar Ridge Road and the F3 Freeway, being Lots 4,6,7,8 DP 239704, Lots 15- 19, 25-26 DP 259306, Lot 5 DP 259531 and Lot 9 DP 239704. on 2 August 2022 certify that the place can lawfully be used to accept 100,000 m³ of VENM.			
G114	SSD-Mod2		Waste Storage and Properties	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Record	15/05/2023: Interview: - Deicorp (RL) stated that no hazardous material has been removed from the site during the Audit period.			
G115	SSD-Mod2	D31	Outdoor Lighting	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Record	15/05/2023: Interview: - Deicorp (RL) stated that no external lighting has been required onsite.			

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Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		
		Condition /			review/Record		Recommendations	Non-	Not
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G116	SSD-Mod2	D32	Site Contamination		Record	15/05/2023: Interview:			
				Action Plan prepared by Trace Environmental and dated 20 January 2020 and any variations to the Remedial Action Plan approved by an NSW EPA-	1	- Deicorp (RL) stated remediation has been completed as per the RAP, but the validation report is still being completed.			
				accredited Site Auditor.		Record Sighted:			
				accreated Site Additor.		- Trace Environmental (30 November 2022), Draft Site Validation			
						Report.			
G117	SSD-Mod2	D33	Site Contamination	Where remediation is carried out / completed in stages, a NSW EPA-	Record	15/05/2023: Interview:			
0111	OOD WOOL	200	Cito Contamination	accredited Site Auditor must confirm satisfactory completion of each stage by		- Deicorp (RL) stated remediation is completed in one stage.		l I	
				the issuance of Interim Audit Advice(s).				l I	
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G118	SSD-Mod2	D34	Site Contamination	The Applicant must ensure the proposed development does not result in a	Record	15/05/2023: Interview:			
0110	SSD-WOGZ	D34	Site Contamination	change of risk in relation to any pre-existing contamination on the site that	rtecord	- Deicorp (RL) stated remediation has been completed as per the			
				would result in significant contamination.		RAP, but the validation report is still being completed.			
				Thomas recent in eight and the state of the		Record Sighted:			
						- Trace Environmental (30 November 2022), Draft Site Validation			
1						Report.			
1									
G119	SSD-Mod2	D35	Independent	Proposed independent auditors must be agreed to in writing by the Planning	Record	Record sighted:		]	·
1			Environmental Audit	Secretary prior to the preparation of an Independent Audit Program or		- DPE (27 September 2022) Audit team replacement nomination.			
				commencement of an Independent Audit.		- DPE (28 April 2022) Request for Independent Audit Team.			
G120	SSD-Mod2	D36	Independent	Independent Audits of the development must be conducted and carried out in	Record	The current IEA is conducted in accordance with DPIE (2020)			
			Environmental Audit	accordance with the Independent Audit Post Approval Requirements (DPIE		guidelines.			
				2020).					
G121	SSD-Mod2	D37	Independent	The Planning Secretary may require the initial and subsequent Independent	Record	15/05/2023: Interview:			
				Audits to be undertaken at different times to those agreed to above, upon		- Deicorp (RL) stated that DPE did not request for other timing.		l I	
				giving at least four weeks notice to the applicant of the date or timing upon				l I	
				which the audit must be commenced.				l I	
								l I	
G122	SSD-Mod2	D38	Independent		Record		The item is considered to be non-compliant		
			Environmental Audit	Approval Requirements (DPIE 2020), the Applicant must:			as the response to the First IEA was not made		
						- The First IEA is available on the project website but the response to	publicly available within 60 days of		
				(a) review and respond to each Independent Audit Report prepared under	Record	the IEA is not yet made publicly available as of 15 May 2023 Deicorp email (27 February 2023) to DPE provided Deicorp's	submission.		
				condition D36 and D37 of this consent;	record	response to the IEA.	December define		
						- DPE email (1 March 2023) acknowledging the first IEA copy that was	Recommendation:		
				(1) 1 (1) Di		sent on 23 January 2023.	available within 60 days of submission to the		
				(b) submit the response to the Planning Secretary and the Certifier; and	Record	·	Planning Secretary		
				(c) make each Independent Audit Report and response to it publicly available	Record				
				within 60 days of submission to the Planning Secretary.					
1									
G123	SSD-Mod2	D39	Independent	Independent Audit Reports and the Applicant's response to audit findings	Record	15/05/2023:	The item is considered to be non-compliant		
0.20	OOD WOOL	200		must be submitted to the Planning Secretary within 2 months of undertaking	rtocord		as the response to the First IEA was not		
				the independent audit site inspection as outlined in the Independent Audit		The state of the s	submitted to DPE within 2 months of site		
				Post Approval Requirements (DPIE 2020).		1 . 1	inspection.		
1						- DPE email (1 March 2023) acknowledging the first IEA copy that was	·		
1						sent on 23 January 2023.	Recommendation:		
							IEA response should be submitted to the		
1							Planning Secretary within 2 months of the		
1							Audit site inspection.		
1									
G124	SSD-Mod2	D40	Independent	Notwithstanding the requirements of the Independent Audit Post Approval	Record	This condition is related to the operational phase, so it is considered as			
			Environmental Audit	Requirements (DPIE 2020), the Planning Secretary may approve a request		non-triggered during construction.			
				for ongoing independent operational audits to be ceased, where it has been					
				demonstrated to the Planning Secretary's satisfaction that an audit has					
				demonstrated operational compliance.					
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Geosyntec ID	Document	SSD Condition /	Item	Condition	Pre- review/Record	Evidence Collected / Observations	Independent Audit Findings and Recommendations			
		CEMP Section			/Observation		recommendations		Non- Compliant	Not Triggered
Part E Prior To	The Issue Of	Occupation C	L Certificate							
	SSD-Mod2	E1	Occupation Certificate	An Occupation Certificate for the relevant stage must be obtained from the PCA prior to commencement of occupation or use of the whole or any part of the approved buildings. A copy of the Occupation Certificate shall be submitted to the Planning Secretary.	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
G126	SSD-Mod2	E2	External Walls and Cladding	Prior to the issue of the occupation certificate, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.		15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
G127	SSD-Mod2	E3	External Walls and Cladding	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
G128	SSD-Mod2	E4	Post-construction Dilapidation Report	Prior to the issue of the occupation certificate, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
				a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		_		
				b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads;	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
				c) to be forwarded to Council for information.	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				

Geosyntec ID	Document	ICCD								
		SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and			
		Condition / CEMP			review/Record		Recommendations			Not
					/Observation				Compliant	Triggered
		Section								
G129	SSD-Mod2	E5	Protection of Public	Unless the Applicant and the applicable authority agree otherwise, the	Record	See below				
3129	OOD-MOG2	LS	Infrastructure	Applicant must:	Record	Jee below			1 1	
				, , , , , , , , , , , , , , , , , , , ,					1 1	
									1 1	
					_				1 1	
				(a)repair, or pay the full costs associated with repairing, any public	Record	15/05/2023:			1 1	
				infrastructure that is damaged by carrying out the development; and		Interview - Deicorp (RL) stated that this is not triggered at this stage as there is			1 1	
						no repairs required.			1 1	
						The repairs required.			1 1	
									1 1	
				(b)relocate, or pay the full costs associated with relocating any infrastructure	Record	15/05/2023:			1 1	
				that needs to be relocated as a result of the development.	rccord	Interview				
				and a country an		- Deicorp (RL) stated that this is not triggered at this stage as there is				
						no repairs required.			1 1	
				Note: This condition does not apply to any damage to roads caused as a	Record	Noted			1 1	
				result of general road usage or otherwise addressed by contributions required					1 1	
				by this consent.					1 1	
									1 1	
0400	000 ** 10	150	Doctors (	Holizon the Applicant and the Paris III	D	45/05/0000			1	
G130	SSD-Mod2	E6	Protection of	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is		15/05/2023: Interview			1	
			Property	damaged by carrying out the development.		- Deicorp (RL) stated that this is not triggered at this stage as there is			1 1	
				damaged by carrying out the development.		no repairs required.			1 1	
						The repaire required.			1 1	
G131	SSD-Mod2	E7	Utilities and	Prior to the issue of the occupation certificate, a compliance certificate under	Record	15/05/2023:			1	
			Services	the section 307 of the Water Management Act 2000 must be obtained from		Interview			1 1	
				Council and submitted to the Certifier.		- Deicorp (RL) stated that this is not triggered at this stage.			1 1	
									1 1	
G132	SSD-Mod2	E8	Utilities and	Prior to issue of the occupation certificate, written advice shall be obtained	Record	15/05/2023:			1	
			Services	from the relevant electricity supply authority, an approved telecommunications		Interview			1 1	
				carrier and an approved gas carrier (where relevant) stating that satisfactory		- Deicorp (RL) stated that this is not triggered at this stage.			1 1	
				arrangements have been made to ensure provision of adequate services.					1 1	
									1 1	
G133	SSD-Mod2	E9	Structural	A Structural Inspection Certificate or a Compliance Certificate must be	Record	See below			1 1	
			Inspection	submitted to the satisfaction of the Certifier prior to the issue of any					1 1	
			Certificate	Occupation Certificate and/or use of the premises. A copy of the Certificate					1 1	
				with an electronic set of final drawings (contact approval authority for specific electronic format) shall be submitted to the approval authority and the Council					1 1	
				after:					1 1	
				untor.					1 1	
				(a) the site has been periodically inspected and the Certifier is satisfied that	Record	15/05/2023:			1 1	
				the Structural Works is deemed to comply with the final design drawings; and		Interview			1 1	
						- Deicorp (RL) stated that this is not triggered at this stage.			1 1	
			1	(b) the drawings listed on the Inspection Certificate have been checked with	Record	15/05/2023:	+	$\longrightarrow$		
			1	those listed on the final Design Certificate/s.	, coolu	Interview			1	
				and an analysis		- Deicorp (RL) stated that this is not triggered at this stage.			1 1	
			1							
C124	CCD M-40	F10	Covings == = = t = 1	Delegate the inque of the only Occurred to Contifer to the April 1 and the H	Desert	145/05/2022	<u> </u>		1	
G134	SSD-Mod2	E10	Environmental Performance	Prior to the issue of the any Occupation Certificate, the Applicant shall implement the commitments outlined in BASIX Certificate No. 1060237M_05	Record	15/05/2023: Interview				
			i chomiance	(dated 2 July 2021).		- Deicorp (RL) stated that this is not triggered at this stage.			1	
			1	(		= 1.1.7 () states and to not algebra at an outgo.				
210-	005 11 12	1	<u> </u>		<u> </u>	1.5/55/0000			<b></b>	
G135	SSD-Mod2	E11	Ecologically	Prior to the issue of any Occupation Certificate, evidence shall be submitted	Record	15/05/2023:			1	
			Sustainable	to the Certifier demonstrating compliance with the recommendations and		Interview			1	
			Development	principles highlighted within the ESD Assessment Report ESD Assessment Report, prepared by BCA Energy, dated 20 February 2020 (see Condition		- Deicorp (RL) stated that this is not triggered at this stage.				
			1	B19).						
			1							
0400	00D M- 30	F40	Manta T	Drive to the inquest the second of the secon	Deservi	45/05/0000				
G136	SSD-Mod2	E12	Works as Executed Plans	Prior to the issue of the occupation certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage	Record	15/05/2023:			1	
			i iai io	and finished ground levels have been constructed as approved, must be		Interview - Deicorp (RL) stated that this is not triggered at this stage.			1	
			1	submitted to the Certifier.		20,007 (112) oldiod that this is not triggored at this stage.			1	
									1	

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Geosyntec ID	Document	SSD Condition /	Item	Condition	Pre- review/Record	Evidence Collected / Observations	Independent Audit Findings and Recommendations		<u> </u>	<u> </u>
		CEMP Section			/Observation		Recommendations		Non- Compliant	Not Triggered
G137	SSD-Mod2	E13	Mechanical Ventilation	Prior to the issue of the occupation certificate, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:	Record	See below				
				(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
				(b) any dispensation granted by Fire and Rescue NSW.	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
G138	SSD-Mod2		Operational Noise - Design of Mechanical Plant and Equipment	Prior to the issue of the occupation certificate, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Noise and Vibration Impact Assessment prepared by EMM Consulting dated February 2020 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the assessment.	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
G139	SSD-Mod2	E15	Road Damage	Prior to the issue of the occupation certificate, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development must be met in full by the Applicant.		15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
G140	SSD-Mod2	E16	Fire Safety Certification	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
G141	SSD-Mod2	E17	Structural Inspection Certificate	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:		15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
				(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
				(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				

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Geosyntec ID	Document	SSD Condition /	Item	Condition	Pre- review/Record	Evidence Collected / Observations	Independent Audit Findings and Recommendations			
	1	CEMP			/Observation		1.000mmenuadons			Not
		Section			. 5.5551 7441011				Compliant	ırıggered
G142	SSD-Mod2	E18	Stormwater Quality	Prior to the issue of the occupation certificate, an Operation and Maintenance	Record	See below				
0142	SSD-IVIOUZ	10		Plan (OMP) is to be submitted to the satisfaction of the Certifier along with	Necord	oee below				
				evidence of compliance with the OMP. The OMP must ensure the proposed						
				stormwater quality measures remain effective and contain the following:						
				(a) maintenance schedule of all stormwater quality treatment devices;	Record	15/05/2023: Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
				(b) record and reporting details;	Record	15/05/2023:				
				(12) 133012 and 13porting domino,	. 15551 4	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
					Decemb	45/05/0000				
				(c) relevant contact information; and	Record	15/05/2023: Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
				(d) Work Health and Safety requirements.	Record	15/05/2023: Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
G143	SSD-Mod2		Warm Water Systems and	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act	Record	15/05/2023: Interview				
				2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-		- Deicorp (RL) stated that this is not triggered at this stage.				
				based water cooling system) of AS/NZS 3666.2:2011 Air handling and water						
				systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.						
C444	CCD Mado	F20	Outdon Himbin	Prior to the issue of the occupation certificate, the Applicant must submit	Desert	Cookalaw				
G144	SSD-Mod2	E20	Outdoor Lighting	evidence from a suitably qualified practitioner to the Certifier that	Record	See below				
				demonstrates that installed lighting associated with the development achieves						
				the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:						
				roosivers and.						
				(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive	Record	15/05/2023:				
				effects of outdoor lighting (Standards Australia, 1997); and	. 15551 4	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
				(b) has been mounted, screened and directed in such a manner that it does	Record,	15/05/2023:		_		
				not create a nuisance to surrounding properties or the public road network.	observation	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
G145	SSD-Mod2	E21	Signage	Dries to the commoncement of exerction, you finding signage identification	Pocord	15/05/2022:				
G145	SSD-IVIOQZ		Signage	Prior to the commencement of operation, way-finding signage identifying building entries, car parking entrances and bicycle parking is to be installed.	Record, observation	15/05/2023: Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
G146	SSD-Mod2	E22	Public Walkway	The public walkway and viewing platform is to be completed prior to the issue	Record,	15/05/2023:				
				of any occupation certificate for the last of the four approved buildings.	observation	Interview - Deicorp (RL) stated that this is not triggered at this stage.				
G147	SSD-Mod2	E23	Public Walkway	Satisfactory arrangements are to be made in consultation with Council to	Record	15/05/2023:				
				secure maintenance, management and accessibility of the walkway and viewing platform to the public in perpetuity. Details of the confirmed		Interview - Deicorp (RL) stated that this is not triggered at this stage.				
				arrangements are to be provided to the Planning Secretary for information		, , , , , , , , , , , , , , , , , , , ,				
G148	SSD-Mod2	E24	Pocket Park	prior to the issue of any occupation certificate.  The pocket park is to be completed prior to the issue of any occupation	Record,	15/05/2023:				
				certificate for the last of the four approved buildings.	observation	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
	-						<del></del>			

Geosyntec ID		SSD Condition / CEMP Section	Item	Condition	Pre- review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Non- Compliant	Not Triggered
G149	SSD-Mod2	E25	Pocket Park	Satisfactory arrangements are to be made in consultation with Council to secure maintenance, management and accessibility of the park to the public in perpetuity. Details of the confirmed arrangements are to be provided to the Planning Secretary for information prior to the issue of any occupation certificate.	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.			
G150	SSD-Mod2	E26	Site Contamination	Prior to the issue of any occupation certificate, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.			
G151	SSD-Mod2	E27	Landscaping	Prior to the issue of the occupation certificate, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d) or as amended by this consent.		15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.			
G152	SSD-Mod2	E28	Landscaping	Prior to the issue of the occupation certificate, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The plan must:	Record	See below			
				(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.			
				(b) be consistent with the Vegetation Management Plan (Version 4) prepared by Conacher Consulting, dated March 2021.	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.			
G153	SSD-Mod2	E29	Evacuation and Emergency Planning	Prior to the issue of any occupation certificate, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan.  Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.	Record	15/05/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.			

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and	<u> </u>	1	1
Geosyntec ib	Document	Condition /		Condition	review/Record	Evidence Conected / Observations	Recommendations		ļ.,	N. d
		CEMP			/Observation		Trecommendations		Non-	Not
		Section							Compliant	Triggered
G154	SSD-Mod2	E30	Asset Protection	Prior to the issue of any occupation certificate, the entire property must be	Record,	See below				
			Zones	managed as an inner protection area (IPA) as per the Vegetation	observation					
				Management Plan (prepared by Conacher Consulting Pty Ltd, Version 4, 16						
				March 2021, ref: 21020) and in accordance with the requirements of Appendix	(					
				4 of Planning for Bush Fire Protection 2019. When establishing and						
				maintaining an IPA the following requirements apply:						
				( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )		45,05,000				
				(a) tree canopy cover should be less than 15% at maturity;	Record,	15/05/2023:				
					observation	Interview - Deicorp (RL) stated that this is not triggered at this stage.				
						- Delcorp (NL) stated that this is not thiggered at this stage.				
				(b) And a section of the character of the character of the character of	Decemb	45/05/0000				
				(b) trees at maturity should not touch or overhang the building;	Record,	15/05/2023: Interview				
					observation	- Deicorp (RL) stated that this is not triggered at this stage.				
						- Delcorp (NL) stated that this is not thiggered at this stage.				
				(c) lower limbs should be removed up to a height of 2m above the ground;	Record,	15/05/2023:				
					observation	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
			(d) tree canopies should be separated by 2 to 5m;	Dogard	15/05/2023:					
			(d) free carropies should be separated by 2 to 3m,	Record, observation	Interview					
				ODSCIVATION	- Deicorp (RL) stated that this is not triggered at this stage.					
					Bolooff (112) stated that the letter algebroa at the stage.					
				(e) preference should be given to smooth barked and evergreen trees;	Record,	15/05/2023:				
					observation	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
					Decemb	45/05/0000				
				<ul><li>(f) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;</li></ul>	observation	15/05/2023: Interview				
				of break the progress of the towards buildings,	Observation	- Deicorp (RL) stated that this is not triggered at this stage.				
						Bolooff (NE) stated that this is not triggered at this stage.				
				(g) shrubs should not be located under trees;	Record,	15/05/2023:				
				,	observation	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
				(h) shrubs should not form more than 10% ground cover;	Record,	15/05/2023:				
				· ·	observation	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
				(i) clumps of shrubs should be separated from exposed windows and doors by	Record	15/05/2023:		<del></del>		
				a distance of at least twice the height of the vegetation.	observation	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
			(j) grass should be kept mown (as a guide grass should be kept to no more	Record,	15/05/2023:					
			than 100mm in height); and	observation	Interview					
					- Deicorp (RL) stated that this is not triggered at this stage.					
					<u> </u>	45050000				
				(k) leaves and vegetation debris should be removed.	Record,	15/05/2023:				
					observation	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
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Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		
		Condition	'		review/Record		Recommendations	Non-	Not
		CEMP			/Observation			Compliant	Triggered
		Section							
G155	SSD-Mod2	E31	Asset Protection	In accordance with section 88B of the Conveyancing Act 1919, a restriction to	Record	15/05/2023:	+		
0100	OOD WOOL	201	Zones	the land use shall be placed on Lot 0/SP72557- 80 John Whiteway Drive	observation	Interview			
				Gosford requiring the provision of a 5 metre wide Asset Protection Zone		- Deicorp (RL) stated that this is not triggered at this stage.			
				(APZ) along the north western boundary beyond the property access ramp,					
				which must be maintained as an Outer Protection Area (OPA) as outlined					
				within Appendix 4 of Planning for Bush Fire Protection 2019. The OPA must					
				comprise:					
				(a) The account of the second them 200%.	Decemb	45/05/0000			
				(a) Tree canopy cover not more than 30%;	Record,	15/05/2023:			
					observation	Interview - Deicorp (RL) stated that this is not triggered at this stage.			
						- Delcorp (INE) stated that this is not triggered at this stage.			
				(b) tree canopies should be separated by 2 to 5m;	Record,	15/05/2023:			
				observation	Interview				
		1				- Deicorp (RL) stated that this is not triggered at this stage.			
			(c) shrubs should not form a continuous canopy;	Record,	15/05/2023:				
			(c) shrubs should not form a continuous canopy,	observation	Interview				
				Observation	- Deicorp (RL) stated that this is not triggered at this stage.				
					Bolooff (112) stated that this is not triggered at this stage.				
				(d) shrubs should not form more than 20% of ground cover;	Doord	15/05/2023:			
			(d) shrubs should not form more than 20% of ground cover,	Record, observation	Interview				
				ODSCIVATION	- Deicorp (RL) stated that this is not triggered at this stage.				
			(e) grass should be kept mown (as a guide grass should be kept to no more	Record,	15/05/2023:				
			than 100mm in height); and	observation	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.			
				(f) leaves and vegetation debris should be removed.	Record,	15/05/2023:			
					observation	Interview			
						- Deicorp (RL) stated that this is not triggered at this stage.			
G156	SSD-Mod2	E32	Heritage	Prior to the issue of the occupation certificate, the Applicant must implement	Record,	15/05/2023:			
			Interpretation Plan	the recommendations of the Heritage Interpretation Plan approved under	observation	Interview			
		1		condition B26.		- Deicorp (RL) stated that this is not triggered at this stage.			
		1							
G157	SSD-Mod2	E33	Neighborhood Shor	Prior to the issues of and occupation certificate, the Applicant must prepare		15/05/2023:			
9107	OOD-IVIOUZ	L55	Management Plan			Interview			
		1		Neighbourhood Shop to the Certifier for approval. The plan should include,		- Deicorp (RL) stated that this is not triggered at this stage.			
		1		but not be limited to:		. r ( /			
				(a) The operation of the car parking spaces, how access would be made					
				available for staff to the garage, and for customers to parking spaces behind					
		1		the security gate.					
			(b) Procedures for the management of waste generated by the neighbourhood		15/05/2023:				
			shop. Either an agreement for waste to be disposed of via the buildings waste		Interview:				
			services or via a licensed waste contractor must in place prior to the operation	וו	- Deicorp (RL) stated that this is not triggered at this stage.				
			of the neighbourhood shop.						
		1							
		1							
		1		(c) Procedures for the management of deliveries for the neighbourhood shop.		15/05/2023:			
		1		Deliveries are not to take place outside of the approved hours of operation		Interview:			
				and must be undertaken within the boundaries of the subject site.		- Deicorp (RL) stated that this is not triggered at this stage.			

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Pre- review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Non- Not Compliant Triggered
Appendix 1 Ac		A N 1 4		Ann and a second a		45/05/0000		
G158	SSD-Mod2	AN1	General	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Record	15/05/2023 Record sighted: - Central Coast Council (1 March 2023) Notice of Determination of Road Occupancy for 1 - 4 March 2023 SSD consent.		
G159	SSD-Mod2	AN2	Long Service Levy	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Record	Assessed in the previous audit and considered compliant. 22/11/2022: Record sighted: Remittance advice or the first amount due for Levy (L0000079478), which is for the site, is paid on 1 September 2022.		
G160	SSD-Mod2	AN3	Legal Notices	Any advice or notice to the consent authority must be served on the Planning Secretary.	Record	15/05/2023: Interview: - Deicorp (RL) stated that any notices to consent authority is served on the Planning Secretary.  The Auditor notes that Deicorp appears to provide information to Council regarding non-compliances (as documented in item G25) has been served to Council instead of DPE.	This item is recorded as non-compliant for Item G25.  Recommendation: Non-compliance notification must also be provided to DPE, as noted in Item G25.	
G161	SSD-Mod2	AN4	Access for People with Disabilities	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Record	15/05/2023: Interview: - Deicorp (RL) stated that this is not triggered now. Will be covered in the future CC		
G162	SSD-Mod2	AN5	Utilities and Services	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Record	15/05/2023: Record sighted: - Council stamp on sewer plans by Barker Ryan Stewart (WMA/2039/2022) Council stamp on Barker Ryan Stewart for watermain upgrade (WMA/2039/2022).		
G163	SSD-Mod2	AN6	Utilities and Services	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Record	15/05/2023: Interview: - Deicorp (RL) stated that this is not triggered yet for telecommunications and approved gas carrier.  Record sighted: - Ausgrid (14/5/2023) Offer to provide Basic Connection Services - Connection over 100amps Approved Ausgrid drawings (certification no. 1959750/20230314, AN 24224.	-	
G164	SSD-Mod2	AN7	Road Design and Traffic Facilities	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW(RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Record	15/05/2023: Interview: - Deicorp (RL) stated that this is not triggered now.		
G165	SSD-Mod2	AN8	Road Occupancy Licence	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Record	15/05/2023 Record sighted: - Central Coast Council (1 March 2023) Notice of Determination of Road Occupancy for 1 - 4 March 2023.		

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Geosyntec ID	Document	SSD Condition /	Item	Condition	Pre- review/Record	Evidence Collected / Observations	Independent Audit Findings and Recommendations			
		CEMP			/Observation		Recommendations		Non-	Not
		Section			Observation				Compliant	Triggered
		Section								
G166	SSD-Mod2	AN9	SafeWork	To protect the safety of work personnel and the public, the work site must be	Record,	15/05/2023				
		7 10	Requirements	adequately secured to prevent access by unauthorised personnel, and work	observation	Observation:				
			'	must be conducted at all times in accordance with relevant SafeWork		- Site was fenced and secured.				
				requirements.		- No complaint or incident have occurred that required SafeWork				
						notification.				
G167	SSD-Mod2	AN10	Hoarding	The Applicant must submit a hoarding application to Council for the	Record	15/05/2023				
			Requirements	installation of any hoardings over Council footways or road reserve.		Interview:				
						- Deicorp (RL and SR) stated that it is not triggered at this stage, might be in the future.				
						be in the luture.				
G168	SSD-Mod2	AN11	Handling of	The Applicant must consult with SafeWork NSW concerning the handling of	Record	15/05/2023				
G 100	SSD-MOUZ	ANTI	Asbestos	any asbestos waste that may be encountered during construction. The	Record	Interview:				
			7.0000.00	requirements of the Protection of the Environment Operations (Waste)		- Deicorp (RL and SR) stated that there was no asbestos encountered.				
				Regulation 2014 with particular reference to Part 7 – Transportation and						
				management of asbestos waste' must also be complied with.						
G169	SSD-Mod2	AN12	Fire Safety	The owner must submit to Council an Annual Fire Safety Statement, each 12	Record	15/05/2023				
			Certificate	months after the final Safety Certificate is issued. The certificate must be on,		Interview:				
				or to the effect of, Council's Fire Safety Statement.		- Deicorp (RL and SR) stated that this is non-triggered				
Appendix 2 W	ritten Incident	Notification A	and Reporting Req	quirements						
	SSD-Mod2	1	Written Incident	A written incident notification addressing the requirements set out below must	Record	15/05/2023				
0110	OOD MOUL	1	Notification	be emailed to the Planning Secretary through the major projects portal within		Deicorp (RL and SR) stated that there was no incident during the Audit				
			Requirements	seven days after the Applicant becomes aware of an incident. Notification is		period.				
				required to be given under this condition even if the Applicant fails to give the						
				notification required under condition A23 or, having given such notification,						
				subsequently forms the view that an incident has not occurred.						
G171	SSD-Mod2	2	Written Incident	Written notification of an incident must:	Record	15/05/2023				
			Notification			Deicorp (RL and SR) stated that there was no incident during the Audit				
			Requirements	(a) identify the development and application number;	Record	period.				
				(a) identify the development and application number,	Record					
				(b) provide details of the incident (date, time, location, a brief description of	Record	1				
				what occurred and why it is classified as an incident);	record					
				(c) identify how the incident was detected;	Record					
				(d) identify when the applicant became aware of the incident;	Record					
				(e) identify any actual or potential non-compliance with conditions of consent;	Record	-				
				(f) describe what immediate steps were taken in relation to the incident;	Record	1				
				,						
				(g) identify further action(s) that will be taken in relation to the incident; and	Record	-				
			1	(9) restraity returned account(s) triat will be taken in relation to trie includint, and	T.COOIG					
			1	(h) identify a project contact for further communication regarding the incident.	Record	-				
			1	(17) reading a project contact for further communication regarding the incident.	17600Id					
G172	SSD-Mod2	3	Written Incident	Within 30 days of the date on which the incident occurred or as otherwise	Record	15/05/2023				
	SSD-WOUZ	ľ	Notification	agreed to by the Planning Secretary, the Applicant must provide the Planning		Deicorp (RL and SR) stated that there was no incident during the Audit				
			Requirements	Secretary and any relevant public authorities (as determined by the Planning		period.				
			1	Secretary) with a detailed report on the incident addressing all requirements						
			1	below, and such further reports as may be requested.						
1										

Assessment Report prepared by Clarke Dowlle and Associates dated 29 January 2020.  - An Asset Protection Zone is required on Lot 0 in SP72557 which will require the setablishment of an appropriate restriction in accordance with the Conveyancing Act 1919.  Aboriginal Hentage  - All site workers and personnel involved in the site impact works within the Project Area are to understate Cultural Inductions tely by Darkinging Local Aboriginal Land Council (LALC) to ensure all contractors are aware of their obligations while working on site.  - All relevant staff and contractors should be made aware of their statutory obligations for heritage under the National Parks and Whiteliff Act 1974 and the Heritage Act 1977.  - If suspected Aboriginal Edipicts are identified during construction work should stop immediately and Darkinging Local Convent (Corrine dependent of Planning, Industry and Environment (DPE) 100 301 976 and an archaeologist corrisced to licentify and record the objects. This procedure should be made accessful to disreptive and contrinctions working within the Project Area are to understance working within the Project Area and Visitific Act 1977.  - Aboriginal Cultural Heritage Management Plan were prepared in consultation with Darkinging Local Aboriginal Cultural Heritage Management Protocols: 87-89 John Whiteway Avenue Gosford sign off sheets.  - Aboriginal Cultural Heritage Management Protocols: 87-89 John Whiteway Avenue Gosford sign off sheets.  - Aboriginal Cultural Heritage Management Protocols: 87-89 John Whiteway Avenue Gosford sign off sheets.  - Aboriginal Cultural Heritage Management Protocols: 87-89 John Whiteway Avenue Gosford sign off sheets.  - Aboriginal Cultural Heritage Management Protocols: 87-89 John Whiteway Avenue Gosford sign off sheets.  - Aboriginal Cultural Heritage Management Protocols: 87-89 John Whiteway Avenue Gosford sign off sheets.  - Aboriginal Cultural Heritage Management Protocols: 87-89 John Whiteway Avenue Gosford sign off sheets.  - Aboriginal Cultural Heritage Manag	Coordinate	Degranast	CCD	lt a ma	Condition	Duo	Evidence Collected / Observetions	Indonesiant Audit Findings and		
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Fig. 2 Part of the process of the pr						Record	4			
Environmental Impact Statement  7						Record				
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Assessment Pepper prepared by Clarks Devolle and Associates dates 20 - Jahranay 2020.  Jahrana		•								
January 2020.  A Private Protection 2 zone is required on Lot 0 in SP72557 which will require controlled to Appendix Protection 2 zone in sequence of the Conveyations Act 1918.  A Recorginal Heritage Private State of the State Impact service with the Conveyations Act 1918.  A Recorginal Heritage Private State of the State Impact service with the Conveyations and personnel involved in the size impact service with the State Office of the State Impact service with the Earth Co.  A Recorginal Heritage Private Act 1918 and the State Impact service with the State Impact service and converted the April 2 foot service and the State Impact service and the State Impact service in the Impact service in t	G174	EIS	7	Bushfire		Record				
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* If suspected Aboriginal objects are identified during construction works should step immediately and parkinging LAC or Q. 45tl 2380, Department of Planning, Industry and Environment (DPIE) 1300 361 987 and an archaeologist contacted to deterly and record the objects. This procedure should be made sended fluman remains pare discovered and/or him Port of the Contractors working within the Project Area.  **All Project Area.**  **All										
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should be made accessible to all employees and contractors working within the Project Area.  If human remains (or suspected human remains) are discovered and/or harmed within the Project Area the proponent must:  a) Immediately cease all activity at the site:  b) Ensure no further harm occurs, secure the area so as to avoid further harm to the remains; c) Notify an archaeologist, the local police and DPIE's Environment Line on 131 555 as soon as practicable and provide available details of the remains and their location; and d) Not recommence activity at the site unless authorised in writing by DPIE.  The proposal will be in accordance with fleringings of the Biodiversity Development Assessment Report prepared by Conacher Consulting dated February 2020.  The pruning of trees is to occur in accordance with Australian Standard AS 4373-2007; Pruning of Amenity Trees' and fencing and/or safety mesh is to be used for the duration of construction.  Record sighted:  - Delcorp (RL) stated that there has been no suspected Abortiginal object or human remains is found to date.  - Delcorp (RL) stated that Darkinjung Local Abortiginal Land Council (LALC) did not wish to be involved with the induction.  LALC did not wish to be involved with the induction.  Record sighted: - AEP (27 May 2022). Biodiversity Management Sub-Plan 89 John Whiteway Drive, Oscilora, A report will be produced by AEP at the ord of the work. At present the work is spervised by AEP at the ord of the work. At present the work is spervised by AEP at the ord of the work. At present the work is spervised by AEP at the ord of the work. At present the work is spervised by AEP at the ord of the work. At present the work is spervised by AEP at the ord of the work. At present the work is spervised by AEP at the ord of the work. At present the work is spervised by AEP at the ord of the work. At present the work is spervised by AEP at the ord of the work. At present the work is spervised by AEP at the ord of the work. At present the work is spervised by AEP at the					of Planning, Industry and Environment (DPIE) 1300 361 967 and an					
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Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		
		Condition /			review/Record		Recommendations	Non- N	lot
		CEMP			/Observation			Compliant Ti	riggered
		Section							00
G178	EIS	7	Tree Protection	Tree protection will be provided in accordance with Australian Standards	Record,	15/05/2023:			
				(2009) AS4970: Protection of Trees on Construction Sites.	observation	Interview:			
				The proposal will be in accordance with the recommendations of the		- Deicorp (SR) stated that exclusion zones are set up with signs "No			
				Vegetation Management Plan & Arboricultural Impact Assessment prepared		Unauthorised Entry. Vegetation Rehabilitation Area"			
				by Conacher Consulting dated February 2020.					
						Record sighted:			
						- AEP (27 May 2022), Biodiversity Management Sub-Plan 89 John			
						Whiteway Drive, Gosford, NSW 2250.			
						Observation:			
						- Signage was not observed as the area was no longer accessible.			
						Interview:			
						- Deicorp (RL) stated that the exclusion zones is still in place, but is in			
						accessible for inspection.			
G179	EIS	7	Waste	Waste will be in accordance with the recommendations of the Waste	Record	15/05/2023:		[	
		1		Management Plan prepared by Barker Ryan Stewart dated 5 February 2020.	1	Interview:			
		1			1	Deicorp (RL) stated that:			
		1			1	- Septic waste was collected by Kenny's Liquid Waste/Affordable			
		1			1	Sanitation/Affordable Liquid Waste. EPL licence unable to be sighted.			
		1			1	- No paint waste has been produced yet.			
		1			1	- No soils with visual or odorous signs of contamination have been			
						transported off site.			
						- Sandstone run sheet from 13 October 2022 to 21 November 2023			
						and 23 November 2022 to 18 January 2023			
						- Ace Civil Pty Ltd Transaction Detail by Account for 19 January 2023			
						to 19 May 2023 for Sandstone			
						- Skips and Scraps dockets (December 2022, February to April 2023)			
						show that most materials are bricks, tiles, and concrete, with some			
						timber, iron, and soil. More than 90% of the waste collected by Skips			
						and Scraps are recycled.			
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G180	EIS	/	Noise and Vibration	• The proposal will be in accordance with the recommendations of the Noise	Record	15/05/2023:			
				and Vibration Impact Assessment prepared by EMM Consulting dated 11		Interview: - All vehicles are equipped with quackers.			
				February 2020.		- All verlicles are equipped with quackers.			
						Record sighted:			
						- Koikas Acoustic (19 October 2022), Construction Noise and Vibration			
						Management Plan, 89 John Whiteway Drive, Gosford.	'		
						- Ei Australia (1 May 2023) Vibration Monitoring Report No.6			
						(6/02/2023 - 2/04/2023) shows that there are no exceedances to the			
		1	1			warning level.			
						- Ei Australia (10 February 2023) Vibration Monitoring Report No. 5			
		1			1	(16/01/2023 - 5/02/2023) shows that there are no exceedances to the			
		1	1			warning level.			
		1	1			- Ei Australia (20 January 2023) Vibration Monitoring Report No.4			
						(5/12/2022 - 15/1/2023) shows that here are no exceedances to the			
		1			1	warning level.			
		1			1	- Ei Australia (8 December 2022) Vibration Monitoring Report No.3			
		1	1			(31/10/2022 - 4/12/2022) shows that there are no exceedances to the			
						warning level.			
		1			1	- El Australia (4 November 2022) Vibration Monitoring Report No.2			
		1			1	(8/10/2022 - 30/10/2022) shows that there are no exceedances to the			
		1			1	warning level.			
		1	1			- El Australia (13 October 2022) Vibration Monitoring Report No.1			
		1			1	(19/8/2022 - 2/10/2022) shows that there are 2 exceedances to the			
		1	1			warning level over 122,000 recorded events.			
G181	EIS	7	Contamination	The proposal will be in accordance with the recommendations of the	Record	15/05/2023:			
		1	]	Detailed Site Investigation and Remediation Action Plan prepared by TRACE		Interview:			
		1		Environmental dated 20 January 2020.	1	- Deicorp (RL) stated that site remediation has been completed by			
		1		, , , , , , , , , , , , , , , , , , ,	1	Trace in accordance with the recommendations of the Detailed Site			
		1			1	Investigation and Remediation Action Plan prepared by TRACE			
		1	1			Environmental dated 20 January 2020. Site Auditor (Kylie Lloyd) has			
		1	1			been engaged to conduct review of the site validation. Final validation			
						report has been sent to Site Auditor for review.			
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Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		
Geosymee ib	Document	Condition / CEMP Section	item	Condition	review/Record /Observation	Evidence confected / Observations	Recommendations	Non- Compliant	Not Triggered
G182 G183	EIS	7		A Construction Environmental Management Plan (CEMP) will be prepared by the appointed contractor prior to the commencement of works. The CEMP will establish site management principles generally in accordance with Preliminary Construction Management Plan prepared by Barker Ryan Stewart dated 5 February 2020.      Construction traffic will be in accordance with the recommendations of the Construction Traffic Management Plan prepared by Barker Ryan Stewart	Record	15/05/2023: Record sighted: - DEICORP (April 2020 revised on 10 and 29 November 2022) Construction Environmental Management Plan, 87-89 John Whiteway Drive Gosford ('the CEMP'). Auditor note that Auditor was only shown the 29 November 2022 copy on the screen. There is also no public copy available as of 6 June 2023.  15/05/2023: Record sighted:			
				dated 5 February 2020.		Barker Ryan Stewart (17 August 2022), Construction Traffic Pedestrian Management Plan (CTPMP), 89 John Whiteway Drive, Gosford.			
Construction	Environmental	Management	Plan						
G184	СЕМР	7		All workers must attend the Site Induction programme prior to commencing work on site. Site Inductions shall cover, but will not be limited to:  - COVID 19 controls and emergency procedure,  - Correct waste disposal;  - Hazardous Substances & Dangerous Goods;  - Emergency procedures (including first aid) and contacts details;  - SWMS development;  - Safety Walks and Toolbox meetings and WHS Committee (if required);  - Amenities;  - Access restrictions (e.g. N- G- Zones);  - Plant management;  - Temporary electrical installations;  - High risk work activities and their requirements;  - Training and qualification requirements;  - Site safety rules, issue resolution and non-conforming contractors  - Aboriginal Cultural Heritage Management Protocols	Record	15/05/2023: Record sighted: - Site induction checklist includes this information Aboriginal Cultural Heritage Management Protocols: 87-89 John Whiteway Avenue Gosford sign off sheets The recommendations provided in previous Audit are now included: - waste disposal - access restriction - reference to all Management Plans			
G185	CEMP	10.1	Erosion Control & Onsite Water Retention & Discharge	If erosion occurs, erosion control devices are implemented immediately.  - Drainage of surface run-off (where and when required) will be allowed to flow along existing contours (down slope) with the existing drainage system on-site of kerbs, gutters, gully pits and pipes discharging stormwater run-off off-site.  - Stormwater grate inlets surrounding the demolition/excavation work may need to be diverted (using hay bales etc.) to reduce sediment transportation. All drainage control devices are regularly checked particularly during any rainfall periods.  - Stormwater and waste water collected on site is treated with a substance (lime based or other with clean water) which may be pumped into stormwater. This is in accordance with all EPA requirements including a separate approval \$68 Approval from Central Coast Council, where required to do so.  - During the bulk excavation and removal of material off site, roads are to be periodically inspected and cleaned by a street sweeper if required.	Record, observation	15/05/2023: Observation:  - Sediment fencing was observed across the southern and eastern boundaries.  - Geotextile coir logs were observed on the stormwater drains on John Whiteway Drive. One of the stormwater drain was not covered fully by the coir log.  - Stormwater detention has been constructed onsite.  - No evidence of leaks were observed in the hydrants on John Whiteway Drive.  Record sighted:  - Surface Water Treatment & Disposal Record (5/4/2023 & 6/4/2023).  Interview:  - Deicorp (RL) stated that the hydrant on John Whiteway Drive (which was leaking in the previous Audit) had been fixed.  - Deicorp (SR) stated that that stormwater testing is only conducted when discharge to kerbside drain is required.			

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Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Pre- review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Non- Not Compliant Triggered
G186	CEMP	10.2	Noise and Vibration Control	- Demolition work to comply with council's applicable guidelines for the control and regulation of noise on building sites and the required standard.  - As part of the noise mitigation treatment for the project, all trucks and machinery with defective exhaust systems will be removed from site until necessary service to rectify the issue have been carried out.  - Additional measures to reduce the impacts of noise to residents may be considered by substituting methods of excavation from rock hammering to use of surface miners.  - Piling, earthwork, or vehicular activities cause land vibration and potential dilapidation of nearby residences. Dilapidation reports of selected areas are to be undertaken.  - Vibration monitors are to be installed in accordance with the Geotechnical Monitoring Plan prepared by EI Australia with forms part of the Rockfall Mitigation Strategy Rev4 dated 11th August 2022. Limits are to be set and monitored by the Geotechnical Consultant and project team.	observation	15/05/2023: Observation: No excessive noise was observed at the time of the Audit. Vibration monitors were available onsite, with values above trigger values sent to Site Manager.  Record sighted: Ei Australia (1 May 2023) Vibration Monitoring Report No.6 (6/02/2023 - 2/04/2023) shows that there are no exceedances to the warning level. Ei Australia (10 February 2023) Vibration Monitoring Report No. 5 (16/01/2023 - 5/02/2023) shows that there are no exceedances to the warning level. Ei Australia (20 January 2023) Vibration Monitoring Report No.4 (5/12/2022 - 15/1/2023) shows that here are no exceedances to the warning level. Ei Australia (8 December 2022) Vibration Monitoring Report No.3 (31/10/2022 - 4/12/2022) shows that there are no exceedances to the warning level. EI Australia (4 November 2022) Vibration Monitoring Report No.2 (8/10/2022 - 30/10/2022) shows that there are no exceedances to the warning level. EI Australia (13 October 2022) Vibration Monitoring Report No.1 (19/8/2022 - 2/10/2022) shows that there are no exceedances to the warning level. EI Australia (13 October 2022) Vibration Monitoring Report No.1 (19/8/2022 - 2/10/2022) shows that there are 2 exceedances to the warning level over 122,000 recorded events.  Observed in previous Audit and observed as compliant. Record sighted: BG&E (4 August 2022) 87-89 John Whiteway Drive Pre-Construction Dilapidation Reports. Report number: N22095-DIL-02-A, N22095-DIL-RPT-005-A. Reports are for John Whiteway Drive Road around the development, No. 117, 91-95, and 97-99 John Whiteway Drive respectively. Inspection were conducted on 30th May and 3rd June 2022.  Interview: Deicorp (RL) stated that demolition did not occur onsite.		
G187	CEMP	10.3	Dust Control	To control dust, the following measures shall be implemented:  - Always use water or dust extraction when cutting or grinding silicone products. (NO Uncontrolled Cutting or grinding)  - Always use correctly approved fitted face masks/PPE.  - When sweeping always use correct PPE and provide through flow ventilation when possible, to minimize exposure to others.  - Use exclusion zones when required to mitigate exposure.  - Constant watering of demolition material during demolition and loading activities to prevent air-born dust particles being generated to control dust.  - Additional precautions include the covering of haulage trucks with a tarpaulin and the use of mobile water points during the hammering of concrete.  - Dust suppression systems are to be installed on excavation equipment where available.  - Additional measures to reduce the creation of dust may be considered by substituting methods of excavation from rock hammering to use of surface miners with dust extraction devices fitted.		15/05/2023:  No excessive dust was observed during the Audit.  Some dust was observed internally during rock hammering. Site manager requested that water was used during the work.  Record sighted:  Deicorp complaint register indicates 6 dust complaints and all are a repeat of the same nature. Complainant stated that dust are on cars, windows, and cars in basement carpark. Little to no dust suppression effort were noted. However, Deicorp stated that all dust control measures (specialist dust extraction devices fitted to machines, two water cannons (supported with photo), hosing down, and perimeter sprinkler system) were in place. DPE visited the site twice, the certifier visited the site once pertaining the dust complaint. DPE first visit has stated that DPE did not witness any dust leaving the site and no jackhammering occurring. No further documented information on DPE second visit and Certifier visit. Deicorp (RL) states that they were satisfied with the site and no issue raised.	Also assessed in G102	
G188	СЕМР	10.4	Flora & Fauna	The following activities may be required: - Avoid all unnecessary destruction of vegetation; - Do not disturb any animals that are encountered; let them move along without interference; - Where potentially dangerous animals are encountered (e.g. snakes), contact the Deicorp WHS Manager for advice; do not interfere with the animal; and - Sick or injured animals must be reported to Deicorp WHS Manager; only authorised personnel may act to relocate such animals Witness and Hold Points are to be maintained and enforced as required by the BMSP	Record, observation t	15/05/2023: Interview: Deicorp (RL) stated: - Trees have been recently removed, which were validated by AEP (arborist). AEP report has not yet been provided as there are additional trees to be removed No tree removal has occurred during this Audit period No injured animals have been encountered.		

Geosyntec ID	Document	SSD Condition / CEMP Section	Item	Condition	Pre- review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Non- Compliant	Not Triggered
G189	CEMP	10.6	Storage of Dangerous Goods	<ul> <li>Provide adequate chemical storage and containment facilities.</li> <li>Provide adequate spill containment kits on site.</li> <li>Prepare emergency response plan.</li> <li>Provide Material Safety Data Sheets (MSDS) for all chemicals being used on site.</li> <li>Ensure appropriate methods are used to collect, handle, store and dispose of hazardous goods and prescribed wastes.</li> <li>Separate storage of solvents, flammable / non-flammable gases and corrosive chemicals.</li> <li>Designate specific areas for smoking a safe distance from areas where hazardous chemicals are to be used / stored.</li> <li>Instantly remove from the site anyone seen smoking during handling of hazardous chemicals.</li> <li>Minimise chemicals inventory</li> </ul>	Record, observation	15/05/2023: Observation: - A shipping container was observed to store some chemicals A few chemical drums were placed on concrete slab in front of this shipping container. Photograph provided after the Audit indicated the drums had been removed A spill kit was observed nearby.  Record sighted: - Safety Data Sheets folder sighted, e.g. Kleenbreak, CNG Engine Oil, Kleen, Automotive diesel fuel, unleaded petrol 91.  Interview: - Deicorp (SR) stated that fuel trucks come onsite to refuel diesel generators and plant. There was no dedicated area for refuelling.			
G190	CEMP	4.1	Waste generation	- Excavated materials and concrete will be reused on site or other development	Record, observation	15/05/2023: Interview: Deicorp (RL) stated: - There has been no concrete waste Fill was disposed offsite VENM has been disposed offsite.			
G191	CEMP	10.8	Waste Disposal	<ul> <li>Ensure waste water disposed to sewer as per Regulations.</li> <li>Designate bunded concrete mixing and equipment washing areas where possible.</li> <li>Designate bunded areas for equipment washing to prevent wash water entering stormwater system.</li> <li>Dispose of acrylic paint wash water to sewer.</li> <li>Settle out paint sludge from wash water and dispose of in dedicated bins.</li> <li>Collect and dispose of solvent or oil based paints as prescribed waste.</li> <li>Staff awareness training and induction for Hazardous Waste</li> <li>Provide facilities for segregation, temporary storage and disposal of hazardous wastes.</li> <li>Impacted Soil:</li> <li>Segregate soils with visual or odorous signs of contamination.</li> <li>Test and classify (if required) and dispose of in accord with EPA Regulations.</li> </ul>	Record, observation	15/05/2023: Interview: Deicorp (RL) stated that: - Septic waste was collected by Kenny's Liquid Waste/Affordable Sanitation/Affordable Liquid Waste. EPL licence unable to be sighted No paint waste has been produced yet No soils with visual or odorous signs of contamination have been encountered Skips and Scraps dockets (December 2022, February to April 2023) show that most materials are bricks, tiles, and concrete, with some timber, iron, and soil. More than 90% of the waste collected by Skips and Scraps are recycled.			

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G192	CEMP	10.9	Heritage Cultural Issues	Where heritage / cultural building is identified on site prior to construction work, advice from Heritage Consultant and NSW Office of Environment and	Record, observation	Assessed in the previous audit and considered non-triggered. 22/11/2022: Interview:			
			100000	Heritage shall be sought and specific plan may be developed to address	observation	- Deicorp (RL) stated that no building was present onsite.			
				legislative requirements. In such projects:					
				- All construction personnel will attend a site induction;					
				<ul> <li>Inspection of heritage buildings will be undertaken prior to any site works being carried out to identify the sensitivities of the heritage buildings with</li> </ul>					
				regards to the works and completion of restoration works should any be					
				required;					
				- Protective barriers are to be installed around all heritage buildings located					
				on the site to ensure protection during the works; - Construction works will be staged so as to provide efficient and practical					
				access to the site and its infrastructure as required throughout the					
				construction program. Construction works will					
				also be staged so as to allow for works required to mitigate potential heritage impacts throughout the construction program, including stabilisation of built					
				elements to be retained, and archaeological investigation and recording of					
				areas of archaeological potential that may be disturbed during demolition					
				works;					
				<ul> <li>No undermining of heritage building foundations will take place as part of the site works;</li> </ul>					
				- Temporary stabilising elements may need to be introduced to ensure					
				structural stability of retained built elements during and after construction					
				works. Work method statements should be prepared to guide all stabilising elements that will be installed during the					
				construction program. Any direct physical impacts to heritage fabric (e.g.					
				fixing points) should be clearly					
				detailed so that they can be considered in relation to the overall benefit of					
				stabilising and protecting these significant elements; - Inspection of heritage buildings during and post works to ensure the					
				structures remain in a sound state; and					
				- Any proposed ground disturbance in areas identified as having					
				archaeological potential should be undertaken in conjunction with or preceded by appropriate archaeological investigation					
				and recording by a suitably qualified archaeologist. To ensure the adequate					
				protection of above ground and sub-surface heritage items on the site, the					
				following Unexpected					
G193	CEMP	10.9	Heritage Cultural	Upon discovery of a cultural or Aboriginal object during construction activities,	Record	Assessed in the previous audit and considered non-triggered.			
			Issues	works should cease in the subject area and Deicorp should notify the relevant		22/11/2022: Interview: Deicorp (RL) stated that no cultural or			
				NSW Office of Environment and Heritage immediately for further advice.		Aboriginal object have been encountered onsite.			
G194	CEMP	10.1	Community	Complaints will be directed to the Project Manager who will issue the	Record	15/05/2023:	Deicorp appears to address complaints received		
			Complaints	complaint to the appropriate site personnel for action.  A record of all complaints filed for future inspection, if requested by the		Record sighted: Complaint register posted in https://rumbalaraportal.com.au/ and are	for the project, however the Auditor has not sighted any statement by the Certifier or DPE.		
				community or other third parties.		covered within the main text of the report.	signed any statement by the definition of Dr E.		
				The Community Complaints Register will record the following information:		Deicorp invited the Certifier and DPE for inspection following a number			
				1. Complaint Details: Name, Address and Phone No.		of similar complaints (some appeared to be from the same person).	Written communication on complaints		
				2. Nature of Complaint: Detail of the particular issue, date of incident, people involved, location of incident or concern and method of communication for the		Written statement by the Certifier or DPE was not provided to the Auditor for review.	provided by Certifier or DPE is provided in the subsequent audit.		
				complaint (i.e. in person, by phone or in writing).		Addition to towns.	subsequent addit.		
				3. Action Taken or required: Action proposed or undertaken to address the					
				complaint. Time/date of action.					
				4. Complainant Response to Action: Was complainant satisfied with outcome of the complaint, if not what else needs to be done, or is it outside the scope					
				of this contract?					

determine appropriate corrective actions to remedy and also prevent the re- occurrence of any similar non-conforming matter Non-conformances shall be closed out by WHS Coordinator or Site Foreman. If controls are inadequate, they shall be reviewed and amended as appropriate, after consultation with the relevant stakeholders Any changes to controls or identified hazards; shall be documented in the CEMP, and / or SWMS.  Deicorp (RL and SR) stated no WHSE breaches have occurred onsite.				lu.	Ia	I_	I= 11	l			
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Assessment of Section 2 and Se				monitoring	The results of these activities will be recorded.		decuments dated 10/5/2023, 16/02/203 and a few other dates (scrolled	As recommended in the previous Audit, the			
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To Marketin selection residence in services of the commentary of t					As required, the asbestos contractor is to:						
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3. Stakeholders can provide feedback, submit queries and/or complaints via Website.  4. The stakeholders are to be informed with the website and commencement of work at least 7 days prior to ormencement of construction phase of development.  Stakeholders includes: Adjoining and nearby residents/landowners and businesses, Friends of Cosford Pby Ltd, Local Aboriginal Land Council, Community Environment Network, Central Coast Council, Ausgrid. Central Coast Health / Alf Ambulsiance, NSW Department of Planning, industry and Environment whether of construction  6. Letterbox drop to the adjoining and nearby residents/landowners and businesses is to be conducted:  - At least 14 days prior to ormenecement of construction.  - At least 7 days prior to ormenecement of construction and high impact works.											
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Geosyntec ID	Document	SSD Condition /	Item	Condition	Pre- review/Record	Evidence Collected / Observations	Independent Audit Findings and Recommendations		
		CEMP Section			/Observation		Recommendations	Non- Compliant	Not Triggered
G198	CCS (Community Communication Strategy)	,	Distribution of information Table 4	Written notification to NSW Health Infrastructure / Air Ambulance advising of crane use, to ensure there are no impacts on air aviation relating to Gosford Hospital as required by relevant approvals.  Time frame: At least 21 days prior to commencement of construction and include details any crane use.	Record	15/05/2023: Record sighted: - Avipro (23 February 20221), AVIATION IMPACT ASSESSMENT REPORT – 89 JOHN WHITEWAY DRIVE GOSFORD. Document is prepared in response to Central Coast Local Health District. The assessment concludes that "a. the development at 89 John Whiteway Drive, Gosford will have no impact on the approach and departure paths to and from the HLS, b. there is no requirement to advise CASA, through Airservices Australia of the development at89 John Whiteway Drive, Gosford, c. aviation standard crane lighting will not be required on the 89 John Whiteway Drive construction crane(s), and d. permanent aviation obstruction lighting will not be required on the 89 John Whiteway Drive buildings once they have been developed."			
G199	CCS (Community Communication Strategy) and CEMP	CEMP Section 10.10, CCS Section 5.3 and Table 6		<ul> <li>- A record of all complaints filed as complaints register. For verbal complaints details of the complaint including the stakeholder's name, address and contact details along with the nature of the complaint should be requested and noted in the complaints register. If this detail is not supplied by the stakeholder, this should be noted in the complaints register.</li> <li>- An initial response to any feedback and enquiries will be provided within seven (7) business days. The stakeholder will be provided with appropriate updates until the enquiry is addressed. Follow up contact will also be made 7 days following the resolution of any complaints.</li> <li>- Preventative actions should be implemented to reduce any reoccurrence as required.</li> <li>- If the above handling procedure has been followed and a resolution of the complaint cannot be made, an assessment will be undertaken of the details of the complaint, any findings of the investigation and any additional matters raised by the stakeholder. Advice may be sought from regulatory authorities and/or specialist consultants as required. A third-party independent mediator may be engaged to help resolve the dispute if required.</li> <li>- Following construction being completed, the enquiries will be directed to the Strata management company when appointed. Applicable contact details will be provided via the digital newsletters and website</li> </ul>	f	15/05/2023: Record sighted: Complaint register posted in https://rumbalaraportal.com.au/ and are covered within the main text of the report.  One complaint was responded after more than 7 days. A few complaints were reoccurring with no evidence of follow-up contact.	This item is considered non-compliant as no evidence of follow-up contact was sighted on some complaints.  Recommendation: Follow-up contact on complaints should be conducted as required in the Community Communication Strategy.		
WMP (Waste N	lanagement Pla	<u> </u> in)							
	WMP (Waste Management Plan)	4.3	Waste Avoidance and Reduction	- All fixtures and fittings will be made to measure; - All materials will be ordered in accordance with a bill of quantities; - Recycled materials will be utilised whereever possible; - Measures will be taken to ensure the construction contractor is aware of the waste management procedures and adheres to appropriate guidelines Salvage materials for recycling and reuse during the construction process; and - The remaining waste to be transported to a recognised builders recycling yard or waste facility.	Record	15/05/2023: Record sighted: - Septic waste docket (Kenny's Liquid Waste/Affordable Sanitation/Affordable Liquid Waste). EPL licence unable to be sighted Skips and Scraps dockets (December 2022, February to April 2023) show that most materials are bricks, tiles, and concrete, with some timber, iron, and soil. More than 90% of the waste collected by Skips and Scraps are recycled Sandstone run sheet from 13 October 2022 to 21 November 2023 and 23 November 2022 to 18 January 2023 Ace Civil Pty Ltd Transaction Detail by Account for 19 January 2023 to 19 May 2023 for Sandstone.			
G201	WMP (Waste Management Plan)	4.4	Excavated Material	Virgin Excavated Natural Materials would be transported off site for use on other development sites. Note the intended end location for waste reuse or recycling would not be determined until tendering/ contract award stage where the successful contractor would determine specific work methodology and intention for offsite reuse or recycling.	Record	15/05/2023: Record sighted: - Sandstone run sheet from 13 October 2022 to 21 November 2023 and 23 November 2022 to 18 January 2023 Ace Civil Pty Ltd Transaction Detail by Account for 19 January 2023 to 19 May 2023 for Sandstone.			

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Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		
		Condition /			review/Record		Recommendations	Non-	Not
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		Section						Oomphant	rriggerea
CTPMP (Cons	truction Traffic	and Pedestri	ı an Management Sı	uh Plan\					
			-			45/05/0000 01			
G202	СТРМР	4.1	General	- TCP prepared by Safeway Traffic Management Solutions shall be	Observation	15/05/2023: Observation:			
	(Construction			implemented by appropriately qualified and authorised traffic controllers only.		- Traffic signs.			
	Traffic and			Traffic controllers must have completed SafeWork NSW accredited courses		- The road reserves bordering the site were not observed to be			
	Pedestrian			for traffic controllers and must wear yellow vests with the words "Authorised		obstructed.			
	Management			Traffic Controller". Reflective white overalls with reflective bands must be					
	Sub Plan)			worn at night.					
				- All signs and devices shall be placed in accordance with the TCP prior to					
				works starting and in clear view of public road users to inform and guide road					
				users past the site. All devices and signs shall then be removed upon the					
				completion of the works.					
				- The road reserves bordering the site must not be obstructed by any					
				materials, vehicles, refuse, skips or the like without prior approval of Council.					
G203	CTPMP	4.3	Vehicle Movement	- The Vehicle Movement Plan (VMP) shows vehicles accessing the site from	Observation	15/05/2023: Observation:	+		
3203	(Construction	_	Plan (VMP)	the state road network via the Central Coast Highway, Dane Drive, Donnison	ODSCI VALIOII	- Vehicle access is from John Whiteway Drive.			
ĺ	Traffic and		i iali (VIVIF)	Street and John Whiteway Drive. Vehicles leaving the site will return to the		- verilole access is from Jorill Writteway Dilve.			
ĺ	Pedestrian			state road network by the same route (Appendix A).					
ĺ	Management			- Access to and from the north via Henry Parry Drive is not recommended for					
	Sub Plan)			use by heavy vehicles. However, this route would be suitable for work					
1	Jub i iaii)			vehicles such as standard utilities and vans.					
1									
G204	СТРМР	СТРМР	General	- The companies that employ drivers of heavy vehicles removing materials	Record,	15/05/2023: Record sighted:	†		
1	(Construction		requirements	· · · · · · · · · · · · · · · · · · ·	observation	- Driver licence (AA).			
	Traffic and	& DCC	roquironionio	are to be made aware, read and agree to the Driver's Code of Conduct	obcorvation	- Mobile Plant Operating Training Services (SH, AA) for excavator			
	Pedestrian	Section 1 to		attached at Appendix E.		licence.			
	Management	5 and 11				- Construction Induction (SH, AA, JN).			
	Sub Plan) and	0 4.1.4		- Drivers of heavy vehicles hauling spoil from the site or delivering materials,		- Statement of attainment for a loader (AA).			
	Driver's Code			equipment or machinery to the site must:		- Heavy vehicle driver licence (SH, AA).			
	of Conduct			- Hold a valid driver's licence for the class of vehicle that they operate;		- Certificate III in Civil Construction Plant Operators for excavator			
	(DCC)			- Operate the vehicle in a safe manner on public roads and within the site;		operations (RIMPO320F).			
	(200)			- Comply with the direction of authorised site personnel when entering,		- Induction form provides statement of site and traffic rules and a			
				leaving or within the site;		statement that they have been explained about the Drivers Code of			
				- Drivers and truck operators are to be aware of the "Three Strikes Scheme"		Conduct. Induction for SH (21/11/2022), AA (11/11/2022), JN			
				introduced by Transport for NSW (TfNSW) which applies to all vehicles over		(14/12/2022) sighted.			
				4.5 tonnes.		- Deicorp (17/8/2022) Driver's Code of Conduct.			
				- All heavy vehicle drivers hauling spoil from the site or delivering materials,					
				equipment or machinery to the site are to be aware of their adopted Fatigue		15/05/2023: Observation:			
				Management Scheme and operate within its requirements.		- PPE was worn by workers.			
				- It is preferable you do not exit your vehicle whilst being loaded, if you are		- Children and pets, and use of mobile phones were not observed.			
				required to do so you must notify an operator if you intend of getting out of					
				your vehicle.					
				- Do not climb on the tyres or any part of the truck where there are no stairs.					
ĺ	ĺ			- PPE to be worn on site.					
1	1			- Hard Hats to be worn everywhere on site when out of your vehicle, except					
ĺ	ĺ			when parked up and going to amenities.					
ĺ	ĺ			- Children and pets are not permitted on site unless authorised.					
1	1			- Mobile phones are not to be used unless they are hands free.					
		1		- Minimise the use of compression brakes in close proximity to residential					
1				areas.					
	0771:-						ļ		
G205	СТРМР		Heavy vehicle	- All trucks arriving at or departing from the site whether loaded with material	Observation	15/05/2023: Observation:			
	(Construction		departure, arrival	or not are required to have an effective cover over their load for the duration		- Trucks entering and existing the site had the load covered.			
	Traffic and	<b>I</b> ′	and covering loads						
ĺ	Pedestrian			- All care is to be taken to ensure that all loose debris from the vehicle body					
ĺ	Management			and wheels are removed prior to leaving the site. Drivers must ensure that,					
	Sub Plan) and			following tipping, the tailgate is locked before leaving the site.					
	Driver's Code			- The Construction Supervisor is to monitor loose material on the haulage					
1	of Conduct			routes to and from the site and take appropriate action (removal or					
1	(DCC)			suppression) regularly.					
ĺ	ĺ			- Heavy vehicles leaving the site should try to be separated by a minimum, 2					
1	1			minute interval.					
1	1			- When heavy vehicle drivers become aware, that they will arrive at					
1	1			approximately the same time, they are to ensure that there is a suitable gap between vehicles.					
1				perween venicies.					
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Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and		
		Condition /			review/Record		Recommendations	Non-	Not
		CEMP			/Observation			Compliant	Triggered
		Section							
G206	СТРМР	DCC	Heavy Vehicle	In the case of a breakdown the vehicle must be towed to the nearest	Record,	15/05/2023: Interview:		1	
	(Construction	Section 8	Breakdown and	breakdown point as soon as possible. All breakdowns must be reported to the	observation	- Deicorp (RL) stated that no vehicle breakdown or spills have		1	
	Traffic and		Incidents	TMC (Transport Management Centre) on 131 700 and the vehicle protected		occurred.		1	
	Pedestrian			in accordance with the Heavy Vehicle Drivers handbook.				1	
	Management							1	
	Sub Plan) and Driver's Code			To ensure that traffic impacts are minimised in the event of an incident, rapid				1	
	of Conduct			response from the haulage company is required. In order to ensure rapid response to incidents drivers are encouraged to contact the TMC on 131700,				1	
	(DCC)			as soon as the stranded vehicle and load is safely secured.				1	
	(DCC)			as soon as the stranded vehicle and load is salely secured.				1	
				If there is a product spill while loading/unloading or en-route the driver must:				1	
				1) Immediately warn persons in the area who may be at risk;				1	
				2) Inform the site manager immediately so that Emergency services can be				1	
				contacted, and a clean-up initiated;				1	
				3) All spills must be adequately cleaned up and waste disposed of in an				1	
				acceptable and environmental manner;				1	
				4) Put out warning triangles where it is safe to do so;				1	
				5) Contact the NSW Police Service.				1	
0007	CTDMD	D00	Committee	The site inside the manifest in the beautiful to the second of the site of the	Descri	45/05/0000 Interviews		 +	
G207	CTPMP (Construction	DCC Section 9	Complaints and Compliance	- The site incident register is to be made available, upon request, to an authorised State government or Council officer.	Record	15/05/2023: Interview: - Deicorp (SR) stated no traffic incident has been recorded.			
	Traffic and	Section 9	Measures and	authorised State government of Council officer.		- Delcorp (SK) stated no trainic incluent has been recorded.			
	Pedestrian		Monitoring	- Any breach of the Code of Conduct will result in the offending driver being				1	
	Management		Monitoring	placed on a Driver's Code of Conduct Disciplinary Action Register.				1	
	Sub Plan) and			The second structure of the se				1	
	Driver's Code							1	
	of Conduct							1	
	(DCC)							1	
								1	
G208	CTPMP	4.5	Traffic Control Plan	Minor modifications to the TCP which have been identified in a Location Risk	Record,	15/05/2023: Interview			
	(Construction		(TCP)	Assessment can be made by a person with a current SafeWork NSW TMP	observation	- The TCP has not yet been updated. Deicorp (RL) stated that a new			
	Traffic and			qualification. Should the TCP be changed, all relevant permits and details are		TCLP has been submitted to Council to review.			
	Pedestrian								
				to be forwarded to the PCA/Council as required.		- Deicorp (GC) stated that TCP is monitored by him (site manager)			
	Management			· ·					
	Management Sub Plan)			In the implementation of the TCP the following steps should be undertaken;		- Deicorp (GC) stated that TCP is monitored by him (site manager) based on the work staging.			
	•			In the implementation of the TCP the following steps should be undertaken; - Place all signs, devices and control measures;		- Deicorp (GC) stated that TCP is monitored by him (site manager) based on the work staging.  15/05/2023: Observation:			
	•			In the implementation of the TCP the following steps should be undertaken; - Place all signs, devices and control measures; - Complete a Location Risk Assessment (as per Traffic Control at Work Sites		- Deicorp (GC) stated that TCP is monitored by him (site manager) based on the work staging.			
	•			In the implementation of the TCP the following steps should be undertaken; - Place all signs, devices and control measures; - Complete a Location Risk Assessment (as per Traffic Control at Work Sites manual) and identify any modifications that may be required;		- Deicorp (GC) stated that TCP is monitored by him (site manager) based on the work staging.  15/05/2023: Observation:			
	•			In the implementation of the TCP the following steps should be undertaken; - Place all signs, devices and control measures; - Complete a Location Risk Assessment (as per Traffic Control at Work Sites manual) and identify any modifications that may be required; - Drive through and around the site to make sure the TCP is effective;		- Deicorp (GC) stated that TCP is monitored by him (site manager) based on the work staging.  15/05/2023: Observation:			
	•			In the implementation of the TCP the following steps should be undertaken; - Place all signs, devices and control measures; - Complete a Location Risk Assessment (as per Traffic Control at Work Sites manual) and identify any modifications that may be required;		- Deicorp (GC) stated that TCP is monitored by him (site manager) based on the work staging.  15/05/2023: Observation:			
	•			In the implementation of the TCP the following steps should be undertaken; - Place all signs, devices and control measures; - Complete a Location Risk Assessment (as per Traffic Control at Work Sites manual) and identify any modifications that may be required; - Drive through and around the site to make sure the TCP is effective; - Record implementation, risk assessment and any modifications; and		- Deicorp (GC) stated that TCP is monitored by him (site manager) based on the work staging.  15/05/2023: Observation:			
G209	•	4.6	Traffic Management	In the implementation of the TCP the following steps should be undertaken; - Place all signs, devices and control measures; - Complete a Location Risk Assessment (as per Traffic Control at Work Sites manual) and identify any modifications that may be required; - Drive through and around the site to make sure the TCP is effective; - Record implementation, risk assessment and any modifications; and		- Deicorp (GC) stated that TCP is monitored by him (site manager) based on the work staging.  15/05/2023: Observation:			
	Sub Plan)	4.6	Traffic Management	In the implementation of the TCP the following steps should be undertaken; - Place all signs, devices and control measures; - Complete a Location Risk Assessment (as per Traffic Control at Work Sites manual) and identify any modifications that may be required; - Drive through and around the site to make sure the TCP is effective; - Record implementation, risk assessment and any modifications; and - Monitor conditions and record observations.	Observation	- Deicorp (GC) stated that TCP is monitored by him (site manager) based on the work staging.  15/05/2023: Observation: - Traffic signs observed.  15/05/2023: Observation: - All work and vehicles were observed to be within work zone.			
	Sub Plan)	4.6		In the implementation of the TCP the following steps should be undertaken; - Place all signs, devices and control measures; - Complete a Location Risk Assessment (as per Traffic Control at Work Sites manual) and identify any modifications that may be required; - Drive through and around the site to make sure the TCP is effective; - Record implementation, risk assessment and any modifications; and - Monitor conditions and record observations.	Observation	- Deicorp (GC) stated that TCP is monitored by him (site manager) based on the work staging.  15/05/2023: Observation: - Traffic signs observed.  15/05/2023: Observation: - All work and vehicles were observed to be within work zone Access roads were observed to have some pot holes. It is noted that			
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		Condition /			review/Record		Recommendations	Non-	Not
		CEMP			/Observation			Compliant	Triggered
		Section							
G211	CTPMP	4.6	Traffic Management	t - The local community, road users and other stakeholders shall be kept	Observation	15/05/2023:			
0211	(Construction	4.0	Plan (TMP)	informed of changed traffic conditions where required by Council.	Observation	Interview:			
	Traffic and		/	- Seven (7) days notification must be provided to adjoining property owners		- Deicorp (RL) stated that there have been no requirement to change			
	Pedestrian			prior to the implementation of any temporary traffic control measures.		traffic conditions. However, emails have been sent to neighbours on			
	Management					machine removal (see records below). No road closer was required for			
	Sub Plan)					crane transportation.			
						Record sighted:			
						- 28 February 2023 emails to neighbours (Sanctuary, Panorama, Neill Williams, and Mariners View) informing that there will be machinery			
						removal that may occur between the night of 1 March 2023 night to 2			
						March 2023.			
						March 2020.			
						- Central Coast Council (1 March 2023) Notice of Determination of			
						Road Occupancy for 1 - 4 March 2023.			
0040	OTDMD	T.U. 4.4	To efficient A	A Accordance of the control of the c	Observe "	45/05/0000 Ob			
G212	CTPMP (Construction	Table 4.1	Traffic Management Plan (TMP)	<ul> <li>t - Any potential conflicts with the local commercial and residential traffic will be managed by maintaining right of access to local traffic at all times.</li> </ul>	Observation	15/05/2023: Observation: - Cattle grids observed.			
	Traffic and		rian (Tivir)	- Drivers of vehicles accessing the site will be required to give-way to all other	.	- Traffic controllers were observed at the gates.			
	Pedestrian			vehicles when entering and exiting the site.		Traile controllers were absorved at the gates.			
	Management			- A Location Risk Assessment is to be undertaken to enable safe access to		15/05/2023: Record sighted:			
	Sub Plan)			and from the site.		- One complaint received on traffic on 6/10/2022.			
				- The largest vehicle that will access the site will be a low-loader					
				transporting machinery to and from the site.					
				- A shaker grid will be installed at the site entry/exit point for erosion sediment control and all loads are to be covered. Where sediment is tracked onto the					
				road it is to be swept up immediately.					
				- Where possible, construction vehicle movements are to be restricted during					
				peak times to reduce any impact on local traffic movements past the site.					
				- No bus services will be affected by construction vehicles accessing the site.					
		_							
G213	CTPMP	5.1	Monitoring and	- It is recommended that the CTPMSP including the Traffic Control Plans	Observation	15/05/2023: Interview:			
	(Construction Traffic and		Performance	(TCP's) be formally reviewed at each substantial stage of construction Routine monitoring of the performance of the Construction Traffic and		- Deicorp (RL) stated that CTPMSP and TCP are reviewed regularly.			
	Pedestrian			Pedestrian Management Sub Plan (CTPMSP) to confirm the effectiveness of		Record sighted:			
	Management			methods, equipment and controls shall be undertaken. Observations shall be		- Construction Traffic and Pedestrian Management Sub Plan revised			
	Sub Plan)			recorded by the supervisor/contractor and opportunities for improvement		on 7 February 2023 and 11 May 2023.			
	,			recommended to the Project Manager.					
G214	СТРМР	5.2	Monitoring and	The following records shall be kept as evidence of the design, implementation	Record	15/05/2023: Record sighted:			
GZ 14	(Construction	J. Z	Performance	and performance of the CTPMSP:	i i vecolu	- SafeWork NSW Traffic Control Work (MB, FS)			
	Traffic and		Gironnanoo	and portormands of the off more.		Calevian Terr Traine Control Work (M.B., 1-6)			
	Pedestrian			1. Qualifications		15/05/2023: Interview:			
	Management		1	- SafeWork accredited Traffic Control Plan designers;		- Deicorp (SR) stated no approvals for temporary speed zone are yet			
	Sub Plan)			- SafeWork accredited Traffic Controllers.		required.			
			1	2. Principal Contractor's meetings minutes with Principal Contractor(s) from		- Central Coast Council (1 March 2023) Notice of Determination of			
				adjoining sites 3. TCP approval		Road Occupancy for 1 - 4 March 2023 Deicorp (SR) stated that that no traffic incident has been recorded.			
1			1	Temporary speed zone approval (if applicable)		- Deloot (Ort) stated that the traine incident has been recorded.			
				5. Community consultation (where required by Council) including provision of:		Reviewed in previous Audit:			
			1	- Letters		22/11/2022:			
			1	- Handouts		- Deicorp (SR) stated that there was no consultation required with			
				- Maps and plans		contractor of adjoining site as the entrance to their deliveries is from			
			1	6. Location Risk assessment and any modifications		another road.			
				7. Confirmation of implementation and start of works					
			1	Monitoring reports     Incident reports and corrective action					
				9. Incluent reports and corrective action					

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		CEMP			/Observation		Necommendations	_	Not
		Section			70b3ci vation			Compliant	Triggered
CNVMSP (Cor	ı ıstruction Noise	and Vibratio	n Management Sub	D-Plan)					
G215		5.3.1	General control	- Use appropriately sized plant and equipment and ensure that the equipment		15/05/2023: Observation:			<del>                                     </del>
0213	(Construction	5.5.1	measures	is operated in a manner that reduces noise emissions such as turning off		- No excessive noise was observed at the time of the Audit.			1
	Noise and		modouroo	equipment when not in use.		- No vehicle was observed to have been left idle during the Audit.			1
	Vibration			- Trucks removing material from the site should not be left idle at any time		- See Item G85 for maintenance records.			1
	Management			whilst on-site and as being filled.		- Rock breaking was conducted within the approved hours during the			1
	Sub-Plan)			- Plant & equipment with broadband reversing alarms should be used instead		Audit.			1
				of tonal reversing alarms.					1
				- Motorised plant and equipment such as excavators shall be fitted with		Interview:			1
				appropriate exhaust silencers to minimise noise emission during their use Ensure that all plant and equipment is appropriately maintained such that it		Deicorp (RL) stated that: - Quackers were fitted to plant onsite.			1
				remains in good working order.		- Quackers were fitted to plant orisite.			1
				- Avoid 'clustering' of plant & equipment in localised areas.		Record sighted:			1
				- The minimum work distances as tabled within this report should be observed		- Ei Australia (1 May 2023) Vibration Monitoring Report No.6			1
				at all times, especially regarding vibration damage guidelines.		(6/02/2023 - 2/04/2023) shows that there are no exceedances to the			1
				- Rock sawing or grinding is recommended along the site boundaries where		warning level.			1
				the advised minimum safe working distances cannot be achieved.		- Ei Australia (10 February 2023) Vibration Monitoring Report No. 5			1
				- Rock breaking must be conducted outside of the safe working distances and should use a hydraulic pointed 'cone' type hammer attachment in place of a		(16/01/2023 - 5/02/2023) shows that there are no exceedances to the warning level.			1
				flat 'block' type hammer.		- Ei Australia (20 January 2023) Vibration Monitoring Report No.4			1
				- Extended periods of continuous vibration-generating work should be avoided		(5/12/2022 - 15/1/2023) shows that here are no exceedances to the			1
				to limit the potential for dynamic magnification due to resonance in		warning level.			1
				neighbouring buildings/structures.		- Ei Australia (8 December 2022) Vibration Monitoring Report No.3			1
						(31/10/2022 - 4/12/2022) shows that there are no exceedances to the			1
						warning level.			1
						- El Australia (4 November 2022) Vibration Monitoring Report No.2			1
						(8/10/2022 - 30/10/2022) shows that there are no exceedances to the warning level.			1
						- El Australia (13 October 2022) Vibration Monitoring Report No.1			1
						(19/8/2022 - 2/10/2022) shows that there are 2 exceedances to the			1
						warning level over 122,000 recorded events.			1
G216	CNVMSP	5.3.2	Additional control	Chould substantiated complaints arise during construction works that connet	Doord	15/05/2022: Decord sighted:	The Auditor notes that respite period for rock		
G210	(Construction	5.3.2	Additional control measures	Should substantiated complaints arise during construction works that cannot be managed through work schedules, the following noise controls may be	Record, observation	15/05/2023: Record sighted: - Complaint register indicated one noise complaint relating to stone	hammering was observed during the Audit and no		1
	Noise and		medoures	considered:	observation	, ,	unacceptable noise than typically observed in a		1
	Vibration			- Providing respite periods that are agreed upon through consultation with site		March 2023. In initial response, Deicorp stated that the site did not use	, ,, ,,		1
	Management			management and the community.		rock hammer, and the act of rock grinding on site was not subject to	Audit.		1
	Sub-Plan)			- Exhaust silencers could be considered for motorised excavation type plants		SSD condition. Later in March 2023, Deicorp stated "Regarding the			1
				& equipment.		jack hammering, as you are aware the excavation is entirely in rock,			1
				- Continuous vibration monitoring is advised along the Northern/Southern and		and we are limited to the restrictive DA working hours prescribed by			1
				Western site boundaries during excavation to ensure vibration levels do not reach a point where the structural integrity of surrounding buildings is		Condition D7 of the consent." to DPE. The Auditor also notes that Condition D7 requires respite period, which			1
				compromised.		was observed to be completed during the Audit.			1
						, <u>,</u>			1
					1				
		and Water Ma	anagement Sub-Pla	•					
G217	CSWMSP	4	Land Disturbance	Where practicable, the soil erosion hazard on the site will be kept as low as	Observation	15/05/2023: Observation and Interview:			
	(Construction		Conditions	possible as recommended below:		- Sediment fencing was observed on the southern and eastern			1
	Soil and Water			- At construction areas: Disturbance to be no further than five (preferably two) metres from the edge of any essential engineering activity as shown on the		boundaries (lowest point of site).			1
	Management Sub-Plan)			plans. All site workers will clearly recognize these zones that, where					1
	Oub-i iaii)			appropriate, are identified with barrier fencing (upslope) and sediment fencing					1
1				(downslope), or similar materials					1
				- At access areas: Limited to a maximum width of 10 metres. The site					1
1				manager will determine and mark the location of these zones onsite. They can	ı İ				1
				vary in position to best conserve the existing vegetation and protect					1
1				downstream areas while being considerate of the needs of efficient works'					1
1				activities. All site workers will clearly recognize their boundaries that where					1
				appropriate, are marked with barrier mesh, sediment fencing, or similar materials					1
				- Remaining lands: Entry prohibited except for essential thinning of plant					1
				growth.					1
									1
1			1						

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		CEMP			/Observation			Compliant	Triggered
		Section							
0040	COMMACD	  -	Out Francisco Ourtral	A Observativity by a significant substitution of the significa	Decemb	45/05/0000 Observation			
G218	CSWMSP	5	Soil Erosion Control	,		15/05/2023: Observation: - Fencing was observed.			
	(Construction Soil and Water		Conditions	801and elsewhere at the discretion of the site superintendent to ensure traffic control and prohibit unnecessary site disturbance.	observation	- Periong was observed No waterways were present onsite.			
	Management			Earth batters will be constructed with as low a gradient as practicable but		- The majority of the site is up to bedrock and batters were generally			
	Sub-Plan)			no steeper than (subject to geotechnical advice):		vertical.			
	Cub i idii)			• 2(H): 1(V) where slope length is less than 13 metres		Voltioal.			
				• 2.5(H): 1(V) where slope length is between 13 and 17 metres		15/05/2023: Interview: Deicorp (RL) stated:			
				• 3(H): 1(V) where slope length is between 17 and 20 metres		- Batters were conducted in accordance with the CSWMSP.			
				• 4(H): 1(V) where slope length is greater than 20 metres.		- AEP contract includes revegetation onsite following completion of			
				3. All waterways, drain spillways and their outlets will be constructed to be		construction.			
				stable in at least the 10 year ARI, time of concentration storm event.					
				4. Protection from erosive forces will be undertaken on all lands to meet the					
				requirements of Table 4.					
				5. A suggested listing of plant species for temporary cover in areas of sheet flow is shown in Table 5. Reinforced Kikuyu turf is suggested for use in					
				waterways. Wherever practicable, foot and vehicular traffic are to be kept					
				away from rehabilitated areas.					
				6. Permanent rehabilitation will achieve a C-factor of less than 0.1 and set in					
				motion a program that should ensure the C-factors will drop permanently, by					
				vegetation, paving, armouring, etc. to less than 0.05 within a further 60 days.					
				Local water restrictions permitting, lands that have been newly planted with					
				grass species will be watered regularly until an effective cover has					
				established and plants are growing vigorously. Follow-up seed and fertilizer					
				will be applied as necessary in areas of minor soil erosion and/or inadequate					
				vegetation protection.					
				7. The revegetation will be aimed at re-establishing natural species.  Therefore, the natural surface soils will be replaced, and non-persistent					
				annual cover crops will be used.					
				arinual cover crops will be used.					
G219	CSWMSP	6	Sediment Control	1. Sediment fences (SD 6-8) will:	Record,	15/05/2023: Observation:	Recommendation:		
	(Construction		Conditions	i. Be installed where shown on 2200435-01-801and elsewhere at the	observation	- Sediment fencing was observed across the southern and eastern	- Site inspections must include observation of		
	Soil and Water			discretion of the site superintendent to contain the coarser sediment fractions		boundaries.	sediment control in the stormwater drains to		
	Management			(including aggregated fines) as near as possible to their source; and			check if the drains appropriately protected		
	Sub-Plan)			ii. Have catchment areas not exceeding 900 square metres, a storage depth			from sediment and the presence of sediment		
				(including both settling and settled zones) of at least 0.6 metres, and internal			on the drain grate which requires mitigation.		
				dimensions that provide maximum surface area to passage of stormwater (i.e.		drain cover.	- As per the recommendation in the second		
				very low gradient).		Record sighted:	audit, the Environmental checklist is updated		
				2. Sediment removed from any trapping device will be relocated where further		Environmental Site Charklist _sighted decuments detect 2 to 5	to include evidence of sediment in stormwater		
				pollution to downslope lands and waterways cannot occur, or disposed off site		January 2023 and 23, 24 December 2022.	drain and condition of sediment control.		
				as instructed by the super intendent.		- Daily site logs records conducted by Site Manager - sighted			
						documents dated 10/5/2023, 16/02/203 and a few other dates (scrolled			
				3. Stockpiles (SD 4-1) will be placed where shown on 2200435-01-801and not	:	down on the screen). Record dated 10/5/2023 stated that no			
				within 5 metres of hazard areas including likely areas of high velocity flows		maintenance of sediment control required, however other records did			
				such as waterways, paved areas and driveways.		not appear to include detailed information on observation.			
				A Material III has a service of forms discount and a service of the service of th					
				4. Water will be prevented from directly entering the permanent drainage system with inlet filters (SD 6-11 or SD 6-12) unless it is relatively sediment					
				free, i.e. the catchment area has been permanently landscaped and/or any					
				likely sediment has been treated in an approved device. The actual locations					
				of the inlet filters will be chosen by the Site Superintendent to protect the					
				receiving waters best and, therefore, are not shown on drawing 2200435-01-					
				801.					
		1							
							l e		
				5. Temporary sediment traps will be retained until after the site is completely rehabilitated.					

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Geosymeons	Document	Condition /	itom	Condition	review/Record	Evidence Schooled / Specifications	Recommendations	No		No.
		CEMP			/Observation			No		Not
		Section						Col	mpliant T	riggered
G220	CSWMSP	7	Site Inspection and	Waste bins will be emptied as necessary. Disposal of waste will be in a	Record,	15/05/2023:				
	(Construction		Maintenance	manner approved by the site superintendent.	observation	Interview:				
	Soil and Water		Conditions	2. Acceptable bins will be provided for any concrete and mortar slurries,		Deicorp (RI, SR, GC) stated the following:				
	Management			paints, acid washing, lightweight waste materials and litter. Clearance		- At the time of the Audit, only general waste skip bin onsite was				
	Sub-Plan)			services are to be provided weekly.  3. The site superintendent will inspect the site at least weekly and will:		collected by Skips and Scraps. No other waste bins needed on site at this stage.				
				i. Ensure that drains operate properly and to undertake any necessary repairs;		- Site was inspected weekly.				
				ii. Remove spilled sand or other materials from hazard areas, including lands		- Daily site logs records were conducted by Site Manager - sighted				
				closer than five metres from areas of likely concentrated or high velocity flows		documents dated 10/5/2023, 16/02/203. Inspection covers item G221				
				especially waterways and paved areas;		(3) (i) to (vii).				
				iii. Remove trapped sediment whenever less that design capacity remains		- Environmental Site Checklist - sighted documents dated 3 to 5				
				within the structure;		January 2023 and 23, 24 December 2022.				
				iv. Ensure rehabilitated lands have effectively reduced the erosion hazard and to initiate upgrading or repair as appropriate;						
				v. Construct additional erosion and/or sediment control works as might						
				become necessary to ensure the desired protection is given to downslope						
				lands and waterways, i.e. make ongoing changes to 2200435-01-801where it						
				proves inadequate in practice or is subjected to changes in conditions on the						
				worksite or elsewhere in the catchment;						
				vi. Maintain erosion and sediment control measures in a fully functioning condition until all earthwork activities are completed and the site is						
				rehabilitated; and						
				vii. Remove temporary soil conservation structures as the last activity in the						
				rehabilitation program.						
ACHMP (Abor	l iginal Cultural F	l leritage Man	agement Plan)							
G221	ACHMP	8.1	Heritage	Should unexpected Aboriginal objects/features be encountered, work must	Record	15/05/2023:				
	(Aboriginal		contingency	stop immediately, and the area cordoned off with a high visibility barrier. The		Interview:			_	
	Cultural		protocol for	Land Manager is to be notified of the situation as soon as possible. The Land		- Deicorp (RL and SR) stated that there were no Aboriginal			_	
	Heritage		unexpected	Manager is to then contact the heritage consultant who is to assess the		objects/features encountered.			_	
	Management Plan)		Aboriginal objects	object(s) in consultation with RAPs (Registered Aboriginal Parties) and recommend appropriate mitigation measures.					_	
	riaii)			l'econiment appropriate mitigation measures.					_	
				The Land Manager is to implement reasonable heritage mitigation measures					_	
				that are recommended by the heritage consultant and agreed with the RAPs					_	
				and in accordance with HNSW regulations. If additional investigation and salvage is recommended, the Land Manager is to arrange for the heritage					_	
				consultant to undertake those works.					_	
				constitute and take those works.					_	
				Ensure the implementation of heritage mitigation measures is documented.					_	
									_	
G222	ACHMP	8.2	Horitage	Should any clearly identifiable human remains or possible human remains be	Pocord	15/05/2023:			$\rightarrow$	
GZZZ	(Aboriginal	_	Heritage contingency	encountered, work must stop immediately, and the area cordoned off with a	Record	15/05/2023: Interview:				
	Cultural		protocol for	high visibility barrier. Notify the NSW Police, NSW Coroner's Office, the		- Deicorp (RL and SR) stated that there were no human remains or				
	Heritage		unexpected	Darkinjung Local Aboriginal Land Council, and HNSW (formerly DPIE, OEH).		possible human remains encountered.				
	Management		discovery of human	If you have the same determined to be About the Library NOW!						
	Plan)		remains	If remains are determined to be Aboriginal, Heritage NSW in consultation with RAPs (Registered Aboriginal Parties) and heritage consultant will develop a						
				human remains management strategy.						
			1	0 0/						
			1	Then implement heritage mitigation measures, if additional investigation and						
			1	salvage is also required, then arrange for heritage consultant to undertake those works.						
			1	montago consultant to undertake those works.						
				Ensure the implementation of heritage mitigation measures is documented.						
G223	ACHMP	9.1	Implementation and	Meetings between the Land Manager and RAPs (Registered Aboriginal	Record	15/05/2023:				
G223	(Aboriginal	-	Compliance	Parties) are to occur in accordance with the below:	INCOM	Assessed in the previous audit and considered compliant.				
	Cultural			,		Interview:				
	Heritage		1	- The Land Manager will maintain liaison with RAPs, as necessary;		- Deicorp (RI and SR) stated that RAP was consulted and had a				
	Management		1	- RAPs may choose to meet if there is a change in Land Manager;		meeting with RPS prior the development of management plan.				
	Plan)			- Any future applications required for development or extension works will be developed in consultation with RAPs.						
				as sapa in consultation wattra s.						

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and	<u> </u>	П	
		Condition / CEMP Section			review/Record /Observation		Recommendations		on- I ompliant	Not Triggered
G224	ACHMP (Aboriginal Cultural Heritage Management Plan)	9.2	Dispute Resolution	<ul> <li>Any party may advise the other of an issue of dispute verbally, whereupon the Land Manager and RAPs will discuss and seek to resolve the issue;</li> <li>Where verbal notice does not result in resolution of an issue of dispute within 24 hours, the party that raised the issue of dispute must advise the other in writing of the details of the issue of dispute. The Land Manager will, on receipt of a written advice, or in the event it issues such a notice, convene a meeting of the parties at the earliest convenience (wherever possible within 14 days or receiving the written advice);</li> <li>At a meeting of the parties convened in accordance with a written notice, the parties will negotiate in good faith in an attempt to resolve the dispute;</li> <li>If the dispute is not resolved at the meeting, then the parties must agree within 7 days of that meeting on an appointment of an Independent Expert (who might be a mutually agreeable third-party heritage consultant or an officer from HNSW) to mediate the dispute;</li> <li>The Land Manager must use reasonable endeavours to convene a meeting of the parties as soon as possible after the Independent Expert is appointed;</li> <li>At the meeting to be chaired by the Independent Expert, each of the parties may present their issues in the dispute to the Independent Expert for consideration and decision; and</li> <li>In so far as the Independent Expert's decision is consistent with all relevant legislative and regulatory obligations, all parties to the dispute agree to be bound by the decision of the Independent Expert in relation to the resolution of the dispute.</li> </ul>	•	15/05/2023: Interview: - Deicorp (RL and SR) stated that there was no dispute to date.				
G225	ACHMP (Aboriginal Cultural Heritage Management Plan)	10.1	Resposibilities	<ul> <li>In accordance with recommendation 1 in the 2020 ACHAR, ensure that all onsite personnel understand their responsibilities in this ACHMP by means of a heritage induction. Permanent and upper management personnel should undertake a heritage induction provided Darkinjung LALC;</li> <li>Provide a copy of this ACHMP for use onsite, and maintain a list of onsite personnel who have completed a heritage induction/s;</li> <li>In accordance with recommendation 2 in the 2020 ACHAR, ensure that all onsite personnel are made aware of their statutory obligations for heritage under the National Parks and Wildlife Act 1974 and the Heritage Act 1977;</li> </ul>	Record	15/05/2023: Record sighted: - Deicorp Aboriginal Cultural Heritage Management Protocol at the site office. Ace Civil, Dynamic, H-built, Retaining specialist, Western Sydney Formworks, ANM, Crown Concreting, Foran Industries were inducted between September to May 2023 RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan, 89 John Whiteway Drive, Gosford.				

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Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and			
		Condition /			review/Record		Recommendations		Non-	Not
		CEMP			/Observation				Compliant	
		Section							Compliant	mggorou
BMSP (Biodiv	ı versity Managen	nont Sub-Plai	1)							
		Torre Gub i iui	'/			1-1-1-1				
G226	BMSP			- Response plans are needed to be designed and implemented in	Record	15/05/2023:				P
	(Biodiversity			construction plans to mitigate impacts in the event of disease or pathogen		Record sighted:				
	Management			outbreaks		AEP (27 May 2022), Biodiversity Management Sub-Plan 89 John				
	Sub-Plan)			- Survey and clear marking between development and Management Zones		Whiteway Drive, Gosford, NSW 2250.				
				(prior to civil works by project manager/civil contractor)						
				- Demarcation rural-style fencing (not barbed wire) and signage between		Interview:				
				development and MZs (prior and during civil works by project manager/civil		- Deicorp (RL) stated that trees have been recently removed,				
				contractor)		requirement in Biodiversity Management Sub-Plan is on-going and				
				- Rock-catch fencing (prior and during civil works by project manager/civil		validated by AEP (arborist). AEP report has not yet been provided.				
				contractor)						
				- Erosion & sediment controls in accordance with CEMP and the Blue Book						
				(prior and during civil works by project manager/civil contractor)						
				- Pre-clearing diurnal and nocturnal surveys for fauna (prior to civil works by						
1				project ecologist)						
				- Mark trees for Retention in MZ 1 & MZ 2 (all trees retained in MZ 3) (prior to						
				civil works by project ecologist)						
				- Differentially mark HBTs for sectioning and lowering clearing methodology						
				(prior to civil works by project ecologist)						
				- Set up Monitoring Plots and Photo Points (collect baseline data) (prior to civil	<b>!</b>					
				works by project ecologist)						
				- Install 21 nest boxes in suitable retained trees in MZ3 (prior to civil works by						
				developer)						
				- Implement weed and pathogen management protocols (prior to and during						
				civil works by the developer, then maintain weed & pathogen controls for						
				every maintenance visit to site yearly for the next 7 years.)						
				- Clearing to establish Bushfire APZs and maintain to APZ standards in						
				perpetuity (prior to and during civil works by the developer, then maintain						
				weed & pathogen controls for every maintenance visit to site yearly for the						
				next 7 years.)						
				- Removal of rubbish and human structures in Management Zones (during						
1				civil works by the developer)						
				- Vegetation clearing in development footprint supervised by Project Ecologist						
				(during civil works by the developer)						
1				- Primary weeding works (note special methodology for works close to cliff						
				edges) in all MZs (prior to civil works by the developer)						
				- Set up Monitoring Plots and Photo Points in all MZs and collect baseline						
				data (prior to civil works by the developer)						
				- Pre-Clearing Works Compliance Letter to Council (prior to civil works by the						
				developer)						
				- Annual monitoring and report to Council due 30 June annually						
				Selective planting of endemic natives (informed by monitoring to meet						
				targets) (following civil works by the developer)						
				- Follow up weeding works (informed by monitoring to meet targets)(following						
				civil works by the developer)						
1				- BMSP review against targets (informed by annual monitoring and reporting)						
				(in 2nd, 5th, and 7th year following civil works by developer)						
				- Final BMSP Compliance Report to Council (in the 7th year following civil						
				works by developer)						
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## We are engineers, scientists and innovators



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