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89 John Whiteway Drive, Gosford, NSW 2250

JWD Developments Pty Ltd 22 December 2022 21322 R1



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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.

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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 is the first 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 (DP&E) 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 22 November 2022.

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 = 67 items
- Number of non-compliances = 10 items
- Number of non-triggered = 96 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 = 41 items
- Number of non-compliances = 2 items
- Number of non-triggered = 10 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	
DP&E	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 DP&E or delegate.	
NSW CoA	NSW DP&E 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 State significant infrastructure projects, including critical State significant	
	 infrastructure projects Transitional Part 3A projects Part 4 projects for which the Minister is the consent authority 	
	• Fait + projects for which the Millister is the consent authority	



1

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		
	 NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201) 		
 Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767) 			
	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 is the initial Construction Audit, completed within 12 weeks of the commencement of construction (which commenced on 4 October 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 (DP&E) 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	 a. review and respond to each Independent Audit Report prepared under condition D36 and D37 of this consent; 	
	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. 	
Independent Audit Reports and the Applicant's response to audit findings must be submitt Planning Secretary within 2 months of undertaking the independent audit site inspection a in the Independent Audit Post Approval Requirements (DPIE 2020).		
Notwithstanding the requirements of the Independent Audit Post Approval Requirements (DI 2020), the Planning Secretary may approve a request for ongoing independent operational a to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that a 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 licences



- 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 DP&E, 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 initial IEA for the site and covers a period review of environmental performance from the commencement of construction (4 October 2022) and the time of the site inspection/audit (22 November 2022). Information provided until the issue of the draft report (20 December 2022) was also considered.

1.6 Environmental Representative

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

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

Additionally, the Auditor sought feedback from Louise Campling of Alceon Group to provide independency to the Audit. JWD Construction is part of Alceon Group.



2 Audit Methodology

2.1 Auditor Notification to DP&E

The Environmental Audit team was notified and approved by DP&E 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 DP&E 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 22 November 2022. 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 28 November 2022. 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 20 December 2022.

2.3.5 Finalisation of Independent Environment Audit Report

The IEA report was finalised on 22 December 2022.

2.4 Interviews

Interviews with construction project personnel conducted on 22 November 2022. The following personnel were interviewed:

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

2.5 Site Inspection

The site inspection was conducted by Cheryl Halim on 22 November 2022, accompanied by the Site Manager (Glen Cutcliffe). The site inspection comprised a walkover of the construction footprint, including the perimeter of the site.

2.6 Consultation

Geosyntec conducted consultation with DP&E and Central Coast Council (Council) via submission into the Project Portal or email. Evidence of consultation is provided in Appendix C.

Geosyntec also conducted a consultation with Louise Campling of Alceon Group.

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
Compliant	Sufficient verifiable evidence is available to demonstrate that all elements of the requirement have been met
Non-Compliant One or more specific elements of the conditions or requirements have not been m	
Not-Triggered A requirement has an activation of timing trigger that has not been met at the audit, therefore compliance is not relevant. Items not considered for Indeper 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 3 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 (17 August 2022), 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 (30 November 2022), Soil and Water Management Plan, 89 John Whiteway Drive, Gosford.		
C18 Aboriginal Cultural Heritage Management Plan, 89 John Whiteway Gosford. Plan			
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 also 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 = 67 items
- Number of non-compliances = 10 items
- Number of non-triggered = 96 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 = 41 items
- Number of non-compliances = 2 items
- Number of non-triggered = 10 items

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

Council provided a complaint during the Audit period through City Plan Services and DP&E provided one complaint. These have been documented as complaints, which are collectively documented 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

Geosynte ID	ec Document	SSD Condition No.	Details of Non-Compliance	Recommendations
G24	SSD	A24	A formal Incident Report has not been provided in accordance with SSD conditions in Appendix 2 of SSD consent, Items 3 & 4.	Incident report must be prepared and submitted to DP&E in accordance with SSD Conditions.
G60	SSD	C1	The applicant did not notify the Planning Secretary in writing of the dates of the intended commencement of construction at least 48 hours before the date.	No recommendation was made as the report has now been submitted.
G73	SSD	C14	The CEMP was submitted to DP&E after the construction commencement date.	No recommendation was made as the report has now been submitted.
G75	SSD	C16	Evidence of community consultation and development of strategies (with community) to manage high noisegenerating works has not been included in the Construction Noise and Vibration Management Sub-Plan.	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.
G80	SSD	C21	Complaints on 6 & 7 October 2022 indicated that sediment control was removed (although the Auditor notes that this was to assist water for getting into the drain) (see further in Section 3.9).	Periodic monitoring (at least daily) is conducted to ensure the coir logs are effectively covering the drains.
			Complaint on 18 October 2022 indicated that mud has entered the stormwater drain (see further in Section 3.9).	
			The Auditor notes that sediment controls were observed to be appropriate at the time of the Audit.	
G88	SSD	D4	Delivery of the excavator occurred out of hours (the night of 18 November 2022).	Site diary should include the commencement and conclusion time of construction activity. Out-of-hours delivery should obtain relevant prior approval unless Council deems otherwise. Written confirmation from Council is obtained on when out of hours delivery is not required.
G103	SSD	D19	Mud was tracked on public road on 18 October 2022. However, the Auditor	The road is periodically monitored throughout the day to ensure that



Geosynteo ID	Document	SSD Condition No.	Details of Non-Compliance	Recommendations
			notes that after the Incident, additional measures have been implemented (including installation of cattle grid and paving of the access road) to minimise similar occurrence.	construction vehicles have not resulted in sediment tracking on the road. Where evidence of sediment is observed, mitigation measures must be immediately implemented.
G104	SSD	D20	Mud was reportedly to have entered the drain on the complaint dated 18 October 2022 (see further in Section 3.9).	Periodic monitoring (at least daily) is conducted to ensure the coir logs are effectively covering the drains.
G172	SSD	Appendix 2. Item 3	An incident report has not been provided for the incident dated 18 October 2022.	A formal Incident Report must be provided for all incidents in accordance with SSD Appendix 2 item 3 and 4.
G173	SSD	Appendix 2. Item 4	An incident report has not been provided for the incident dated 18 October 2022.	A formal Incident Report must be provided for all incidents in accordance with SSD Appendix 2 item 3 and 4.

3.5 Assessment from Previous Audits

There is no previous Audit for the site.

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 some updates are recommended as follows:

- 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.
- 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.
 - Include litter management/inspection, provision of waste bin and its collection arrangement.



• Construction Noise and Vibration Management Sub-Plan should include strategies that have been developed with the community for managing high noise-generating works.

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 with DP&E and Central Coast Council. Consultation correspondence and responses from the Agencies are provided in Appendix C. The consultation indicated:

- No response was received from Central Coast Council.
- DP&E provided feedback on items to be focused on as part of the First Audit.

Stakeholder feedback and Geosyntec's assessment findings are presented in Table 3.3.



Table 3.3. Consultation with Stakeholders and Evaluation Findings

Agency	Feedback	Document Supplied by Deicorp	Geosyntec's Assessment
Central Coast Council	Council did not provide any comments/concerns regarding environmental issues relating to the project for part of the first independent audit.	N/A	Audit proceeds in accordance to Audit criteria stipulated in Section 1.4.2
DP&E	DP&E correspondence dated 11 November 2022 stating that the Audit needs to focus on the following matters		
	Erosion and sediment controls Have adequate erosion and sediment controls been installed and maintained in	Plan (CEMP), 87-89 John Whiteway Drive Gosford Barker Ryan Stewart, Soil and Water Management Plan, 89 John Whiteway Drive, Gosford.	The Auditor considers that the Soil and Water Management Plan has included the appropriate items as required by the consent conditions and has now included details on procedure for wet weather events.
	accordance with the 'Blue Book'?		 Observations during site inspection indicated: Sediment fencing was observed across the southern boundary (lowest point of the site).
			 Geotextile coir logs were observed on the stormwater drains on John Whiteway Drive. Placement of one log was observed not to block the drain during the Audit. The site manager moved the log so that it covered the drain.
			- Cattle grids have been installed near the site gate.
			 The area of the site compound has been paved. Based on discussion with Deicorp, trucks transporting soil mostly stay in the paved areas, particularly during wet weather.
			 A number of complaints have occurred on sediment entering stormwater drain, as documented in Section 3.9.
			 Based on discussion with Deicorp, water is contained in the stormwater detention ponds within the site, and is now pumped via a pipe and discharged into the road kerb a short distance before entering the stormwater drain on John Whiteway Drive (as per Council's request) to avoid picking up sediment.
			The Auditor considers that the implemented measures observed and discussed during the Audit were appropriate to manage sediment.
			The Auditor also recommends:
			 Daily checks are conducted to check that the stormwater drains are adequately covered by the coir logs.
			 The road is periodically monitored throughout the day to ensure that construction vehicles have not resulted in sediment



Agency	Feedback	Document Supplied by Deicorp	Geosyntec's Assessment
			tracking on the road. Where evidence of sediment is observed, mitigation measures must be immediately implemented.
	Construction water management	 Council email (13 October 2022) Section 68 Application John Whiteway Drive (SCC/175/2022) 	•
		Barker Ryan Stewart (18 October 2022) Soil and Water Management Plan, 89 John Whiteway Drive, Gosford.	 Water from hydrant filling up the water cart was observed to be leaking onto the road and entering stormwater drain on John Whiteway Drive. Based on interview with Deicorp, the hydrant was
		Surface Water Treatment & Disposal Record.	found to be faulty and Deicorp has requested Council to repair the hydrant. Clear water was observed to flow onto the roadside kerb and enter the stormwater drain.
			 Based on discussion with Deicorp, water is contained in the stormwater detention ponds within the site, and is now pumped via a pipe and discharged into the road kerb a short distance before entering the stormwater drain on John Whiteway Drive (as per Council's request) to avoid picking up sediment.
			 The Auditor has checked that water in the stormwater detention has been treated prior to disposal, based on certificates provided. Based on Council email dated 13 October 2022, Council stated that discharging treated and clean runoff from site as part of soil and water management is permissible as long as the discharge rate does not exceed capacity at receiving location and that it is treated and clean.
			The Auditor considers that the implemented measures observed and discussed during the Audit were appropriate to manage surface water, noting that surface water is now piped between the detention pond to the stormwater drain, instead of being discharged at the gate. The Auditor notes that the Construction Soil and Water Management Plan has now been updated with details on procedure for wet weather event.
			The Auditor recommends :
			 The Council hydrant be repaired to avoid water leaking onto the road.
	Document submissions and incident notifications to the department	Deicorp (25 October 2022) Written Incident Notification for the incident that occurred on 18 October 2022 incident when sediment was tracked off site onto John Whiteway Drive.	The Incident Notification dated 25 October 2022 was considered to meet Items G170 and G171 of the Audit Table (Items 1 and 2 of Appendix 2 of the SSD consent). However, as required by Item A23, a shorter version of the incident notification is expected as soon as the Applicant becomes
		 Submission of Deicorp (25 October 2022) into Project Portal. 	aware of the incident. Additionally, Items G172 and G173 of the Audit Table (Items 3 and 4 of 4 of Appendix 2 of the SSD consent) require an
		Council (1 November 2022) Water Pollution Event letter.	been provided to the raditor (noting that the record indicated that beloof
 Deicorp (8 November dated 1 November 	Deicorp (8 November 2022) Response to council letter dated 1 November 2022	has requested their contractor to prepare this report). The Auditor recommends:	



Agency	Feedback	Document Supplied by Deicorp	Geosyntec's Assessment	
			An incident notification be conducted to DP&E as soon as Deicorp becomes aware of an incident.	
			 An incident report be submitted to DP&E for all incidents within 30 days of the incident to meet Items 3 and 4 of Appendix 2 of the SSD consent. 	
	Consultation with Council	 An email to Council (17 August 2022) submitting the dilapidation reports. 	The Auditor considers that there have been some communications to Council regarding various issues, including the incident on 18 October	
		 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. 	2022.	
		 The Notice of Determination of Road Occupancy Licence Application by Central Coast Council for delivery of machinery between 20 September 2022 and 30 September 2022. 		
		 Council complaint (18 October 2022) which was followed by 		
		 Deicorp Incident Notification (25 October 2022), Council (1 November 2022) Water Pollution Event letter, and Deicorp (8 November 2022) Response to council letter dated 1 November 2022. 		
		 Council email (13 October 2022) Section 68 Application John Whiteway Drive (SCC/175/2022) 		



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 seven complaints within the current Audit period as outlined in Table 3.4, although noting that the complaint on 6 and 7 October 2022 were associated with the same issue.



Table 3.4. Complaint Details

Date Received	Nature of Complaint	Deicorp's Response	Auditors Comment
6 October 2022 (City	City Plan Services provided the following neighbour complaints:	Response provided on 7 October 2022 by Deicorp to City Plan Services stated:	See below.
Plan Services)	'Noise, and works out of prescribed hours: Jack hammering started at 7.20am today (6 October). Another complainant also advised that it had commenced at 7.30am every day this week. Truck arrival and activity of unloading excavator last Monday (26 Sept) before and around 3.00am.'	 'Toolbox talk has been conducted with the contractor onsite reiterating approved working hours. See attached copy of the document for your reference. Delivery of this plant was coordinated and approved by Central Coast Council. See attached the approval from council, TCP and letter provided to affected neighbours.' 	The Auditor considers Deicorp has adequately addressed the complaint, noting: Toolbox talk on 7 October 2022 was sighted. The Auditor has sighted the following documents: The Notice of Determination of Road Occupancy Licence Application by Central Coast Council for delivery of machinery between 20 September 2022 and 30 September 2022. Specialist Tunnel Excavation Group (20 September 2022) Notice – Machinery Mobilisation and John
	'Traffic control not being in operation during prescribed hours on site. Yesterday (5 October) following the rain influx, traffic controllers had left and a truck parked on the side of the road and started unloading. It was 11.30am and caused traffic issues.'	Response provided on 7 October 2022 by Deicorp to City Plan Services stated: • 'The only delivery received on the 5th was an ablution block. The truck was parked off the road on the nature strip between the kerb and the site fence while the shed was lifted into place via hiab. The truck was not on the road during unloading. Traffic controllers were still available onsite but were not required for this unloading exercise as neither the road nor pedestrian footpath was impacted.'	Whiteway Drive Road Closure. The Auditor considers Deicorp's response has adequately addressed the complaint.
	'Sediment and erosion controls being removed and discharge of waste not in accordance with consent. The photo was taken yesterday Wed 5th Oct by the complainant and shows sediment traps moved away and the water running straight into the drain.'	Response provided on 7 October 2022 by Deicorp to City Plan Services stated: • 'Discharge water was treated prior to discharge from site. See attached photos of tests and register kept onsite. Discharge directly to the gutter was discussed and approved by the Council representative, Joel, when we met onsite. As the water being discharged was treated and clean, sediment controls were removed to stop excess water from building up behind the sandbags and flowing onto the road and beyond the kerb inlet pit. No further treated stormwater will be discharged into the gutter.'	The Auditor has sighted Surface Water Treatment & Disposal Record by ACE Civil, which showed pH and turbidity passed the criteria on 26/9/2022 and 5/10/2022. The Auditor considers that while the discharge water has been treated, the Blue Book requires that the water management onsite should: • Be directed at non-erodible velocities in the design storm event. • Should not affect upstream or downstream properties. The Auditor considers that unless treated water directly discharges into the stormwater drain, it may pick up other debris and sediment on its path. As such, the use of sediment control



Date Received	Nature of Complaint	Deicorp's Response	Auditors Comment
			within the stormwater drain would have been preferred even if the water has been treated.
			This is further assessed in the Auditor's assessment in the complaint on 7 October 2022 below as it is in relation to the same item.
7 October	The Department received a complaint	Deicorp response provided on 7 October 2022 provided response to full	The Auditor considers:
2022 (DP&E)	on 6 October 2022 that '"muddy, silt laden water" was being pumped from the Site onto John Whiteway Drive	details of sediment laden water from the site. A summary is provided below:The release of water comprised a controlled discharge of surface water	 The Auditor notes this complaint is also associated with the complaint on 6 October 2022 regarding water discharge
	and directly into the stormwater system. The complainant witnessed two workers moving silt trap bags and sweeping silt laden water directly to the street drain, and took photos of the	from the sediment basin at the site following treatment. Deicorp stated that, "Upon inspection of how the discharged water was making its way to the kerb inlet pit on John Whiteway Drive, the site team noticed the sediment controls (sandbags) installed uphill of the kerb inlet pit was creating a backup of water which was flowing into the road and beyond the kerb inlet pit. It was decided that to avoid the discharged water	 from the site and has been assessed together. Based on DP&E observations, mud had been tracked onto the road and sediment laden water had been discharged from the site. These two occurrences were considered noncompliances to Conditions D19 and D20 of SSD consent.
	incident.' The Department's email requested for additional details.	making its way beyond the intended kerb inlet pit and further down John Whiteway Drive, beyond the site frontage, the sandbags would be removed to allow the clean treated water to flow directly into the kerb inlet pit." • As a mitigation measure, Deicorp provides the following:	 A Show Cause letter was provided to DP&E on 26 October 2022, which comprised additional documents by consultant engaged by Deicorp (Barker Ryan Stewart). Barker Ryan
	Inspection by DP&E on 6 October 2022 indicated:		Stewart confirmed that based on their site inspection, the sediment control measures have been installed in accordance with the CSWMP.
	 Mud had been tracked onto John Whiteway Drive, noting inspection occurred during raining. 	 "The controlled discharge of clean treated surface water will be made directly into the kerb inlet pit and sandbags (now replaced with EcoLogs) will remain in place. 	The Auditor notes that this letter confirms that the treated water now discharges via a pipe to the adjoining Council stormwater pit and no longer discharges onto the road.
	 DP&E requested for an incident report associated with sediment laden water discharging from the site. DP&E requested for CEMP to be provided to the Department, noting construction had occurred. 	 At the exit gate of the site a 2 x cattle grid and recycled crushed concrete stand has been installed. A fire hose has been provided 	This should minimise water discharge onto the road and future tracking of sediment onto the road.
		adjacent to the gate to allow wash down of tyres prior to exiting the site. In addition to these controls, the site is a relatively flat sandstone platform that is scraped of wet material prior to a planned day of GSW removal offsite. Finally, there is an onsite registered bobcat sweeper for daily use that is assisted by a street sweeper on a planned day of	 The Auditor also notes that cattle grids have been installed at the exit gate to prevent tracking of mud onto the road, and that water hosing and sweeper are available to mitigate dust tracking onto the road.
		GSW removal offsite."	 The Auditor also observed that the access road has now been paved. Based on discussion by Deicorp, trucks
		 Deicorp's response also provides clarification on surface water and sediment management at the site.5. 	generally only pass through the hardstand area, particularly during wet weather.
		 CEMP was submitted on 6 October 2022. Evidence of Post Approval Form sighted. 	The Auditor observed stormwater drain at the time of the Audit. At the time of the Audit, the coir log was not placed
		The Auditor notes that an incident report was not provided by Deicorp, but a Show Cause response later provided in response to DP&E Show Cause	correctly to block potential sediment. Following discussion with Deicorp, this was fixed.
		letter on 12 October 2022, as outlined below.	Interview by Deicorp indicated:
	Following Deicorp response on 7 October, DP&E requested a copy of	Deicorp response on 10 October 2022 to DP&E email (7 October 2022) was as follows:	 Discharge of treated water was in accordance with Council request, noting that Council stated that Condition



Date Received

Nature of Complaint

written approval by Central Coast Council to the off-site discharge, by Monday 10 October 2022.

Following Deicorp response on 10 October 2022, DP&E issued a Show Cause letter on 12 October 2022, which was to be responded by 26 October 2022.

Deicorp's Response

- Evidence of correspondence between Barker Ryan Stewart (local Central Coast consultant) with Central Coast Council was provided. Barker Ryan Stewart cited approvals from the council.
- Deicorp stated, '..., we have been managing the surface water onsite but with the recent weather events catchment basins were at capacity. To protect the neighbouring properties from excess surface water, that was anticipated with the weather events predicted for the weekend of the 7th to 9 October 2022, from overflowing out of catchment basins we decided to treat the retained water onsite and discharge in accordance with Central Coast Council requirements. If action was not taken flooding events like that experienced by neighbours in the past would have been expected by the forecast presented. We have met with the neighbours that were severely impacted by the previous floods, understand the hardship they have been put through over the last year and therefore acted to mitigate another flooding event.'

Deicorp's response to Show Cause letter on 26 October 2022 provided:

- Response to Show Cause Dated 12 October 2022, which indicated:
 - Sediment control was removed to avoid treated water making its way beyond the kerb inlet.
 - Proposed strategy to prevent further incident will include directing discharge of treated surface water directly into the kerb inlet pit and sandbags (now replaced with EcoLogs).
 - Installation of 2 cattle grid and recycled crushed concrete stand at the
 exit gate to prevent tracking of mud onto John Whiteway Drive and
 making a fire hose available adjacent to the gate to allow wash down
 of tyres prior to the existing gate.
 - Having an onsite sweeper for daily use, assisted by a street sweeper on a planned day of GSW removal.
 - Details on water treatment and management of surface water onsite.
 - Council consultation on 13 October 2022 stated that discharging treated and clean runoff from site as part of soil and water management is permissible to the discharge rate not exceeding capacity at receiving location and that it is treated and clean. Council's email was sighted by the Auditor. Barker Ryan Stewart have provided calculations confirming that discharge rate is less than the system capacity.
- Barker Ryan Stewart (18 October 2022) 87-89 John Whiteway Drive, Gosford, Design Statement – Soil and Water Management Plan,

Auditors Comment

D22 is not applicable. Letter from the Council has been sighted.

- As per Council's request, treated water will be piped to the gutter nearby a stormwater drain and discharged into the drain. A video provided during the Audit confirmed that this has occurred.
- Inspection report is conducted weekly, and daily walkover is conducted.

Based on the information provided, the Auditor considers:

- This complaint has been adequately addressed through:
 - Confirmation on discharge approval, based on Council's email on 13 October 2022.
- Observation of a video that the treated discharge is now piped to the gutter nearby to a stormwater drain, before being discharged into the drain.
- The Construction Soil and Water Management Plan is now revised and it includes wet weather event management.
- The coir logs that block the stormwater drains along John Whiteway Drive can be dislodged from effectively blocking the drains.
- This complaint had not been lodged as an incident, noting that DP&E's observation indicated mud had been tracked on the road

The Auditor recommends:

- Periodic monitoring (at least daily) is conducted to ensure the coir logs are effectively covering the drains.
- Any similar occurrence involving release of sediment on the road should be considered as an incident, and incident notification and reporting must be conducted in accordance with the consent conditions.



Date Received	Nature of Complaint	Deicorp's Response	Auditors Comment
14 October	City Plan Services provided neighbour	confirming Council statement referred to in the Response to Show Cause and confirming that the discharge rate is less than the system capacity. • Barker Ryan Stewart (18 October 2022) 87-89 John Whiteway Drive, Response to NSW Department of Planning and Environment Show Cause Letter, confirming that based on the inspection on 14 October 2022, the site soil and water control measures are generally in accordance with the CSWMP. Response provided by Deicorp on 17 October 2022 and 19 October 2022 to	Based on the information provided by Deicorp, there is no
2022 (City Plan Services)	noise complaint that a large generator had been left running over the last two nights and requested that the generator is not switched on at night and over the weekend. They have also advised that despite their double glazing window, the generator noise was loud enough to impact on their sleeping.	City Plan Services stated that the site had power and no generator was used. Deicorp considered that the only other item that may generate noise could have been the site electric water pump. However, the pump would have been active only when water was being used onsite and therefore would not have operated during the night. Deicorp states that the site power will be isolated in future to prevent this from occurring.	resulted from the site. It is noted that there has been no similar
18 October	City Plan Services provided Council	Deicorp produced Incident Notification dated 25 October 2022, as	The Auditor observed:
2022 (City Plan	 Mud tracks for about a kilometre from site. Council states that the mud grate is not being used properly and that the clumps of clay are still sticking to the wheels of trucks tracking out onto the roads Dispersal of mud from site into the waterways by gutters. Council states that the trucks, after leaving the mud grates were being further washed down by a hose, dispersing dirty site runoff in the waterways. 	summarised below:Tracking of the mud was due to the wheel wash being incorrectly	 Geotextile coir logs were observed on the stormwater drains on John Whiteway Drive.
Services)		commissioned.	Cattle grids have been installed near the site gate.
		 When the issue was identified, the wheel wash was turned off and the roads were cleaned by workers. Trucks already on route to the site continued to road material. Following notification by Council later during the day, the site was closed. The roads were cleaned by workers that afternoon and by a street sweeper the next day. 	 The area of the site compound has been paved. Based on a discussion with Deicorp, trucks transporting soil mostly stay in the paved areas, particularly during wet weather.
		Deicorp provided the following mitigation measures:	The Auditor considers:
		The contractor was instructed by Deicorp to prepare an incident report and have received a written notice.	 The proposed mitigation measures by Deicorp are considered appropriate to prevent potential mud tracking from vehicle tyres.
		 A review of the truck pathway inside the site was undertaken between Deicorp and the contractor and an alternate loading methodology was developed. 	 The incident was notified to DP&E 7 days after the incident, which met Items G170 and G171 of the Audit Table (Items
		 A concrete driveway was constructed onsite to eliminate trucks needing to drive onto the excavated material. 	1 and 2 of Appendix 2 of the SSD consent). However, as required by Item A23, a shorter version of the incident notification is expected as soon as the Applicant becomes
		 The Incident Notification was uploaded to DP&E portal on 25 October 2022. 	aware of the incident. Additionally, Items G172 and G173 of the Audit Table (Items 3 and 4 of Appendix 2 of the SSD consent) require an Incident Report within 30 days of the incident. An Incident Report has not been provided to the Auditor (noting that the record indicated that Deicorp has requested their contractor to prepare this report).



Date Received	Nature of Complaint	Deicorp's Response	Auditors Comment	
	Following Incident Notification, Council issued Water Pollution Event letter on 1 November 2022.	On 8 November 2022 Deicorp responded to the council letter dated 1 st November 2022. The response provides the following additional information to the above:	The Auditor notes that the Construction Soil and Water Management Plan has now been revised and provide details on procedure for wet weather event.	
	Council requested written explanation outlining why correct measures were not put in place to prevent sediment-laden water leaving the site.	On the day of the incident, the measures used to prevent tracking of sediment included gravel driveway, high-pressure drive through the wheel wash, followed by a cattle grid. The incident occurred due to incorrect calibration of the wheel wash system, which caused water from the underside of the trucks being carried off the site.	 The Auditor recommends: An incident notification be conducted to DP&E as soon as Deicorp becomes aware of an incident. An incident report be submitted to DP&E within 30 days 	
		 Deicorp stated that they instructed for all loading of trucks to cease when they became aware of the incident. The wheel wash system had been removed and a change in subcontractor personnel was implemented. 	of the incident to meet Items 3 and 4 of Appendix 2 of the SSD consent. • Periodic monitoring (at least daily) is conducted to	
		 A concrete hardstand had been since poured from the entry to exit points and multiple cattle grids have been installed at the exit, with discharge point to the settling basin. 	 ensure the coir logs are effectively covering the drains. 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 	
	 Deicorp states that a street sweeper is employed onsite when removal o spoil via trucks is planned for the day. 		sediment is observed, mitigation measures must be immediately implemented.	
27 October 2022 (City Plan Services)	City Plan Services provided the following neighbour complaint: 'The complaint was for 25 October 2022 stating that stone grinding occurred until 17:15. Hours for this work to occur are limited under DA condition D7 of SSD 10321 until 17:00.'	Response provided by Deicorp to City Plan Services on 27 October 2022 indicated: • The noise was created by surface miner and did not fall under the	Based on the information provided, the Auditor cannot confirm whether or not "stone grinding" had been used after approved hours at the time of the complaint. Based on the information provided in the Koikas report, the use of a surface miner (which	
cervious		 restricted operating hours for rock hammering/sheet piling. The work was conducted within approved SSD hours (outside rock breaking). 	was stated by Deicorp to have been used, instead of a stone grinder), was allowed to be used after 5pm.	
		Koikas (22 November 2022) Acoustic report states that "As the surface miner's operation does not produce impulsive characteristics, it is the opinion of Koikas Acoustics that the surface miner should not be considered under Condition D7 of the development consent, and is permissible to be used throughout the daytime construction hours."		
3 November	Dust from site reaching neighbouring property on the 1 November 2022 in relation to dust infiltrating a house after 2 days of work, noting the conditions were windy but the amount of dust was substantial.	Response provided by Deicorp to City Plan Services on 7 November 2022	The Auditor considers that:	
2022 (City Plan Services)		 Activities onsite were limited to 2 operations, being excavation using a surface miner and loading of stockpiled materials for removal offsite. 	 The neighbour's complaint indicated that the dust mitigation was inadequate at the time of complaint (Tuesday, 1 November 2022). 	
		Surface miner machine was fitted with dust extraction device. Additionally, the area of work was wetted down during the process.	The Auditor cannot comment on the dust condition at the time of the complaint, however, notes that a water cart and	
		Stockpile was watered down while being loaded onto trucks by an excavator.	water cannon were present at the time of the Audit. However, given the size of the site, one water cannon may not be adequate. Additionally, the wind may have blown	
		 The condition onsite was windy. The site team had been managing and minimising the potential for dust creation via the dust controls. 	water from the cannon offsite, as observed during the Audit.	



Date Received	Nature of Complaint	Deicorp's Response	Auditors Comment
		 Activities were halted on Monday and Tuesday afternoon when wind conditions worsened to an unmanageable level. Dust leaving the site was managed and eliminated as much as reasonably practicable. During the Audit, Deicorp stated that surface miner has extraction hose and water hosing was conducted by water cart regularly. Water cannon and water sprinkler are available on perimeter. Based discussion with Deicorp, work is typically stopped when dust cannot be managed (based on visual observation). 	 The Auditor notes that the site location (on a cliff and at highest point of the area) makes dust mitigation difficult. The Auditor recommends: 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 work
			commences.
21 November 2022 (City Plan Services)	City Plan Services provided the following neighbour complaint: • "Excavator delivery out of hours and no notification to neighbours – Friday 18.11.22 excavator delivered to the road outside the site at 11pm and then pulled onto site at 3.40am.	Response provided by Deicorp to City Plan Services on 21 November 2022 stated: • "All neighbours are notified by letterbox drop and a notice is posted on their notice board in the days prior to the delivery.	Deicorp provided a copy of letter of notification for conducting after hours delivery and a photograph of the notice board where the letter was placed. The Auditor notes that the Auditor has not been provided with out of hours permit to conduct this activity. Based on discussion with Deicorp, Council has verbally stated that an out of hours permit is not required, unless road closure is required. The Auditor recommends: Out of hours delivery should obtain relevant prior approval unless Council deems otherwise. Written confirmation from Council is obtained on when out of hours delivery is not required.
	• Excavator placement on site has ripped up the road, removing the tarmac and creating a mud pit. This has also reduced the road width so that when trucks go on the road you have to go onto the side of the road to pass or wait for them to go through. This is extremely hazardous.	There have been potholes and damage to the road outside the front of the site before any works commenced onsite as captured by dilapidation report and Nearmap. The repairs to the road are mediocre and have deteriorated over the past few months due to heavy rain and general use. Issue is raised to council on a few.	The Auditor considers that: • The Auditor acknowledged the presence of potholes prior to the construction work, which was documented in NearMap and dilapidation report. Given the excessive rain that has occurred in New South Wales in 2022, the Auditor cannot preclude that the presence of potholes on the John Whiteway Drive could have been worsened by the rainfall. At the same time, the Auditor cannot preclude the construction vehicles have not exacerbated the road conditions. The Auditor notes that Condition E4 requires the Applicant to ensure that the condition of the construction work has not resulted in adverse effect to infrastructure (including road) prior to the issue of the occupation certificate. However, the Auditor understands the concerns
			provided by the complainant on existing road conditions. The Auditor recommends:



Date Received	Nature of Complaint	Deicorp's Response	Auditors Comment
			 Discussion is conducted with Council on responsibility to repair the potholes.
			 Deicorp should 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.
	Significant dust from site is	We have numerous dust suppression systems onsite including a water	The Auditor considers that:
	transferring to neighbouring properties.	cart, misting cannon, sprinklers, men on hoses & specialist duct extraction devices fitted to machines. Yesterday was extremely windy and as a result we suspended works by the surface miner to minimise	 The Auditor notes that the site location (on a cliff and at highest point of the area) makes dust mitigation difficult.
		dust creation.	 The Auditor cannot comment on the dust condition at the time of the complaint, however, notes that a water cart and water cannon were present at the time of the Audit. However, given the size of the size, one water cannon may not be adequate. Additionally, the wind may have blown water from the cannon offsite, as observed during the Audit.
			The Auditor recommends:
			 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 work commences.
	Wash down bays are not being used so that the road is continually muddy."	There is no mud on the road at any time. Trucks enter and exit the site on a concrete hardstand and do not drive on any mud. Furthermore, there is street sweeper onsite any day we are running trucks. Any mud on the road is from the pot holes within the council road."	While the Auditor did not observe sediment on the road on the Audit day, the Auditor cannot comment on the condition at the time of the complaint. The Auditor acknowledges that any sediment within the potholes may result in mud on the road.
			The Auditor recommends that:
			 Discussion with Council is conducted to resolve the potholes issue.
			 Daily inspection should include 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.



3.10 Incidents and Management of Incidents

One complaint listed in Section 3.9 and notified by Council on 18 October 2022 was reported as an incident. Based on the discussion in Section 3.9, the Auditor considers that the incident has been addressed with the corrective action implemented.

The Auditor provides recommendations in Section 3.9 to manage similar incident.

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 3.5. Environmental Impact Assessment

Environmental Requirement Auditor's Review Aspect Bush fire The proposal is to implement the • The asset protection zone is captured in Marcese drawing No. recommendations contained in Bush A2.003 dated 23 Sept 2022 Rev G. Fire Assessment Report prepared by Based on the information from Deicorp, these requirements will be Clarke Dowdle and Associates dated 29 further assessed in Construction Certificate 2. The auditor will January 2020. assess this requirement in the subsequent audit. An Asset Protection Zone is required on Lot 0 in SP72557 which will require the establishment of an appropriate restriction in accordance with the Conveyancing Act 1919. Aboriginal All site workers and personnel The following document was reviewed: Heritage involved within the Project Area are RPS (20 May 2022), Aboriginal Cultural Heritage Management to undertake Cultural Inductions led Plan was prepared in consultation with Darkinjung Local by Darkinjung Local Aboriginal Aboriginal Land Council (LALC). Land Council (LALC) to ensure all · Based on the interview with Deicorp Darkinjung Local Aboriginal contractors are aware of their Land Council (LALC) did not wish to be involved with the staff obligations while working on site. All relevant staff and contractors Staff are inducted with Aboriginal Cultural Heritage Management should be made aware of their Protocols. Evidence of induction records were sighted. statutory obligations for heritage under the National Parks and Based on the information provided by Deicorp, no suspected Wildlife Act 1974 and the Heritage Aboriginal objects and/or remains have been identified to the date Act 1977. of Audit. If suspected Aboriginal objects and/or remains are identified, work should stop immediately. Darkinjung LALC DP&E, and an archaeologist are to be contacted. Biodiversity In accordance with the findings of the • The following documents were reviewed: **Biodiversity Development Assessment** AEP (27 May 2022), Biodiversity Management Sub-Plan was Report prepared by Conacher prepared to address the findings of Biodiversity Development Consulting dated February 2020 Assessment Report prepared by Conacher Consulting dated February 2020. Credit Retirement Report from Biodiversity Conservation Trust (8 April 2022). · According to Deicorp, there have been no injured animals encountered Works and management stipulated in the Biodiversity Management Sub-Plan are 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.



Environmental Aspect	Requirement	A	auditor's Review
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 is to be used for the duration of construction.		The following document was reviewed: - AEP (27 May 2022) Biodiversity Management Sub-Plan. Tree removal is currently taking place under the supervision of 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 accordance with Australian Standards (2009) AS4970 and with the recommendations of the Vegetation Management Plan & Arboricultural Impact Assessment prepared by Conacher Consulting dated February 2020.		The following document was reviewed: AEP (27 May 2022), Biodiversity Management Sub-Plan was prepared to address the findings of Biodiversity Development Assessment Report prepared by 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 with the site Waste Management Plan.		The following document was reviewed: - Barker Ryan Stewart (February 2022) Waste Management Plan. Auditor recommends that the waste management plan should be
			reviewed and include more details as documented in Section 3.6. General waste skip bin is onsite.
			Based on an interview with Deicorp, there is no other waste bin 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 is collected onsite and will be pumped out by waste collector.
		•	No paint waste has been produced yet.
Noise and Vibration	The proposal shall be in accordance with the recommendations of the Noise and Vibration Impact Assessment prepared by EMM Consulting dated 11	•	The following document was reviewed:Koikas Acoustic (19 October 2022), Construction Noise and Vibration Management Plan.
	February 2020.	•	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 states that rock hammer is 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.
		•	There have been three 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 Remediation Action Plan prepared by TRACE Environmental dated 20 January 2020.	•	The site is being remediated by Environmental Consultant (Trace) in accordance with the recommendations in the Detailed Site Investigation and Remediation Action Plan.
		•	A Contaminated Land Auditor has been engaged to Audit the site remediation works. The 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.	•	The following document was reviewed: - DEICORP (29 November 2022) Construction Environmental Management Plan (CEMP)
		•	Staff were inducted based on an induction check list. It is recommended that the list is expanded to include waste disposal, access restrictions and reference to all management plans.



Auditor's Review Environmental Requirement Aspect • During the audit, the following was observed: Chemicals on site (flocculants and one small drum of engine oil) 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. · Deicorp stated that no asbestos, heritage or aboriginal objects have been encountered on site. A number of non-compliances and complaints have been reported and documented in Section 3.4 and 3.9. Construction Construction traffic shall be in • Barker Ryan Stewart (17 August 2022), Construction Traffic Traffic accordance with the recommendations Pedestrian Management Plan of the Construction Traffic Management Vehicle access is from John Whiteway Drive. Plan. · During 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 • A number of complaints have been reported and documented in Section 3.9 along with Deicorp's responses and Auditor measures. The Audit assessed the implementation recommendations. of Barker Ryan Stewart (30 November Based on DP&E observations, mud had been tracked onto the 2022) Soil and Water Management road and sediment-laden water had been discharged from the site Plan for the site. on 18 October 2022. These two occurrences were considered non-compliances to Conditions D19 and D20 of SSD consent, as documented in Section 3.4. Barker Ryan Stewart (30 November 2022), Soil and Water Management Plan is revised to include a management plan during wet weather. · During the Audit, the following was observed: Sediment fencing was observed across the southern boundary (the lowest point of the site) at the time of the Audit. Geotextile coir logs were observed on the stormwater drains on John Whiteway Drive. The placement of one log was observed not to block the drain during the Audit. the site manager moved the log so that it covered the drain. Cattle grids were present near the site gate. Water hosing and a sweeper are available to mitigate dust tracking onto the road. 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. Water from the hydrant filling up the water cart was observed to be leaking onto the road and entering the stormwater drain on John Whiteway Drive. Based on interview with Deicorp, the hydrant was found to be faulty and Deicorp has requested Council to repair the hydrant. Clear water was observed to flow onto the roadside kerb and enter the stormwater drain.

Based on a discussion with Deicorp, water contained in the stormwater detention ponds is now pumped via a pipe and discharged as per Council's request into the road kerb before entering the stormwater drain on John Whiteway Drive.
The Auditor has checked that treatment and testing of water is conducted for water in the stormwater detention pond prior to discharge. Based on the Council email dated 13 October 2022, Council stated that discharging treated and clean runoff from the site as part of soil and water management is permissible as long



Environmental Requirement Aspect		A	auditor's Review
			as the discharge rate does not exceed the capacity at receiving location and that it is treated and clean.
		•	A number of recommendations has been made by the Auditor for soil and water management, as documented in Section 3.9.
Dust and air quality	No mitigation measures identified by EIS.	•	Two dust complaints have been reported and documented in Section 3.9 along with Deicorp's responses and Auditor recommendations.
	The Audit assessed implementation of the mitigation measures provided in the CEMP.	•	Idle vehicle was observed during the Audit.
		•	No incident was reported to date.
		•	During the Audit, the following was observed:
			 No malodorous odour was noted, but dust was noted, noting that the Audit was conducted during windy weather.
			 A water cart and water cannon were present at the time of the Audit. However, given the size of the development site, one water cannon may not be adequate. Additionally, the wind may have blown water from the cannon offsite, as observed during the Audit.
		•	A number of recommendations has 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 audit process, Deicorp demonstrated a high level of understanding of the requirements for environmental management. Where potential environmental issues were identified and flagged during the site inspection, Deicorp demonstrated positive behaviour in rectifying such issues and were open to discussions on suggested improvements, for example with the installation of cattle grid and pavement of the access road.



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.
- The induction checklist should be updated to include waste disposal, access restriction, and reference to all management plans.
- Site diary should include daily commencement and end time of construction work.
- Out of hours delivery should obtain relevant prior approval, unless Council deems otherwise. Written confirmation from Council is obtained on when out of hours delivery is not required.

Incident Notification and Reporting

- An incident notification must be conducted to DP&E as soon as Deicorp becomes aware of an incident.
- A formal incident report must be submitted to DP&E within 30 days of the incident to meet Items 3 and 4 of Appendix 2 of the SSD consent.

Noise and Vibration

- Vibration exceedance warning from monitoring exercise should be handled, investigated and mitigated as practicable.
- Plant and equipment should be switched off when not in use.

Soil & water management

- Periodic monitoring (at least daily) is conducted to ensure the coir logs are effectively covering the drains and that other sediment control measures are appropriately implemented.
- The hydrant on John Whiteway Drive is repaired so that water does not leak into the stormwater drain.
- 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.
- 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.
- 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.

Dust management

 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 work commences.

CEMP

- A review page should be provided in management plans. Changes made to the document should be listed in the review page.
- 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.
- 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.
- 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 noisegenerating works.

Post IEA

- A copy of this IEA and Deicorp's response must be uploaded to the public website following completion of this IEA.
- 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.
- 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 NSW 2250
Date	22 December 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	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:		
	 a. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (DPIE 2020), the Applicant must: 		
	 b. (a) review and respond to each Independent Audit Report prepared under condition D36 and D37 of this consent; 		
	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	BEng (Civil & Environmental)PostGrad (Contaminated Land Management)	
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).

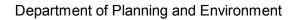
Please ensure this correspondence is appended to the Independent Audit Report.

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:
	 a. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (DPIE 2020), the Applicant must:
	 b. (a) review and respond to each Independent Audit Report prepared under condition D36 and D37 of this consent;
	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

engineers | scientists | innovators



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.



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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

JWD Developments
SSD 10321
Construction of a residential development comprising four residential flat buildings to accommodate 201 dwellings, basement car parking, associated landscaping and public domain works.
89 John Whiteway Drive, Gosford NSW 2250
JWD Development
Independent Environmental Audit of the development at 89 John Whiteway Drive, Gosford NSW 2250
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).

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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	Reclaed M.
Qualifications	BSc (Hons) (Environmental Management)
	PhD (Environmental Geochemistry)
Name of Support Auditor	Cissillia Young
Signature	August 1
Qualifications	BEng (Chemical)
	PhD (Chemical Engineering)
Company	Geosyntec Consultants Pty Ltd
Company Address	189 Kent St Sydney NSW 2000



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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 L3 DPE Consultation SSD10321 JWD Development Gosford Consultation to DPIE 2Nov22

2 November 2022

Department of Planning and Environment

Via Project Portal

Dear Sir/Madam,

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 Schedule 2 of the SSD 10321 (14 October 2021).

The proposed audit team includes Cheryl Halim as Lead Auditor, assisted by Diana Turner (as Auditor) and Rachael Martin and Christiane Florido (as Support Auditors). DPE previously provided approval for the Audit team on 28 April 2022, however, Ms Cristiane Florido has since left Geosyntec. Therefore, on 27 September 2022, we notify the change of Audit team, adding Ms Cissillia Young into the team as a support auditor. We are waiting for the DPE response on this change.

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

As required by the IAPAR (2020), we need to conduct consultation with DPE and other agencies. Can DPE please provide any items that need to be included as part of our Audit which has been scheduled on 22 November 2022.

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 B – Notification of Change of Audit Team

Attachment A – Approval of Audit Team

Attachment B - Notification of Change 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

Cheryl Halim

From: Gabriel Peters Shaw <qabriel.petersshaw@dpie.nsw.gov.au>

Sent: Friday, 11 November 2022 8:35 AM

To: Cheryl Halim

Cc: Rebeka Hall; Diana Turner

Subject: DPE IEA consultation - 89 John Whiteway Drive, Gosford - SSD10321

You don't often get email from gabriel.petersshaw@dpie.nsw.gov.au. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you have any suspicion, please confirm with the sender verbally that this email is authentic. If you suspect fraud, click "Phish Alert Report."

Dear Cheryl,

I have received your notification for consultation. Please note that the replacement auditor, Ms Cissillia Young, has been approved.

Apart from section 3.2 of the IAPAR 2020, please focus on the following matters:

- 1. Erosion and sediment controls,
- Have adequate erosion and sediment controls been installed and maintained in accordance with the 'Blue Book',
- 3. Construction water management,
- 4. Document submissions 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.

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

Regards,

Gabriel Peters Shaw Senior Compliance Officer

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 www.dpie.nsw.gov.au



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

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

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

Cissillia Young

From: Cissillia Young

Sent: Friday, 28 October 2022 10:52 AM **To:** 'ask@centralcoast.nsw.gov.au'

Cc: Cheryl Halim

Subject: Central Coast Council Consultation - SSD10321 89 John Whiteway Drive, Gosford NSW 2250

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 first independent audit. The first audit has been scheduled to take place on 22 November 2022.

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

geosyntec | SiREM | savron



Appendix D Record of Meeting and Agenda



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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 L5 Opening Meeting Agenda First Audit

Independent Environmental Audit - Opening Meeting Agenda

Site: 89 John Whiteway Drive, Gosford

SSD: 10321

Date & Time: 22 November 2022, 9:00am

Invitees:

Robert Longo (Deicorp)	Stephen Rosa (Deicorp)	Rachael Martin (Geosyntec)
Cheryl Halim (Geosyntec)	Diana Turner (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 DPIE or other agencies
 - h. Complaints
 - 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	
GLEW CUTCH	LIFE SITE MANAGER	Jus.	
Rog Conc	Rosa Construction Mono	Po	
Stephen	Rosa Construction Mana	iger SPDD	
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Cissillia Young

From: Cissillia Young

Sent: Monday, 28 November 2022 2:17 PM

To: Robert Longo; Stephen Rosa

Cc: Cheryl Halim; louise.campling@alceon.com.au

Subject: 21322 Gosford - IEA Closing Meeting

Attachments: Gosford Audit Table v2.xlsx

Dear All,

Thank you for participating in the first IEA audit conducted on 22nd November 2022. We also appreciate receiving project records prior to the Audit, which assisted the audit process.

1. Background and Objective of Email

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

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.

Please treat this email as the Closing Meeting for the IEA.

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 orange highlights refer to the items that the Auditor will complete following completion of other items.

The Draft Report will be sent by 9th December 2022, subject to receiving the additional information.

Please use the opportunity to provide additional information and rectify any potential non-compliances by 14th December 2022, after which we will issue our final report.

3. Identified Strengths

Deicorp was supportive of the audit process and has a good record keeping system.

4. Potential non-compliances and opportunities for improvement

Geosyntec identified the following key items (noting that there are many other items that need to be closed out, as highlighted in yellow in the Audit Table:

- A number of complaints have been received onsite at the moment the complaints have not been closed, mostly waiting for responses.
 - Deicorp should close all the complaints in a timely manner.
 - Where complaints are from Council, DP&E or other government agencies, Deicorp must provide timely response and chase up for a response from the agencies to close out the complaints.
 - Please see other items below associated with particular complaint on 18/10.

- G23, G24, G25, G26, G170-G173 DP&E specifically requested the Auditor to focus on incident reporting. The Auditor considers that the mud release on the road, which was subsequently washed and entered the stormwater drains, is considered to ben an environmental incident that needs to be reported in an incident report. The Auditor notes that Deicorp has reported this as a non-compliance instead. When assessing the information, the Auditor has reviewed the information against the relevant information required for incident reporting.
 - o The Auditor requires the non-compliance notification and report be provided for our review.
 - o Please also provide submission of the notification and report to DP&E.
 - The audit report will recommend that similar occurrence of release of material from the site to air, soil and water must be considered as an incident and must be reported as an incident report.
- G72 Please update the updated Waste Management Plan that provides recommendations in email dated 9 November 2022. The WMP should refer to the RAP and associated soil waste classification.
- G75 Please provide the updated Noise and Vibration Management Plan that includes evidence of consultation and a description of the consultation undertaken with the community for the strategies.
- G76 Please provide a updated Construction Soil and water Management Plan that provides a strategy of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site).
- G103, G104 & G205:
 - This item is considered non-compliance as mud has been observed to be tracking on the road. However, the Auditor will provide a comment that this was not observed at the time of the Audit.
 - The audit report will recommend that periodic monitoring (at least daily) is conducted to ensure that the sausage bunds are effectively covering the drains, as they were observed to be not appropriately covering the drains at the time of the audit.
- Several items will need additional records to be provided. These are outlined in the attached audit table.
- If Deicorp is updating any of their management plans, please provide the updated document in tracked changes (as well as final PDF) so the Auditor can update the Audit Table accordingly.

5. Outstanding Items in Audit Table

See attached table. Please provide additional records as flagged in yellow before 5th December 2022 (preferably earlier). Additionally, can you please provide a **drawing showing the site layout and boundary** as discussed? We will need to attach this to the Audit report.

The Auditor will conduct separate consultation to Alceon to provide independence to the audit.

Thank you for your time.

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

Sent on behalf of Cheryl Halim, Lead Auditor.

Kind Regards,

Cissillia Young Environmental Engineer

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geosyntec | SiREM | savron



Appendix E Photographs



Client Name: Site Location: Project Number:

JWD Construction 89 John Whiteway Drive, Gosford AU21322

NSW 2250

Photo Number:

Date:

G79, G83, G183

22/11/2022

Description:

Sediment controls and stormwater management onsite.









Client Name: Site Location: Project Number:

JWD Construction 89 John Whiteway Drive, Gosford AU21322

NSW 2250

Photo Number:

Date:

G79, G83, G183

22/11/2022

(cont.)

Description:

Sediment controls and stormwater management onsite.



Photo Number:

Date:

G80

22/11/2022

Description:

Site parking



Photo Number:

Date:

G84, C195

22/11/2022

Description:

Site notice at the gate.





Client Name: Site Location: Project Number:

JWD Construction 89 John Whiteway Drive, Gosford AU21322

NSW 2250

Photo Number: Date:

G92, G211, G219 22/11/2022

Description:

Fencing around the perimeter.







Client Name: Site Location: Project Number:

JWD Construction 89 John Whiteway Drive, Gosford AU21322

NSW 2250

Photo Number: Date:

G187 22/11/2022

Description:

Storage of flocculants and engine oil, spill kits, and truck refuelling plant.

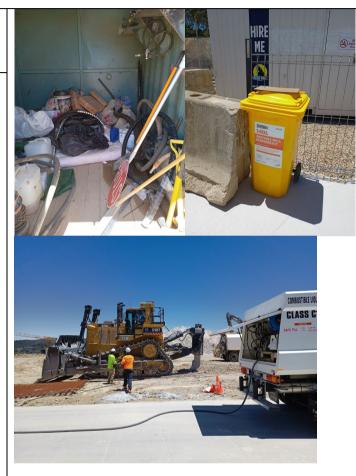


Photo Number: Date:

G220 22/11/2022

Description:

Stockpiles were not within 5m of hazard area.





Client Name: Site Location: Project Number:

JWD Construction 89 John Whiteway Drive, Gosford AU21322

NSW 2250

Photo Number:

Date:

G209

Description:

Traffic signs observed.





Appendix F Audit Table

Goosymtos ID	Document	SSD	Itom	Condition	Dro	Evidence Collected / Observations	Independent Audit Findings and Recommendations	1	1	
Geosyntec ID	Document	Condition / CEMP Section	Item	Condition	Pre- review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations		Non- Compliant	Not Triggered
Part A Admini	strative Con	ditions								
G1	SSD	A1	Minimise Harm to the	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Record, observation	The Auditor has reviewed the performance measures and criteria in this consent and consider that reasonable and feasible measures have been implemented to prevent or minimise any material harm to the environment.	The Auditor noted that incident occurred on site during this audit period have not resulted in significant harm to the environment			
G2	SSD	A2		The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below (Table not copied)	Record, observation	The development is carried out in compliance with the conditions of consent. No written directions from Planning Secretary. The development is carried out in general accordance with the EIS and RTS. 22/11/2022: Record sighted: - City Plan Services (21 Sept 2022) Construction Certificate No. 210538-1 list of documents submitted as part of the CC.				
G3	SSD	A3	Terms of Consent	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (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.	Record	22/11/2022: Interview: - Deicorp (RL) confirmed that Planning Secretary has not contacted to request any of these items.				
G4	SSD	A4		The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.		22/11/2022: Interview: - Deicorp (RL) confirmed that Planning Secretary has not contacted to request any of these items.				
G5	SSD	A5	Limits of Consent	This consent lapses five years after the date of consent unless work is physically commenced.	Record	Construction work has commenced on 4 October 2022.				
G6	SSD	A6	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, observation	22/11/2022: Record sighted: - City Plan Services (21 Sept 2022) Construction Certificate No. 210538-1 list of documents submitted as part of the CC. Assessed by the Certifier as CC is issued				
G7	SSD	A7		For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.	Record	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.				
G8	SSD	A8	_	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Record, observation	22/11/2022: Interview: - Deicorp (RL) confirmed that there is no dispute and Planning Secretary has not given any direction.				
G9	SSD	A9	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.		22/11/2022: Assessed in specific conditions requiring monitoring and Aboriginal Representatives below and assessed as compliant.				
G10	SSD	A10		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).		22/11/2022: Record sighted: Email from the Certifier (City Plan) to Deicorp (25 August 2022) states that "CC1 would not be captured in relation to being a construction stage due to limited scope to bulk excavation for whole site". "A staging plan is required to accommodate CC2 & CC3 prior to the issue of CC2".				

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations			
		Condition / CEMP Section			review/Record /Observation				Non- Compliant	Not Triggered
G11	SSD	A11	Staging	A Staging Report prepared in accordance with condition A10 must:	Record	22/11/2022: Record sighted: Email from the Certifier (City Plan) to Deicorp (25 August 2022) states that "CC1 would not be captured in relation to being a construction stage due to limited scope to bulk excavation for whole site". "A staging plan is required to accommodate CC2 & CC3 prior to the issue of CC2".				
				(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);						
				(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from	Record Record			-		
				the proposed staging.						
G12	SSD	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	22/11/2022: Record sighted: Email from the Certifier (City Plan) to Deicorp (25 August 2022) states that "CC1 would not be captured in relation to being a construction stage due to limited scope to bulk excavation for whole site". "A staging plan is required to accommodate CC2 & CC3 prior to the issue of CC2".				
G13	SSD	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	22/11/2022: Record sighted: Email from the Certifier (City Plan) to Deicorp (25 August 2022) states that "CC1 would not be captured in relation to being a construction stage due to limited scope to bulk excavation for whole site". "A staging plan is required to accommodate CC2 & CC3 prior to the issue of CC2".				
G14	SSD	A14	Staging,	The Applicant may:		22/11/2022: Record sighted:				
			Combining and Updating Strategies, Plans or Programs	(a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);	Record	Email from the Certifier (City Plan) to Deicorp (25 August 2022) states that "CC1 would not be captured in relation to being a construction stage due to limited scope to bulk excavation for whole site". "A staging plan is required to accommodate CC2 & CC3 prior to the issue of CC2".				
				(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and	Record					
				(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Record					

Geosyntec ID	Document	SSD	Item Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations	1	1	1
Geosyntec ib		Condition /	Condition	review/Record	Lylderice Collected / Observations	Independent Addit I maings and Recommendations		1	
		CEMP		/Observation				Non-	Not
		Section		/ Obool valion				Compliant	Triggered
G15	SSD	A15	Staging, Any strategy, plan or program prepared in accordance with condition A14,	Record	22/11/2022:				
			Combining where previously approved by the Planning Secretary under this consent,		Record sighted:				
			and Updating must be submitted to the satisfaction of the Planning Secretary.		Email from the Certifier (City Plan) to Deicorp (25 August 2022) states				
			Strategies,		that "CC1 would not be captured in relation to being a construction				
			Plans or		stage due to limited scope to bulk excavation for whole site". "A				
			Programs		staging plan is required to accommodate CC2 & CC3 prior to the issue of CC2".				
					01 CC2 .				
G16	SSD	A16	Staging, If the Planning Secretary agrees, a strategy, plan (including management	Record	22/11/2022:			†	
			Combining plan, architectural or design plan), or program may be staged or updated		Record sighted:				
			and Updating without consultation being undertaken with all parties required to be		Email from the Certifier (City Plan) to Deicorp (25 August 2022) states				
			Strategies, consulted in the relevant condition in this consent.		that "CC1 would not be captured in relation to being a construction				
			Plans or		stage due to limited scope to bulk excavation for whole site". "A				
			Programs		staging plan is required to accommodate CC2 & CC3 prior to the issue				
					of CC2".				
G17	SSD	A17	Staging, Updated strategies, plans (including management plan, architectural or	Record	22/11/2022:				
			Combining design plan), or programs supersede the previous versions of them and mus and Updating be implemented in accordance with the condition that requires the strategy.	[Record sighted:				
			and updating be implemented in accordance with the condition that requires the strategy, Strategies, plan, program or drawing.		Email from the Certifier (City Plan) to Deicorp (25 August 2022) states that "CC1 would not be captured in relation to being a construction				
			Plans or		stage due to limited scope to bulk excavation for whole site". "A				
			Programs		staging plan is required to accommodate CC2 & CC3 prior to the issue				
			riogianis		of CC2".				
G18	SSD	A18	Structural All new buildings and structures, and any alterations or additions to existing	Record	No building has been constructed at the time of Audit.				
			Adequacy buildings and structures, that are part of the development, must be						
			constructed in accordance with the relevant requirements of the BCA.						
			Notes:						
			Part 8 of the EP&A Regulation sets out the requirements for the certification	n					
G19	SSD	A19	of the development. Applicability References in the conditions of this consent to any guideline, protocol,	Record	The Auditor has reviewed items as per the guideline, protocol,				
		,	of Guidelines Australian Standard or policy are to such quidelines, protocols, Standards or	1.00014	Australian Standard or policy at the time of the consent, where				
			policies in the form they are in as at the date of this consent.		applicable.				
G20	SSD	A20	Applicability Consistent with the conditions of this consent and without altering any limits	Record	22/11/2022:				
			of Guidelines or criteria in this consent, the Planning Secretary may, when issuing		Interview:				
	1		directions under this consent in respect of ongoing monitoring and	1	Deicorp (RL) there has been no direction from the Planning Secretary				
			management obligations, require compliance with an updated or revised						
			version of such a guideline, protocol, Standard or policy, or a replacement of						

Casaumtas ID	Daaumant	leep.	lia-m-	Condition	Ine	Evidence Collected / Observations	Independent Audit Findings and December 11-11-11	1	1	
Geosyntec ID	Document		Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations			
		Condition /			review/Record				Non-	Not
					/Observation				Compliant	Triggered
		Section								
G21	SSD	A21	Monitoring	Any condition of this consent that requires the carrying out of monitoring or	Record,	Noted				
021	COD	/ (2)	and	an environmental audit, whether directly or by way of a plan, strategy or	observation	Notice				
				program, is taken to be a condition requiring monitoring or an environmental	ODSCI VALIOII					
			al Audits	audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in	,					
			ai Audits	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						
000	CCD	A 2 2	Camaniiaaa	environmental management or impact of the development.	Decemb	20/44/2022				
G22	SSD	A22	Compliance		Record,	22/11/2022:				
				sub-contractors) are made aware of, and are instructed to comply with, the	observation	Record sighted:				
				conditions of this consent relevant to activities they carry out in respect of the	1	- Induction records TRACE Environmental, ACE Civil, AEP, STEG,				
				development.		VTECH been inducted				
						- Policy, CEMP and subplans are included in contract with ACE Civil.				
						These are part of induction system.				
G23	000	400	l: -! 4	The Discussion Considers which a self-of-the considers with a self-of-the consideration.	Decemb	22/11/2022:	D-:			
G23	SSD	A23	Incident	The Planning Secretary must be notified through the major projects portal	Record	Interview:	Deicorp provides an incident notification to DP&E within 7			
			Notification,	immediately after the Applicant becomes aware of an incident. The			days of the incident, which was consistent with Item G170			
			Reporting and	notification must identify the development (including the development		Deicorp (RL) stated that there is an incident pertaining mud tracking	of the consent. However, the Auditor notes that a prior			
				application number and the name of the development if it has one), and set		on the road by truck wheel on 18 October 2022. This incident was	notification should have occurred immediately as soon as			
			Response	out the location and nature of the incident.		notified by Council to Deicorp.	the incident was made aware to Deicorp. This notification			
						December of the standards	does not have to have the details required in Item G171.			
						Record sighted:	B			
						- Deicorp (25 October 2022) Written Incident Notification	Recommendation:			
						- Submission to DP&E portal (25 October 2022) and corresponding	Notification to DP&E is conducted immediately after			
						acknowledgement	Deicorp becomes aware of an incident.			
G24	SSD	A24	Incident	Subsequent notification must be given and reports submitted in accordance	Record	22/11/2022:	This condition is considered non-compliant as a formal			
			Notification,	with the requirements set out in Appendix 1.		Interview:	Incident Report has not been provided in accordance with			
			Reporting			Deicorp (RL) stated that there is an incident pertaining mud tracking	Items G172 and G173.			
			and			on the road by truck wheel on 18 October 2022. This incident was				
		1	Response			notified by Council to Deicorp.	Recommendation:			
		1	1 '				Incident report must be prepared and submitted to			
						Record sighted:	DP&E in accordance with Conditions G172 and G173.			
		1	1			- Deicorp (25 October 2022) Written Incident Notification				
		1	1			- Submission to DP&E portal (25 October 2022) and corresponding				
						acknowledgement				
		1	1							

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations		
Occosymico ib	Document	Condition /		Condition	review/Record	Evidence Conceled / Observations	macpendent Addit I manigo and Recommendations	Non-	Not
		CEMP			/Observation			Compliant	
		Section						Compilant	rriggered
G25	SSD	A25	Non-	The Planning Secretary must be notified through the major projects portal	Record	No other non-compliance has been identified.			
020	OOD	723	Compliance	within seven days after the Applicant becomes aware of any non-compliance.	record	No other non-compliance has been identified.			
			Notification	The Certifier must also notify the Planning Secretary through the major					
				projects portal within seven days after they identify any non-compliance.					
G26	SSD	A26	Non-	The notification must identify the development and the application number for	Record	No other non-compliance has been identified.			
G20	335	720	Compliance	it, set out the condition of consent that the development is non-compliant	rtecord	The other horr-compliance has been identified.			
			Notification	with, the way in which it does not comply and the reasons for the non-					
				compliance (if known) and what actions have been, or will be, undertaken to					
				address the non-compliance.					
G27	SSD	A27	Non-	A non-compliance which has been notified as an incident does not need to	Record. This is	Noted			
			Compliance Notification	also be notified as a non-compliance.	note only				
G28	SSD	A28	Revision of	(Revision of Strategies, Plans and Programs conducted) Within three months	Record		Recommendation:		
			Strategies,	of:			- Evidence of submission of the latest version of the		
			Plans and				CEMP following incident report is provided in		
			Programs				subsequent Audit.		
				(a) the submission of an incident report under condition A24;	Record	22/11/2022:	- A written notification must be provided to the		
				(a) the submission of an incident report under condition 724,	record	Interview:	Planning Secretary and the Certifier when a review of		
						- Deicorp (RL) stated and showed an updated CEMP following	the plans is being conducted in the future.		
						complaints from neighbour/non-compliance. Trucks now will only be			
						entering, passing the site, and leaving the site via hardstand.			
						Record sighted:			
						- CEMP April 2020, 10 and 29 November 2022.			
						- CEMP dated 10 November 2022. The 10 November 2022 CEMP			
						indicates there was CEMP dated 6 October 2022).			
						- CEMP submitted to Certifier and DP&E on 6 October 2022. Email to DP&E on 10 October 2022 reiterating this was provided.			
						- 8 November 2022 Letter from Deicorp to Council.			
						·			
				(b) the submission of an Independent Audit under condition D35;	Record	This condition is not triggered at present, as 1st IEA is being conducted.			
				(c) the approval of any modification of the conditions of this consent; or	Record	Record sighted:	1		
						- CEMP 10 November 2022			
						- CC1 followed the SSD Mod 2			
						- Email on 6 Oct 2022 from Deicorp to DP&E, updating DP&E with the plans.			
				(d) the issue of a direction of the Planning Secretary under condition A2	Record	22/11/2022:	1		
				which requires a review,		Interview:			
				<u> </u>		- Deicorp (RL) stated no direction from the DP&E to date			
				the strategies, plans and programs required under this consent must be	Record	See above]		
				reviewed, and the Planning Secretary and the Certifier must be notified in					
				writing that a review is being carried out.					

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Geosyntec ID	Document	SSD Condition /	Item	Condition	Pre- review/Record	Evidence Collected / Observations	Independent Audit Findings and Recommendations			
		CEMP			/Observation				-	Not
		Section			700301 Valion				Compliant	Triggered
G29	SSD	A29	Revision of Strategies,	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the	Record	22/11/2022: Interview:				
				strategies, plans, programs or drawings required under this consent must be		- Deicorp (RL) stated that there is no direction from DP&E to date				
			Programs	revised, to the satisfaction of the Planning Secretary. Where revisions are		pertaining this condition				
				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.						
Part B Prior To	The Issue (Of A Constru	iction Certific							
G30	SSD	R1	No Works	Work must not commence until a Construction Certificate in respect of the	Record	22/11/2022:				
030	OOD		Prior To	work has been issued.	record	Interview:				
			Construction			- Deicorp (RL) stated that work did not commence until a Construction				
			Certificate			Certificate was issued.				
G31	SSD	B2		Prior to the issue of the relevant construction certificate, revised plans must	Record	See below				
			Amendments	be submitted to the Certifier and the Planning Secretary for approval. The revised plans must detail the following:						
				(a) Redesign of the south eastern basement entry structure to:	Record	This condition has been removed		1		
				(i) increase the setback from John Whiteway Drive;	1.000.0					
				(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 demain.						
				(b) Provide screening along the southern edge of the public walkway opposite	Record	22/11/2022		1		
				the northern elevations of Blocks C and D to protect visual and acoustic		Record sighted:				
				privacy. In consultation with Council, the screening is to be designed to		- Barker Ryan Stewart (31 October 2022) Heritage Interpretation Plan.				
				include public art to acknowledge the former historic heritage of the land as required by condition B26.		Section 4, Table 5, and Figure 8 & 9 Interview:				
				required by condition bzo.		- Deicorp (RL) stated that submission to DP&E and Certifier will be				
						conducted in the next stage, as CC2 is being prepared.				
				(c) Details of materials and finishes to reduce the extent of the blank wall	Record	This condition has been removed		1		
				areas on the southern façade of Block B to improve the presentation to the						
				street and the relationship between Blocks A and B. (d) Redesign of the roof form to Block C to:	Record	This condition has been removed		4		
				(i) include a roof overhang on the eastern facade.	Record	This condition has been removed				
				(ii) improve articulation and the proportions of the building profile; and						
				(iii) provide protection from weathering.						
				(e) The balconies located on the western elevation of Block D are to be	Record	This condition has been removed				
				redesigned to include solid elements within, around, or instead of, the glazed						
				balustrades at levels 7, 8 and 9.						
				1, ,	Record	This condition has been removed				
				(i) D1-06 (ii) D1-07						
				(iii) D1-08						
				(g) Provide details to resolve the use of the void/vacated area resulting from	Record	This condition has been removed		1		
				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. (h) Provide a privacy screen on the northern elevation of the outdoor private	Pocord	22/11/2022		-		
				open space of unit A0-04 to prevent direct sightlines into unit B0-01.	necora	Interview:				
						- Deicorp (RL) stated that submission to DP&E and Certifier will be				
						conducted in the next stage, as CC2 is being prepared.				
				(i) Provide a privacy screen on the northern elevation of the outdoor private		22/11/2022				
				open space of unit D1-12 to prevent direct sightlines into unit D1-01		Interview: - Deicorp (RL) stated that submission to DP&E and Certifier will be				
						conducted in the next stage, as CC2 is being prepared.				
		1	1	1		1 property		1		

		SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations			
		Condition /			review/Record				Non-	Not
		CEMP			/Observation				Compliant	Triggered
		Section								
G32 SS	SSD	B3	External	Prior to the issue of the relevant construction certificate, the Applicant must	Record	22/11/2022				
			Walls and	provide the Certifier with documented evidence that the products and		Interview:				
			Cladding	systems proposed for use or used in the construction of external walls,		- Deicorp (RL) stated that this will be part of future CC (not at this				
				including finishes and claddings such as synthetic or aluminium composite		stage).				
				panels, 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 SS	SSD	B4		The proposed works must comply with the applicable performance	Record	22/11/2022				
			Code of	requirements of the BCA to achieve and maintain acceptable standards of		Interview:				
				structural sufficiency, safety (including fire safety), health and amenity for the		- Deicorp (RL) stated that this will be part of future CC (not at this				
				ongoing benefit of the community. Compliance with the performance		stage).				
			Compliance	requirements can only be achieved by:				1		
				(a) complying with the deemed to satisfy provisions; or	Record	22/11/2022				
						Interview:				
						- Deicorp (RL) stated that this will be part of future CC (not at this				
				(b) formulating an alternative solution which:	Record	stage). 22/11/2022				
				(i) complies with the performance requirements; or	Record	Interview:				
				(ii) is shown to be at least equivalent to the deemed to satisfy provision; or		- Deicorp (RL) stated that this will be part of future CC (not at this				
				(iii) a combination of (a) and (b).		stage).				
G34 S5	SSD	B5	Certified	Prior to the issue of the issue of the relevant construction certificate the	Record	22/11/2022				
301				Applicant must submit to the satisfaction of the Certifier, structural drawings		Interview:				
				prepared and signed by a suitably qualified practising Structural Engineer that		- Deicorp (RL) stated that this will be part of future CC (not at this				
				demonstrates compliance with this development consent.		stage).				
				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 stage of the works and shall include details as required by any of the						
				following conditions.						
				A copy of the Construction Certificate shall be submitted to the Planning						
				Secretary.						
G35 SS	SSD	B6	Certified	New construction for the following must comply with Sections 3 and 7 (BAL	Record	22/11/2022				
				29) Australian Standard AS3959-2018 Construction of buildings in bushfire-		Interview:				
				prone areas or NASH Standard (1.7.14 updated) National Standard Steel		- Deicorp (RL) stated that this will be part of future CC (not at this				
				Framed Construction in Bushfire Areas – 2014 as appropriate and section 7.5		stage).				
				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	Doggrd	22/11/2022				
				(b) Southern and eastern elevations and new root of proposed building block	Record	Interview:				
				D,		- Deicorp (RL) stated that this will be part of future CC (not at this				
						stage).				
				(c) Northern and eastern elevations and new roof of Building Block 'C';	Record	22/11/2022		1		
				(a) Hornian and castom clovations and new root of building block C,	1.00014	Interview:		1		
						- Deicorp (RL) stated that this will be part of future CC (not at this		1		
						stage).		1		
								1		
				(d) Northern, eastern and western elevations of the northern wing of	Record	22/11/2022		1		
				proposed Building Block 'D' and entire roof of proposed Building Block 'D'.		Interview:		1		
l						- Deicorp (RL) stated that this will be part of future CC (not at this stage).				

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Geosyntec ID	Document	Condition /	Item	Condition	Pre- review/Record	Evidence Collected / Observations	Independent Audit Findings and Recommendations		Non-	Not																	
		CEMP			/Observation				Compliant																		
		Section							Compilant	Triggered																	
G36	SSD	B7	Design and	New construction for the following must comply with Sections 3 and 7 (BAL	Record	22/11/2022	+																				
030	OOD	b'		29) Australian Standard AS3959-2018 Construction of buildings in bushfire-	Nocord	Interview:																					
				prone areas or NASH Standard (1.7.14 updated) National Standard Steel		- Deicorp (RL) stated that this will be part of future CC (not at this																					
				Framed Construction in Bushfire Areas – 2014 as appropriate and section 7.5		stage).																					
				of Planning for Bush Fire Protection 2019:																							
				(a) Southern, western and eastern elevations and new roof of proposed	Record	22/11/2022																					
				Building Block 'A';		Interview:																					
						- Deicorp (RL) stated that this will be part of future CC (not at this																					
				(b) Southern and eastern elevations and new roof of proposed Building Block	Record	stage). 22/11/2022	+																				
				(b) Southern and eastern elevations and new root of proposed building block	Record	Interview:																					
						- Deicorp (RL) stated that this will be part of future CC (not at this																					
						stage).																					
				(c) Northern and eastern elevations and new roof of Building Block 'C'; and	Record	22/11/2022																					
						Interview: - Deicorp (RL) stated that this will be part of future CC (not at this																					
						stage).																					
				(d) Northern, eastern and western elevations of the northern wing of	Record	22/11/2022																					
				proposed Building Block 'D' and entire roof of proposed Building Block 'D'.		Interview:																					
						- Deicorp (RL) stated that this will be part of future CC (not at this																					
						stage).																					
G37	SSD	B8		New construction for the following must comply with Sections 3 and 6 (BAL 19) Australian Standard AS3959-2018 Construction of buildings in bushfire-	Record	See below																					
				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:																		
														(a) Northern elevation(s) of proposed Building Block 'A';	Record	22/11/2022											
														'	Interview:												
										- Deicorp (RL) stated that this will be part of future CC (not at this																	
																•	(-	(1) N (1) 1		stage).				
																		(b) Northern and western elevations of proposed Building Block 'B';	Record	22/11/2022 Interview:							
																		·					- Deicorp (RL) stated that this will be part of future CC (not at this				
							stage).																				
					•	(c) Southern and western elevations of proposed Building Block 'C'; and	Record	22/11/2022																			
						1	1	1 '								1	Interview:										
						 Deicorp (RL) stated that this will be part of future CC (not at this stage). 																					
				(d) Southern elevation(s) of the northern wing of proposed Building Block 'D',	Pecord	22/11/2022																					
				and entire southern wing of proposed Building Block 'D' including the		Interview:																					
				Clubhouse.		- Deicorp (RL) stated that this will be part of future CC (not at this																					
						stage).																					
G38	SSD	B9	Design and	Construction details demonstrating compliance with conditions B7 and B8 are	Record	22/11/2022																					
				to be submitted to the satisfaction of the certifier prior to the issue of the relevant construction certificate.		Interview: - Deicorp (RL) stated that this will be part of future CC (not at this																					
			loi busii ile	rotovani oonon aonon ooranoato.		stage).																					
G39	SSD	B10			Record	22/11/2022																					
				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		Interview: - Deicorp (RL) stated that this will be part of future CC (not at this																					
				certificate.		stage).																					
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Geosyntec ID	Decument	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations		1	
Geosyntec ib	Document	Condition /	item		review/Record	Evidence Conected / Observations	independent Addit Findings and Recommendations			
		CEMP			/Observation					Not
		Section			700001 Valion				Compliant	Triggered
		Occion								
G40	SSD	B11	Maximum	The maximum height of the development must not exceed RL 99.100m AHD,	Record	22/11/2022				
			Height	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		stage).				
0.11	000	D.10		relevant Construction Certificate.		100/44/0000				
G41	SSD	B12	Operational	Prior to the issue of any construction certificate for the design of mechanical	Record	22/11/2022				
			Noise – Design of	plant and equipment, a qualified acoustic consultant must undertake a		Interview:				
			Mechanical	detailed review of mechanical plant equipment to ensure that the noise emissions comply with the intrusiveness noise criterion provided in Table 4.1		- Deicorp (RL) stated that this will be part of future CC (not at this stage).				
			Plant and	of the Noise and Vibration Impact Assessment prepared by EMM Consulting		stage).				
			Equipment	dated February 2020. Where mitigation measures are required to meet the						
			qa.p	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	B13	Mechanical	All mechanical ventilation systems shall be installed in accordance with the	Record	22/11/2022				
			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		- Deicorp (RL) stated that this will be part of future CC (not at this				
				adequate levels of health and amenity to the occupants of the building and to		stage).				
				ensure environment protection. Details shall be submitted to the Certifier						
				prior to the issue of the relevant Construction Certificate.						
G43	SSD	B14	Operational	Prior to the issue of any construction certificate for the operational waste	Record	22/11/2022				
			Waste	storage and processing areas, the Applicant must obtain agreement from		Interview:				
			Storage and			- Deicorp (RL) stated that this will be part of future CC (not at this				
			Processing	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						
				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	B15	Car Parking	Prior to the issue of a construction certificate for car parking and service	Record	22/11/2022				
			and Service	vehicle parking / loading / unloading areas, evidence must be submitted to		Interview:				
			Vehicle	the Certifier that the operational access and parking arrangements comply		- Deicorp (RL) stated that this will be part of future CC (not at this				
			Layout	with the following requirements:		stage).				
				(a) all vehicles can enter and leave the Site in a forward direction;	Record	22/11/2022		1		
						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	22/11/2022				
				operation of the development and designed in accordance with the latest		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	22/11/2022		1		
				association with the new work, as well as manoeuvrability through the Site,	TCCOIG	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).				
				1						

Geosyntec ID	Document	SSD	Item		Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations		
		Condition / CEMP Section			review/Record /Observation			Non- Compliant	Not Triggered
G45	SSD	B16	Bicycle Parking	relation to the secure bicycle parking and end-of-trip facilities must be submitted to the Certifier for approval:	Record Record	22/11/2022 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this 22/11/2022 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	22/11/2022 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			
G46	SSD	B17	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	22/11/2022 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			
G47	SSD	B18	BASIX Certification	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 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	22/11/2022 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			
G48	SSD	B19	Sustainable	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	Record	22/11/2022 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			
G49	SSD	B20		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	22/11/2022 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			
G50	SSD	B21		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	22/11/2022: Record sighted: Email from the Certifier (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".			
G51	SSD	B22	Infrastructure Contributions	The Applicant must obtain a determination by the Planning Secretary as to whether a special infrastructure contribution is required to be made under the Environmental Planning and Assessment (Special Infrastructure Contribution – Gosford City Centre) Determination 2018 (2018 Determination). The Applicant must do so before the time by which a special infrastructure 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.	Record	22/11/2022: Record sighted: Email from the Certifier (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".			

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations		
		Condition /			review/Record		l l l l l l l l l l l l l l l l l l l	Non-	Not
		CEMP			/Observation			Compliant	
		Section						Compilant	rriggered
G52	SSD	B23	Diadivaraity	Prior to the issue of any construction certificate, the number and classes of	Record	22/11/2022:			
G52	330	B23		ecosystem credits and species credits (like-for-like) set out in the BAM	Record	Record sighted:			
				Biodiversity Credit Report contained in Appendix 1 of the Biodiversity		- Letter from AEP (20 April 2022) to APG			
				Development Assessment Report, prepared by Conacher Consulting and		- Credit Retirement Report from Biodiversity Conservation Trust (8			
				dated March 2021 must be retired.		April 2022)			
						The above reports satisfy the Condition B23, B24, and B25			
G53	SSD	B24	Biodiversity	The requirement to retire like-for-like ecosystem credits and species credits	Record	22/11/2022:			
1			1	in condition B23 may be satisfied by payment to the Biodiversity		Record sighted:			
				Conservation Fund of an amount equivalent to the number and classes of		- Letter from AEP (20 April 2022) to APG			
				ecosystem credits and species credits.		- Credit Retirement Report from Biodiversity Conservation Trust (8			
						April 2022)			
						The above reports satisfy the Condition B23, B24, and B25			
G54	SSD	B25	Biodiversity	Evidence of the retirement of credits in satisfaction of condition B23 or	Record	22/11/2022:			
				payment to the Biodiversity Conservation Fund in satisfaction of condition		Record sighted:			
				B24 be provided to the Planning Secretary and the certifier prior to issue of		- Letter from AEP (20 April 2022) to APG			
				any construction certificate.		- 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 B23, B24, and B23			
G55	SSD	B26	Heritage	A detailed Heritage Interpretation Plan is to be prepared and submitted to the	Record	See below			
				Planning Secretary for approval prior to the issue of the construction					
			Plan	certificate. The Heritage Interpretation Plan must include (but not be limited					
				(a) be prepared by a suitably qualified and experienced expert in consultation Rewith Council;	Record	22/11/2022:			
						Record sighted: - Barker Ryan Stewart (31 October 2022) 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	Record	22/11/2022:			
				Assessment Report prepared by Barker Ryan Stewart, dated 21 January		Record sighted:			
				2020;		- Barker Ryan Stewart (31 October 2022) Heritage Interpretation Plan,			
						Section 3.			
						- Barker Ryan Stewart (21 January 2020) Heritage Impact			
						Assessment Report.			
				(c) incorporates interpretive information into the landscaping of the site such	Record	22/11/2022:			
				as in the use of materials, signage, planting or lighting;		Record sighted:			
						- Barker Ryan Stewart (31 October 2022) Heritage Interpretation Plan,			
				(d) provide details of the mural to be located on the façade of Block B; and	Record	Section 3. 22/11/2022:			
				(u) provide details of the mural to be located on the laçade of block B; and	INCOIN	Record sighted:			
						- Barker Ryan Stewart (31 October 2022) Heritage Interpretation Plan,			
						Table 5 and Figure 6.			
				(e) include a public art strategy for the screening along the public walkway as	Record	22/11/2022:			
				required by condition B2(b).		Record sighted:			
						- Barker Ryan Stewart (31 October 2022) Heritage Interpretation Plan,			
		1			1	Table 5 and Figure 8 & 9.			ĺ

Geosyntec ID		SSD Condition / CEMP Section	Item		Pre- review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Non- Compliant	Not Triggered
G56	SSD	B27	Management	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	22/11/2022 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	22/11/2022 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this			
				(b) be generally in accordance with the conceptual design in the approved documentation;	Record	22/11/2022 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this			
					Record	22/11/2022 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this			
				(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	22/11/2022 Interview: - Deicorp (RL) stated that this will be part of future CC (not at this			
G57	SSD	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.	Record	22/11/2022 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 Recommendations			
		Condition / CEMP Section			review/Record /Observation			Non- Compliant	Not Triggered	
G58	SSD	B29	Design, Certification and	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	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	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	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.				
				·	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	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	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.				
					Record	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 DP&E 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.			

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations		
Geosyntec ID	Document	Condition /	item		review/Record	LAIMENCE CONSCIECT ODSELAGRICUIS	independent Addit Findings and Recommendations	Non-	Not
		CEMP			/Observation			Compliant	
		Section							
G59	SSD	B30	Design,	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	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	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	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.			
Part C Prior To	Commence	ement Of Co	nstruction						
G60	SSD	C1		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	22/11/2022: Record sighted: - Letter from Deicorp to DP&E (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. The letter of notification was provided to DP&E after the construction commenced.		
G61	SSD	C2	of	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	22/11/2022: Record sighted: Email from the Certifier (City Plan) to Deicorp (25 August 2022) states that this condition is not applicable for CC1. A staging plan is required to accommodate CC2 & CC3 prior to the issue of CC2".			
G62	SSD	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:	Record	See below			
				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		22/11/2022: Record sighted: - https://rumbalaraportal.com.au/ on 21 November 2022 and 5 December 2022 (i) provided (ii) provided (iii) Superseded Biodiversity Management Plan was sighted in the website. (iv) provided (v) provided (vi) provided (vi) provided (vii) provided (viii) provided (viii) provided (viii) provided (viii) provided (viii) provided (ix) should be provided following the 1st IEA (x) No other matter required by Planning Secretary according to Deicorp (RL)			
				(b) keep such information up to date, to the satisfaction of the Planning Secretary.	Record	Updated CEMP and sub plans have been uploaded, except the Biodiverity Management Plan.	Recommendation: - The updated Biodiversity Management Plan is to be provided in the website.		

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations	I		
		Condition /			review/Record		go and roos		Mari	NI-4
		CEMP			/Observation				Non- Compliant	Not
		Section							Compliant	i riggerea
G63	SSD	C4		Prior to the commencement of construction, the Applicant must:	Record					
			Public	(a) consult with the relevant owner and provider of services that are likely to	Record	22/11/2022:				
			Infrastructure	be affected by the development to make suitable arrangements for access to,		Record sighted:				
				diversion, protection and support of the affected 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	Record	22/11/2022:				
				infrastructure in the vicinity of the site (including roads, gutters and		Record sighted:				
				footpaths); and		- 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.				
				(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier	Pacard	Inspection were conducted on 30th May and 3rd June 2022. 22/11/2022:				
				(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier land Council.	IN-ECOIU	Record sighted:				
						- An email to DP&E 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				
1						that dilapidation reports are submitted to the Certifier.				

Geosyntec ID		SSD Condition / CEMP Section	Pre-	Prior to the commencement of construction, the Applicant must submit a pre- commencement dilapidation report to Council and the Certifier. The report	Pre- review/Record /Observation	Evidence Collected / Observations 22/11/2022: Record sighted:	Independent Audit Findings and Recommendations	Non- Compliant	Not Triggered
			Dilapidation Report	must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed 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	C6		A community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	Record	22/11/2022; Record sighted: Barker Ryan Stewart (6 June 2022), Community Communication Strategy			
G66	SSD	C7	Community Communicati on Strategy	The Community Communication Strategy must:	Record	22/11/2022; 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 accessible information about or relevant to the development;	Record	Required item has been included.			
				(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Record	Required item has been included.			
				(d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	Record	Required item has been included.			
G67	SSD	C8		The Community Communications Strategy must be submitted to the Planning Secretary no later than one month before the commencement of any work.	Record	22/11/2022: Record sighted: - Letter from APG to DP&E (28 April 2022) responding to DP&E response to the submitted Community Communications Strategy.			

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations		
		Condition / CEMP Section			review/Record /Observation			Non- Compliant	Not Triggered
G68	SSD	C9		Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Record	22/11/2022: Record sighted: - DP&E letter SSD-10321-PA-1 (14 June 2022) - The above approval letter is also made available in the project website as stipulated by DP&E in the letter.			
G69	SSD	C10	Community Communicati on Strategy	The Community Communication Strategy must be implemented for a iminimum of 12 months following the completion of construction.	Record	22/11/2022: Record sighted: - Project website is available and accessible - 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.	Recommendation: - Consider the implementation of Digital Community Newsletter stipulated in the site Community Communication Strategy Section 5.1		
G70	SSD	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.	Record	22/11/2022: Interview: - Deicorp (RL) stated that there was no structure on site. This condition is not triggered			
G71	SSD	C12	al Management Plan	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	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.			

eosyntec ID		SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations		
-		Condition /			review/Record			Non-	Not
		CEMP Section			/Observation			Compliant	t Trigge
	SSD			Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and	Record	22/11/2022 to 5/12/2022:			
				provide a copy to the Planning Secretary. The CEMP must include, but not		Record sighted:			
			Management	be limited to, the following:		- DEICORP (April 2020, 10 November 2020, and 29 November 2022)			
			Plan			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			
						in CEMP indicates that there is the 6 October CEMP version as well.			
						- Submission of CEMP to DP&E and Certifier on 6 October 2022.			
				(a) Details of:	Record	(i) Section 4			
				(i) hours of work;	record	(ii) Section 4			
				(ii) 24-hour contact details of site manager;		(iii) Section 11.3			
				(iii) management of dust and odour to protect the amenity of the		(iv) (v) Section 11.1			
				neighbourhood;		(vi) Section 11.6			
				(iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked		(vii) Section 10.8 (viii) Section 11.10 and Appendix C (Community Consultation			
				onto the roadway by vehicles leaving the site;		Strategy)			
				(vi) groundwater management plan including measures to prevent		(ix) Appendix D : Barker Ryan Stewart (February 2022), Waste			
				groundwater contamination;		Management Plan, 89 John Whiteway Drive, Gosford.			
				(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;					
				(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition	Record	22/11/2022:			
				C15);		Record sighted: Barker Ryan Stewart (17 August 2022), Construction Traffic			
						Pedestrian Management Plan (CTPMP), 89 John Whiteway Drive,			
				(c) Construction Noise and Vibration Management Sub-Plan (see condition	Record	22/11/2022:			
				C16);		Record sighted:			
						Koikas Acoustic (19 October 2022), Construction Noise and Vibration			
				(d) Construction Soil and Water Management Sub-Plan (see condition C17);	Record	Management Plan, 89 John Whiteway Drive, Gosford. 22/11/2022:			
				(a) constitution con and water management cub-rian (see condition on),	record	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	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 (27 May 2022), Biodiversity Management Sub-Plan 89 John Whiteway Drive, Gosford, NSW 2250.			
						, , , , , , , , , , , , , , , , , , , ,			
				(g) an unexpected finds protocol for contamination and associated	Record	22/11/2022:			
				communications procedure;		Record sighted: - DEICORP (29 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.			
				(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage	Record	22/11/2022:			
				and associated communications procedure;		Record sighted:			
				· ·		- DEICORP (29 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	22/11/2022:	The Auditor recommends:		
				materials to remain) be undertaken to confirm the contamination status in		Record sighted:	- The Waste Management Plan should include items		
				these areas of the site.		- TRACE Environment (29 January 2020) Remediation Action Plan that is also attached to CEMP.	recommended in an email on 9 November 2022 (and as listed in Section 3.6 of the Audit report).		
						and to also didding to obline.	as instea in section 3.0 or the Audit report).		
									1

Geosyntec ID		SSD Condition / CEMP Section	Item	Condition	Pre- review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	on- ompliant	Not Triggered
G73	SSD	C14	Environment	The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.	Record	22/11/2022: Record sighted: - DP&E Post Approval form and email for CEMP submitted on 6 October 2022.	This item was considered non-compliant as the CEMP was submitted to DP&E after the commencement date.		
G74	SSD	C15	Environment al	A Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) 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	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			
				 (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 (d) detail heavy vehicle routes, access and parking arrangements. 	Record Record	Required item has been included. Required item has been included.			
G75	SSD	C16		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	22/11/2022: Record sighted: Koikas Acoustic (19 October 2022), Construction Noise and Vibration Management Plan, 89 John Whiteway Drive, Gosford.			
				(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);		Required item has been included.			
				(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works;	Record		Recommendation: CNVMSP to be updated to include strategies that have been developed with the community for managing high noise-generating works.		
				(e) describe the community consultation undertaken to develop the strategies in condition C16(d);	Record	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.	Recommendation: Community consultation should be conducted.		
				(f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and	Record Record	Required item has been included. Required item has been included.			
				environmental performance of the development and the effectiveness of the management measures in accordance with condition C12.	necolu	nequired item has been included.			

			Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations			
Document	Condition /	Item		review/Record	Evidence Conected / Observations	independent Addit i maings and Recommendations			
	CEMP			/Observation				-	Not
	Section							Compliant	rriggered
000	047	0	The Applicant most account to a construction of the district Management Disc	Danasi	India (nano.				
ออบ	C17			Record					
			(a) 20 proparou 2) a canasi, quamica suport, in concumation man country,		Management Plan, 89 John Whiteway Drive, Gosford.				
		Plan							
			(b) describe all erosion and sediment controls to be implemented during	Record	Required item has been included.				
			,						
				Doord	Not provided				
				Record	inot provided.				
				Record	Required item has been included.				
CCD	C10				<u> </u>				
330				Record					
					noona diginoa.				
					RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan,				
		Plan			89 John Whiteway Drive, Gosford.				
				Record	Required item has been included.				
				Doord	Dequired item has been included				
				Record	Required item has been included.				
SSD	C19			Record	22/11/2022				
		Environment	limited to, the following:		Record sighted:				
			(a) be prepared by a suitably qualified and experienced person/s;		AEP (27 May 2022), Biodiversity Management Sub-Plan 89 John				
					Whiteway Drive, Gosford, NSW 2250.				
				Record	Required item has been included.				
				Record	Required item has been included.				
SSD	C20			Record					
			·						
				Record	Required item has been included.				
			(c) minimise road traffic noise: and	Record	Required item has been included				
					·				
					•				
SSD	C21		·	Observation	22/11/2022: Observation:	This item is considered to be non-compliant on 6 and 18			
			· ·		,	· ·			
			accordance with the Covvivior.			Complaints.			
						However, sediment controls were observed to be			
					so that it covers the drain.	appropriate at the time of the Audit.			
					Record sighted:	Recommendation:			
					- Complaint register indicated complaints on 6, 7, and 18 October	Periodic monitoring (at least daily) is conducted to			
						, , ,			
	1	i l			reportedly removed on 6 and 7 October 2022. These are reviewed in	drains.			
					the main text of the report	I			
					the main text of the report.				
	SSD SSD SSD	SSD C19 SSD C20	SSD C18 Construction Environment al Management Plan SSD C18 Construction Environment al Management Plan SSD C19 Construction Environment al Management Plan SSD C20 Construction Environment al Management Plan SSD C20 Sol Sol and Water	SSD C17 Construction Environment (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; Management Plan (b) describe all erosion and sediment controls to be implemented during 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 wetweather events (i.e. storage of equipment, stabilisation of the Site); and (d) detail all off-Site flows from the Site. SSD C18 Construction Environment al (a) be prepared by a suitably qualified and experienced expert in consultation With the Registered Aboriginal Parties; and (b) be consistent with the conclusions and recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by RPS and dated 10 February 2020; and (c) include measures for the mitigation and management of any unexpected finds that may be found. SSD C19 Construction Environment al (a) be prepared by a suitably qualified and experienced person/s; (a) be prepared by a suitably qualified and experienced person/s; (b) identify areas of land where impacts on biodiversity are to be avoided as 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 (c) set out the measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures. Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and Management Plan (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	Camp	CEAP Section	CEAP Section	SSD C17 Contractacion The Applicant must prepare a Contractacion Sol and Water Management Plan Second Circi Victiment Circi Victim	CEUP Constitutions The Applicant must prepare a Constitution with the continue to the Miller t

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations		1	
Geosyntec ib	Document	Condition /	item	Condition	review/Record	Lyldence Gollected / Observations	Independent Addit I manigs and Recommendations			
		CEMP			/Observation				Non-	Not
		Section			70b3ervation				Compliant	Triggered
		Occion								
G81	SSD	C22	Construction	Prior to the commencement of construction, the Applicant must provide	Record,	22/11/2022:				
			Parking	sufficient parking facilities on-site, including for heavy vehicles and for site	observation	Record sighted:				
				personnel, to ensure that construction traffic associated with the development	i	DEICORP (29 November 2022) Construction Environmental				
				does not utilise public and residential streets or public parking facilities.		Management Plan, 87-89 John Whiteway Drive Gosford ('the CEMP'),				
						Appendix A shown 20 car park lot on site				
						Observation:				
						- Parking is available onsite.				
G82	SSD	C23	Outdoor	Prior to the installation of outdoor lighting, evidence must be submitted to the	Record	22/11/2022:				
				Certifier that all outdoor lighting within the site has been designed to comply		Interview:				
				with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian		- Deicorp (RL) stated that there is no outdoor lighting and there is no				
				area (Category P) lighting – Performance and design requirements and AS		plan for this.				
				4282-2019 Control of the obtrusive effects of outdoor lighting.						
G83	SSD	C24	Site	Prior to the commencement of construction, the Applicant must engage a	Record	22/11/2022:				
			Contaminatio	NSW EPA-accredited Site Auditor to provide advice throughout the duration		Record sighted:				
			n	of works to ensure that any work required in relation to soil or groundwater		- Confirmation of Engagement of Site Auditor (Kylie Lloyd of				
004	000	005	5	contamination is appropriately managed.		Geosyntec) dated 17 April 2022				
G84	SSD	C25		Prior to the commencement of any footpath or public domain works, the	Record	22/11/2022:				
			Domain	Applicant must consult with Council and demonstrate to the Certifier that the		Interview:				
			Works	streetscape design and treatment meets the requirements of Council,		- Deicorp (RL) stated that there is no footpath or public domain works.				
				including addressing pedestrian management. The Applicant must submit						
Part D During	Constructio	<u> </u>		documentation of approval for each stage from Council to the Certifier.				-	-	
G85	SSD	D1	Site Notice	A site notice(s) must be prominently displayed at the boundaries of the site	Observation	22/11/2022: Observation:				
				during construction for the purposes of informing the public of project details		Site notice observed.				
				and must satisfy the following requirements:		4				
				(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		4				
				(b) the site notice(s) must be durable and weatherproof and must be	Observation					
				displayed throughout the works period;	01 1	4				
				(c) the approved hours of work, the name of the builder, Certifier, structural	Observation					
				engineer, site/ project manager, the responsible managing company (if any), 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	-				
				hoardings/fencing and must state that unauthorised entry to the site is not	Observation					
				permitted.						
G86	SSD	D2	Operation of	All construction plant and equipment used on site must be maintained in a	Record	22/11/2022: Record sighted:				
		I	Plant and	proper and efficient condition and operated in a proper and efficient manner.		- Form 10 Plant Register dated 10/11/2022 to 18/11/2022.				ĺ
			Equipment	Francisco and operated in a proper and emoint marrier.		- Form 09 Plant Induction Checklist for 48T Excavator (18/11/2022).				
			1			- ACE Plant/Truck Maintenance Service Record for Volvo				
G87	SSD	D3	Demolition	Demolition work must comply with the demolition work plans required by	Record	22/11/2022: Interview:	This condition is considered non-triggered.			
				Australian Standard AS 2601-2001 The demolition of structures (Standards		- The site was cleared prior to Deicorp involvement, noting that no]			
				Australia, 2001) and endorsed by a suitably qualified person as required by		building was present onsite.				
				condition C11.						
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Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations	T	Т	
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		CEMP			/Observation			-	ompliant	
		Section							inplicate i	mggorou
G88	SSD	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	22/11/2022: Record sighted: - Deicorp Site Diary. - City Plan Services complaint record on 21 November 2022 stating that after hours delivery of excavator occurred on the night of 18 November 2022. - ACE Civil (16 November 20220 Notification Letter Pending Partial Road Closure/Shared Driveway Arrangement, 87-89 John Whiteway Drive Gosford. 22/11/2022: Interview: - Deicorp (GC) stated that he opens and closes the site every day within the approved construction hours and no work has been conducted on public holidays.	The item is considered to be non-compliant as out of hours delivery of excavator occurred on the night of 18 November 2022 and the Auditor has not been provided with out of hours permit to conduct this activity. Based on discussion with Deicorp, Council has verbally stated that an out of hours permit is not required, unless road closure is required. Recommendation: - Site diary should include the commencement and conclusion time of construction activity. - Out of hours delivery should obtain relevant prior			
				(a) between 7am and 6am. Mandaya to Fridaya inglysiyay and	Pagard	- Sign in records were not yet in place, and will be in place soon. However, this will not include sign in and out time due to union.	approval, unless Council deems otherwise. Written confirmation from Council is obtained on when out of hours delivery is not required.			
				(a) between 7am and 6pm, Mondays to Fridays inclusive; and	Record, observation					
				(b) between 8am and 1pm, Saturdays.	Record, observation					
				No work may be carried out on Sundays or public holidays.	Record, observation					
G89	SSD	D5	Construction	Construction activities may be undertaken outside of the hours in condition	Record,	22/11/2022: Interview:				
			Hours	D4 if required:	observation	- Deicorp (GC) stated that construction has not occurred after hours in				
				(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or	Record, observation	accordance with these two items.				
				inaterials, or	observation					
				(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.	Record, observation					
G90	SSD	D6	Construction	Notification of such construction activities as referenced in condition D5 must	Record,	22/11/2022:			_	
			Hours	be given to affected residents before undertaking the activities or as soon as	observation	Record sighted:				
				is practical afterwards.		- 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.				
						 Ace Civil (16 November 2022) notification letter for delivery on 18 November 2022. 				
G91	SSD	D7	Construction		Record,	22/11/2022:				
			Hours	activities may only be carried out between the following hours:	observation	Interview: -Deicorp (RL, SR, GC) stated that rock hammering strictly only				
						conducted at these hours.				
				(a) 9am to 12pm, Monday to Friday;	Record,]				
				(b) 2pm to 5pm Monday to Friday; and	observation Record,	Observation: - Rock hammering was not observed outside the approved hours.				
				(12) April to opin monday to r huay, and	observation	1.05. Harring has not observed edicide the approved fields.				
				(c) 9am to 12pm, Saturday.	Record,	1				
					observation					

Consumtos ID	Desument	SSD	litare.	Condition	Invo	Fridance Callected / Observations	Indonesiant Audit Findings and Decompositions	ı	
Geosyntec ID		Condition /	Item	Condition	Pre- review/Record	Evidence Collected / Observations	Independent Audit Findings and Recommendations		
		CEMP			/Observation			Non- Compliant	Not
		Section						Compliant	rriggered
G92	SSD	D8	Implementati	The Applicant must carry out the construction of the development in	Record,	Review of mitigation measures listed in the CEMP and sub-plans are			
002	005		on of	accordance with the most recent version of the CEMP (including Sub-Plans).	observation	provided as item G184-G226.			
			Management	, , ,		The Auditor noted a few non-compliances with respect to the following			
			Plans			items, however noting that Deicorp attempted to carry out the			
						construction in accordance with the most recent version of the CEMP:			
						Mud being tracked on the road.			
						Water truck was left idle while refilling, causing water to overflow to			
						the vegetation strip.			
						These non-compliances are indicated in the respective items in G184 to G226.			
						10 0220.			
G93	SSD	D9	Hoarding	The following hoarding requirements must be complied with:	Observation	22/11/2022: Observation:			
			Requirement	(a) no third-party advertising is permitted to be displayed on the subject	Observation	Site fencing observed, with no third-party advertising or graffiti			
			s	hoarding/ fencing; and	Observation	observed.			
				(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					
004	000	D40	NI-	within 48 hours of its application.	Ob +	00/44/0000 Observations			
G94	SSD	D10	No Obstruction	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any	Observation	22/11/2022: Observation: - The public way was not obstructed by any materials, vehicles,			
			of Public	circumstances.		refuse, skips, noting that no pedestrian footpath was present adjacent			
			Way			to the site.			
						- A water cart was observed to be stopping on the vegetated path			
						outside the fence adjacent to the hydrant to fill water.			
G95	SSD	D11	Construction	The development must be constructed to achieve the construction noise	Record,	22/11/2022: Observation:			
033	COD			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.					
G96	SSD	D12		The Applicant must ensure construction vehicles (including concrete agitator		22/11/2022:	The Auditor considers that this condition is compliant as:		
			Noise Limits	trucks) do not arrive at the site or surrounding residential precincts outside of	observation	Record sighted:	- An Occupancy Licence Approval was available for		
				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,	26/9/2022.		
						Gosford states that heavy vehicle should not arrive outside work hours			
						of the site.			
						- Complaint register indicated one complaint (6/10/2022) regarding			
						truck arriving at 3am on 26/9/2022. The following documents have			
						been sighted in response to this complaint: - The Notice of Determination of Road Occupancy Licence			
						Application by Central Coast Council for delivery of machinery			
						between 20 September 2022 and 30 September 2022.			
						- Specialist Tunnel Excavation Group (20 September 2022) Notice –			
						Machinery Mobilisation and John Whiteway Drive Road Closure.			

Geosyntec ID G97	SSD	SSD Condition / CEMP Section D13	Construction Noise Limits	Condition The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Pre- review/Record /Observation Record, observation	Evidence Collected / Observations 22/11/2022: Record sighted: - Section 5.3.1, Koikas Acoustic (19 October 2022), Construction 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.	Independent Audit Findings and Recommendations	Non- Compliant	Not Triggered
						Interview: - Deicorp (RL) stated that all vehicles are equipped with quackers.			
G98	SSD	D14	Vibration Criteria	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and	Record, observation Record, observation	22/11/2022: Record sighted: - Section 4.2, Koikas Acoustic (19 October 2022), Construction Noise and Vibration Management Plan, 89 John Whiteway Drive, Gosford, address this item. Interview: - Vibration monitors are available onsite, with values above trigger values sent to Site Manager. Record sighted: - EI Australia (4 November 2022) Vibration Monitoring Report No.2 (8/10/2022 - 30/10/2022) shows that there is 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 is 2 exceedances to the warning level over 122,000 recorded events.	Recommendation: It is recommended that exceedance warning should be investigated and addressed.		
				(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Record, observation	22/11/2022: Record sighted: Section 4.2 and Table 2, Koikas Acoustic (19 October 2022), Construction Noise and Vibration Management Plan, 89 John Whiteway Drive, Gosford, address this item.			
G99	SSD	D15	Vibration Criteria	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition D14.	Record, observation	22/11/2022: Record sighted: - Section 5.1.1, Koikas Acoustic (19 October 2022) CNVMP indicates that vibratory compactors are not listed as one of the construction noise sources. Interview: - Deicorp (GC) stated that no vibratory compactors have been used onsite.			
G100	SSD	D16	Vibration Criteria	The limits in conditions D14 and D15 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C16 of this consent.	Record	Note only, reviewed in Conditions D14 and D15.			

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Geosyntec ID	Document		Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations			
		Condition /			review/Record				Non-	Not
		CEMP			/Observation				Compliant	Triggered
		Section								
G101	SSD	D17	Tree	For the duration of the construction works:	Observation					
0101	OOD	517	Protection	of the duration of the construction works.	Obscivation					
			1 1010011011							
				(a) street trees must not be trimmed or removed unless it forms a part of this	Observation	22/11/2022: Interview:				
				development consent or prior written approval from Council is obtained or is		- No street trees were present at the time of their commencement.				
				required in an emergency to avoid the loss of life or damage to property;						
				(b) all street trees immediately adjacent to the property boundaries must be	Observation	22/11/2022: Interview:				
				protected at all times during construction in accordance with Council's tree		- No street trees were present at the time of their commencement.				
				protection requirements. Any street tree, which is damaged or removed						
				during construction due to an emergency, must be replaced, to the						
				satisfaction of Council;	01 "	100/44/0000 1 4 3	AFD CRICK CONTRACTOR			
				(c) all trees on the site that are not approved for removal must be suitably	Observation	22/11/2022: Interview:	AEP report validating tree removal will be reviewed in			
				protected during construction as per the recommendations of the Vegetation		- Trees have been recently removed, which were validated by AEP	subsequent audit.			
				Management Plan (Version 4) prepared by Conacher Consulting, dated		(arborist). AEP report has not yet been provided.				
				March 2021 and the Tree Assessment Report (Version 3) prepared by						
				Conacher Consulting, dated March 2021; and	Ohaamiatian	22/11/2022: Interview:	AFD report validation two reported will be reviewed in			
				(d) if access to the area within any protective barrier is required during the	Observation		AEP report validating tree removal will be reviewed in			
				works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The		- AEP (arborist) conducted supervision on all work in relation to biodiversity.	subsequent audit.			
				removal of tree protection measures, following completion of the works, must		blodiversity.				
				be carried out under the supervision of a qualified arborist and must avoid						
				both direct mechanical injury to the structure of the tree and soil compaction						
				within the canopy or the limit of the former protective fencing, whichever is						
				the greater.						
				line greater.						
G102	SSD	D18	Air Quality	The Applicant must take all reasonable steps to minimise dust generated	Observation	22/11/2022:	The Auditor notes that the site location (on a cliff and at			
				during all works authorised by this consent.		Observation:	highest point of the area) makes dust mitigation difficult.			
						- The Audit was conducted on a windy weather.	This condition is considered to be compliant because			
						- Water cannon was observed to be in operation on the eastern	during the Audit, Deicorp has demonstrated that they			
						boundary, however only one cannon was available. The water from	have taken practicable steps to minimise dust generation.			
						the cannon was observed to be blowing towards the east (outside the				
						boundary), but appears to only cover a small area.	Recommendation:			
						- At the time of the audit, no dust mitigation was present in the vicinity	Deicorp should consider the use of additional			
						of rock hammering. Site manager requested workers to use sprinklers	sprinklers and water cannons in windy weather.			
						in this area.	Placement of sprinklers and water cannons should			
						- Water cart was present and used to dampen site surface.	target the area being disturbed and the wind			
		1				- Surface miner was observed to have dust extraction.	direction. Additionally, when dust migration cannot			
							be avoided due to wind, the effectiveness of the			
						Record sighted:	mitigation measures must be re-evaluated and work			
						- Deicorp complaint register indicates 2 dust complaint (3/11/2022 and	should be stopped until the mitigation measures are			
						21/11/2022).	deemed adequate.			
		1					During subsequent Audit, the Auditor will review the			
							number of complaints to check the adequacy of the			
							dust mitigation.			
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Geosyntec ID	Document		Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations		
		Condition /			review/Record			Non-	Not
		CEMP			/Observation			Compliant	Triggered
		Section							
G103	SSD	D19	Air Quality	During construction, the Applicant must ensure that:	Observation				
				(a) activities are carried out in a manner that minimises dust including	Observation	See item D18.			
				emission of windblown or traffic generated dust;					
				(b) all trucks entering or leaving the site with loads have their loads covered;	Observation	22/11/2022:			
						Observation:			
						- Trucks were not observed at the time of audit. Based on information by Deicorp (RL), no trucks are proposed due to			
						high wind.			
						- Several complaints have occurred in relation to vehicle leaving			
						debris onsite. One was documented as incident on 18/10/2022.			
						Record sighted:			
					- Photograph provided by Deicorp (27/10/2022) showing the trucks				
				(c) trucks associated with the development do not track dirt onto the public	Observation	leaving the site were covered. 22/11/2022:	This condition is considered to be non-compliant as mud		
			road network	Obscivation		had been tracked on public road on 18 October 2022.			
							However, following the incident, additional measures		
							have been implemented (including installation of cattle		
							grid and paving of the access road) to minimise similar		
							occurrence.		
						Record sighted: - Complaint on 18/10/2022 on mud being tracked on public road.	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.		
				(d) public roads used by these trucks are kept clean; and	Observation	22/11/2022:	This condition is considered to be non-compliant as mud		
							had been tracked on public road on 18 October 2022.		
							However, following the incident, additional measures		
							have been implemented (including installation of cattle		
						has been covered with hardstand.	grid and paving of the access road) to minimise similar occurrence.		
						Record sighted:	occurrence.		
							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.		
				(A) lond statistics from under one coming to	Ob "	00/44/0000 1-4	The makes had a leaded and a 10 to 100 to 200 to		
				(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Observation	22/11/2022: Interview: - Land stabilisation works are being conducted and will be validated by	The geotechnical validation report for land stabilisation		
				enposeu sullaues.	1	- Land stabilisation works are being conducted and will be validated by geotechnical engineer.	works will be reviewed in subsequent addit.		
						gootooninoal originoor.			
						Record sighted:			
						- El Australia (11 August 2022) Rockfall Mitigation Strategy 89 John			
						Whiteway Drive, Gosford.			
						- El Australia (11 August 2022) Geotechnical Compliance Statement.			

Geosyntec ID		SSD Condition / CEMP Section	Item	Condition	Pre- review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Non- Compliant	Not Triggered
G104	SSD	D20	Erosion and Sediment Control	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	Observation	22/11/2022: Observation: - Sediment fencing was observed across the southern boundary Geotextile coir logs were observed on the stormwater drains on John Whiteway Drive. Placement of one bund was not observed to block the drain. At the time of the audit, the site manager moved the bund so that it covers the drain. Record sighted: - Complaint register indicated complaints on 6, 7, and 18 October 2022 sediment or mud entering the drains. These are reviewed in the main text of the report.	This item is considered to be non-compliant as mud was reportedly to have entered the drains on 18 October 2022. However, following the incident, additional measures have been implemented (including cattle grid and paving of the access road) to minimise similar occurrence. Recommendation: Periodic monitoring (at least daily) is conducted to ensure the coir logs are effectively covering the drains.		
G105	SSD	D21	Imported Soil	The Applicant must:	Record	22/11/2022: Interview: No imported material has been brought onsite to date.			
				(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Record				
				(b) keep accurate records of the volume and type of fill to be used; and	Record				
				(c) make these records available to the Certifier upon request.	Record				
G106	SSD	D22		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	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	D23	Emergency Management	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	22/11/2022: Record sighted: - Site induction checklist Evacuation procedure provided in site office.			
G108	SSD	D24	Unexpected Finds 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.		22/11/2022: Interview: No Aboriginal find has been encountered to date. Record sighted: RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan, 89 John Whiteway Drive, Gosford.			

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Geosyntec ID		SSD Condition / CEMP Section	Item	Condition	Pre- review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations		Non- Non- Compliant	Not Friggered
G109	SSD	D25	Unexpected Finds 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.	Record	22/11/2022: Interview: No Aboriginal find has been encountered to date.				
G110	SSD	D26	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	22/11/2022: Observation: All waste was secured within the site.				
G111	SSD	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	22/11/2022: Record sighted: - 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	D28	Waste Storage and	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	Record, observation	22/11/2022: Interview: - Deicorp (RL) stated that no concrete waste or rinse water were				
G113	SSD	D29	Properties Waste Storage and Properties	artificial watercourse. 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.		produced yet. 22/11/2022: Record sighted: - 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.	The Auditor will review this in subsequent Audit, noting that the contaminated land Audit will also need this information.			
G114	SSD	D30	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	22/11/2022: Interview: - Deicorp (RL) stated that no hazardous material has been removed from the site.				
G115	SSD	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	22/11/2022: Interview: - Deicorp (RL) stated that no external lighting has been required onsite.				

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations		
Geosyntec ib	Document	Condition /	item	Condition	review/Record	Evidence Conected / Observations	independent Addit Findings and Recommendations	Man	NI-4
		CEMP			/Observation			Non- Compliant	Not Triggered
		Section						Compilant	rriggerea
G116	SSD	D32	Site	Remediation of the site must be carried out in accordance with the Remedial	Record	22/11/2022: Interview:	Validation report will be sighted in subsequent Audit.		
				Action Plan prepared by Trace Environmental and dated 20 January 2020		- Deicorp (RL) stated remediation has been completed as per the			
			n	and any variations to the Remedial Action Plan approved by an NSW EPA-		RAP, but the validation report is still being completed.			
G117	SSD	D33	Site	accredited Site Auditor. Where remediation is carried out / completed in stages, a NSW EPA-	Record	22/11/2022: Interview:	This item is considered to be non-triggered as		
0117	OOD	D00		accredited Site Auditor must confirm satisfactory completion of each stage by		- Deicorp (RL) stated remediation is completed in one stage.	remediation is completed in one stage.		
			n	the issuance of Interim Audit Advice(s).					
G118	SSD	D34	Site	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that	Record	22/11/2022: Interview:	Validation report and site audit report/statement will be sighted in subsequent Audit to review if this condition has		
			n	would result in significant contamination.		- Deicorp (RL) stated remediation has been completed as per the RAP, but the validation report is still being completed.	been met.		
G119	SSD	D35	Independent		Record	Record sighted:	boon mod		
			Environment	Secretary prior to the preparation of an Independent Audit Program or		- DP&E (27 September 2022) Audit team replacement nomination.			
			al Audit	commencement of an Independent Audit.		- DP&E (28 April 2022) Request for Independent Audit Team.			
G120	SSD	D36	Independent	Independent Audits of the development must be conducted and carried out in	Record	22/11/2022: The current IEA is conducted in accordance with DPIE			
				accordance with the Independent Audit Post Approval Requirements (DPIE		(2020) guidelines.			
			al Audit	2020).					
G121	SSD	D37	Independent	The Planning Secretary may require the initial and subsequent Independent	Record	22/11/2022: Interview:			
0.21	000	201		Audits to be undertaken at different times to those agreed to above, upon	1,00014	- Deicorp (RL) stated that DP&E did not request for other timing.			
			al Audit	giving at least four weeks notice to the applicant of the date or timing upon					
				which the audit must be commenced.					
G122	SSD	D38	Independent	In accordance with the specific requirements in the Independent Audit Post	Record	This condition is not yet triggered and will be reviewed in the			
				Approval Requirements (DPIE 2020), the Applicant must:		subsequent Audit.			
			al Audit						
				(a) review and respond to each Independent Audit Report prepared under	Record	1			
				condition D36 and D37 of this consent;					
				(b) submit the response to the Planning Secretary and the Certifier; and	Record				
				(c) make each Independent Audit Report and response to it publicly available	Pecord	-			
				within 60 days of submission to the Planning Secretary.	rtecord				
G123	SSD	D39			Record	This condition is not yet triggered and will be reviewed in the			
				must be submitted to the Planning Secretary within 2 months of undertaking		subsequent Audit.			
			al Audit	the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (DPIE 2020).					
				1 OST Approval requirements (Dr 12 2020).					
G124	SSD	D40		Notwithstanding the requirements of the Independent Audit Post Approval	Record	This condition is related to operational phase.			
				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.					
Part E Prior To	The Issue (I Of Occupation	on Certificate						
	SSD	F1			Record	22/11/2022:			
3123	COD	[-'		PCA prior to commencement of occupation or use of the whole or any part of	1,00014	Interview			
				the approved buildings. A copy of the Occupation Certificate shall be		- Deicorp (RL) stated that this is not triggered at this stage.			
0400	000	F0	F. 4	submitted to the Planning Secretary.	D	00/44/0000			
G126	SSD	E2		Prior to the issue of the occupation certificate, the Applicant must provide the Certifier with documented evidence that the products and systems used in	Record	22/11/2022: Interview			
				the construction of external walls including finishes and claddings such as		- Deicorp (RL) stated that this is not triggered at this stage.			
				synthetic or aluminium composite panels comply with the requirements of the					
G127	SSD	E3		The Applicant must provide a copy of the documentation given to the Certifier	Record	22/11/2022:			
				to the Planning Secretary within seven days after the Certifier accepts it.		Interview			
			Cladding			- Deicorp (RL) stated that this is not triggered at this stage.		<u> </u>	

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations			I
Geosyntec ID	Document	Condition /	item	Condition	review/Record	Lylderice Collected / Observations	Independent Addit I manigs and Recommendations			N
		CEMP			/Observation				Non-	Not
		Section							Compliant	rriggerea
0.400	000	F.4	D (D .	00/44/0000				
G128	SSD	E4	Post- construction	Prior to the issue of the occupation certificate, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at	Record	22/11/2022: Interview				
				the completion of construction. This report is:		- Deicorp (RL) stated that this is not triggered at this stage.				
			Report	and completion of construction. This report is.		- beloof (NE) stated that this is not triggered at this stage.				
				a) to ascertain whether the construction created any structural damage to	Record	22/11/2022:				
				adjoining buildings or infrastructure;		Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.		4		
				b) to be submitted to the Certifier. In ascertaining whether adverse structural	Record	22/11/2022: Interview				
				damage has occurred to adjoining buildings or infrastructure, the Certifier must:		- Deicorp (RL) stated that this is not triggered at this stage.				
				i) compare the post-construction dilapidation report with the pre-construction		- Delcorp (INE) stated that this is not triggered at this stage.				
				dilapidation report required by these conditions; and						
				ii) have written confirmation from the relevant authority that there is no						
				c) to be forwarded to Council for information.	Record	22/11/2022:		1		
						Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
G129	SSD	E5		Unless the Applicant and the applicable authority agree otherwise, the	Record	See below				
				Applicant must:						
			Infrastructure							
				(a)repair, or pay the full costs associated with repairing, any public	Record	22/11/2022:		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				
						no repairs required.		4		
				(b)relocate, or pay the full costs associated with relocating any	Record	22/11/2022:				
				infrastructure that needs to be relocated as a result of the development.		Interview - Deicorp (RL) stated that this is not triggered at this stage as there is				
						no repairs required.				
				Note: This condition does not apply to any damage to roads caused as a	Record	Noted				
				result of general road usage or otherwise addressed by contributions required						
				by this consent.						
G130	SSD	F6	Protection of	Unless the Applicant and the applicable owner agree otherwise, the Applicant	Record	22/11/2022:				
0130	OOD		Property	must repair, or pay the full costs associated with repairing any property that is	record	Interview				
			. ,	damaged by carrying out the development.		- Deicorp (RL) stated that this is not triggered at this stage as there is				
						no repairs required.				
G131	SSD	E7		Prior to the issue of the occupation certificate, a compliance certificate under	Record	22/11/2022:				
			Services	the section 307 of the Water Management Act 2000 must be obtained from		Interview				
0400	CCD	[I latitation	Council and submitted to the Certifier.	Decemb	- Deicorp (RL) stated that this is not triggered at this stage.			 	
G132	SSD	Eŏ	Utilities and Services	Prior to issue of the occupation certificate, written advice shall be obtained from the relevant electricity supply authority, an approved	Record	22/11/2022: Interview				
			GEI VICES	telecommunications carrier and an approved gas carrier (where relevant)		- Deicorp (RL) stated that this is not triggered at this stage.				
				stating that satisfactory arrangements have been made to ensure provision of		2 2.25. F (1.12) states a tractation to that any gorda at any stage.				
G133	SSD	E9	Structural		Record	See below				
			Inspection	submitted to the satisfaction of the Certifier prior to the issue of any						
			Certificate	Occupation Certificate and/or use of the premises. A copy of the Certificate						
				with an electronic set of final drawings (contact approval authority for specific						
				electronic format) shall be submitted to the approval authority and the	Decemb	I DOLLA LODGO.		4		
					Record	22/11/2022: Interview				
				the Structural Works is deemed to comply with the final design drawings; and		- Deicorp (RL) stated that this is not triggered at this stage.				
				(b) the drawings listed on the Inspection Certificate have been checked with	Record	22/11/2022:		1		
				those listed on the final Design Certificate/s.		Interview				
				3		- Deicorp (RL) stated that this is not triggered at this stage.				
G134	SSD	E10	Environment	Prior to the issue of the any Occupation Certificate, the Applicant shall	Record	22/11/2022:				
			al	implement the commitments outlined in BASIX Certificate No. 1060237M_05		Interview				
Ī		1	Performance	(dated 2 July 2021).	I	 Deicorp (RL) stated that this is not triggered at this stage. 		I	1	

		1000	lu .	Io re	In.	Te the control of	Transport to the state of the s		1	1
Geosyntec ID	Document	SSD Condition /	Item	Condition	Pre- review/Record	Evidence Collected / Observations	Independent Audit Findings and Recommendations			
		CEMP			/Observation				Non-	Not
		Section			70b3ei vation				Compliant	Triggered
G135	SSD	E11		Prior to the issue of any Occupation Certificate, evidence shall be submitted to the Certifier demonstrating compliance with the recommendations and	Record	22/11/2022:				
				principles highlighted within the ESD Assessment Report ESD Assessment		Interview - Deicorp (RL) stated that this is not triggered at this stage.				
			Development	Report, prepared by BCA Energy, dated 20 February 2020 (see Condition		- Delcorp (INE) stated that this is not triggered at this stage.				
				B19).						
G136	SSD	E12	Works as	Prior to the issue of the occupation certificate, works-as-executed drawings	Record	22/11/2022:				
				signed by a registered surveyor demonstrating that the stormwater drainage		Interview				
			Plans	and finished ground levels have been constructed as approved, must be submitted to the Certifier.		- Deicorp (RL) stated that this is not triggered at this stage.				
G137	SSD	E13	Mechanical	Prior to the issue of the occupation certificate, the Applicant must provide	Record	See below		+	1	
0107	OOD		Ventilation	evidence to the satisfaction of the Certifier that the installation and	record	occ bolow				
				performance of the mechanical ventilation systems complies with:						
				(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical	Record	22/11/2022:		1		
				ventilation in buildings and other relevant codes; and		Interview				
					<u></u>	- Deicorp (RL) stated that this is not triggered at this stage.		4		
				(b) any dispensation granted by Fire and Rescue NSW.	Record	22/11/2022:				
						Interview				
G138	SSD	E14	Operational	Prior to the issue of the occupation certificate, the Applicant must submit	Record	- Deicorp (RL) stated that this is not triggered at this stage. 22/11/2022:	1	+	+	
0.00		- -	Noise –	evidence to the Certifier that the noise mitigation recommendations in the		Interview				
			Design of	Noise and Vibration Impact Assessment prepared by EMM Consulting dated		- Deicorp (RL) stated that this is not triggered at this stage.				
			Mechanical	February 2020 have been incorporated into the design to ensure the						
			Plant and	development will not exceed the recommended operational noise levels						
0400	000	E45	Equipment	identified in the assessment.		00/44/0000				
G139	SSD	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	Record	22/11/2022: Interview				
				the subject site as a result of construction works associated with the		- Deicorp (RL) stated that this is not triggered at this stage.				
				approved development must be met in full by the Applicant.		beloof (NE) stated that this is not triggered at this stage.				
G140	SSD	E16	Fire Safety	Prior to commencement of occupation, a Fire Safety Certificate must be	Record	22/11/2022:				
				obtained for all the Essential Fire or Other Safety Measures forming part of		Interview				
				this consent. A copy of the Fire Safety Certificate must be submitted to the		- Deicorp (RL) stated that this is not triggered at this stage.				
				relevant authority and Council. The Fire Safety Certificate must be						
G141	SSD	E17	Structural	prominently displayed in the building. Prior to the commencement of occupation of the relevant parts of any new or	Docord	22/11/2022:		+		
G141	33D	L''	Inspection	refurbished buildings, a Structural Inspection Certificate or a Compliance	record	Interview				
				Certificate must be submitted to the satisfaction of the Certifier. A copy of the		- Deicorp (RL) stated that this is not triggered at this stage.				
				Certificate with an electronic set of final drawings (contact approval authority						
				for specific electronic format) must be submitted to the approval authority and	ı					
				the Council after:				_		
					Record	22/11/2022:				
				the structural works is deemed to comply with the final design drawings; and		Interview				
				(b) the drawings listed on the Inspection Certificate have been checked with	Record	- Deicorp (RL) stated that this is not triggered at this stage. 22/11/2022:	+	4		
				those listed on the final Design Certificate/s.	I COOIG	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
G142	SSD	E18	Stormwater	Prior to the issue of the occupation certificate, an Operation and Maintenance	Record	See below		T		
			Quality	Plan (OMP) is to be submitted to the satisfaction of the Certifier along with						
				evidence of compliance with the OMP. The OMP must ensure the proposed						
			Plan	stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices;	Record	22/11/2022:	+	4		
				(a) maintenance schedule of all stormwater quality treatment devices;	Record	22/11/2022: Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
				(b) record and reporting details;	Record	22/11/2022:	<u> </u>	1		
						Interview				
						1	I	1		
						- Deicorp (RL) stated that this is not triggered at this stage.		_		
				(c) relevant contact information; and	Record	22/11/2022:		1		
				(c) relevant contact information; and	Record	22/11/2022: Interview		1		
				,		22/11/2022: Interview - Deicorp (RL) stated that this is not triggered at this stage.		_		
				(c) relevant contact information; and (d) Work Health and Safety requirements.	Record	22/11/2022: Interview		-		

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations		
, , , , ,		Condition /			review/Record			Non-	Not
		CEMP			/Observation			Compliant	
		Section						Compliant	rriggereu
0440	000	E40	144 144 4		<u> </u>	00/44/0000			
G143	SSD	E19			Record	22/11/2022:			
				defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a		Interview			
				Performance-based water cooling system) of AS/NZS 3666.2:2011 Air		- Deicorp (RL) stated that this is not triggered at this stage.			
				handling and water systems of buildings – Microbial control – Operation and					
				maintenance and the NSW Health Code of Practice for the Control of					
G144	SSD	E20	Outdoor		Record	See below	+	1	
• • • • • • • • • • • • • • • • • • • •				evidence from a suitably qualified practitioner to the Certifier that		33.5.1			
				demonstrates that installed lighting associated with the development					
				achieves the objective of minimising light spillage to any adjoining or					
				adjacent sensitive receivers and:					
				(a) complies with the latest version of AS 4282-2019 - Control of the	Record	22/11/2022:			
				obtrusive effects of outdoor lighting (Standards Australia, 1997); and		Interview			
				(b) has been mounted, screened and directed in such a manner that it does	Record,	- Deicorp (RL) stated that this is not triggered at this stage. 22/11/2022:			
				, ,	observation	Interview			
				not create a nuisance to surrounding properties or the public road network.	observation	- Deicorp (RL) stated that this is not triggered at this stage.			
G145	SSD	E21	Signage	Prior to the commencement of operation, way-finding signage identifying	Record,	22/11/2022:			
0140	COD		0 0	building entries, car parking entrances and bicycle parking is to be installed.	observation	Interview			
				building offices, our parking officiallocs and bioyolo parking is to be installed.	ODSCI VALION	- Deicorp (RL) stated that this is not triggered at this stage.			
G146	SSD	E22	Public	The public walkway and viewing platform is to be completed prior to the issue	Record.	22/11/2022:			
					observation	Interview			
						- Deicorp (RL) stated that this is not triggered at this stage.			
G147	SSD	E23	Public	Satisfactory arrangements are to be made in consultation with Council to	Record	22/11/2022:			
			Walkway	secure maintenance, management and accessibility of the walkway and		Interview			
				viewing platform to the public in perpetuity. Details of the confirmed		- Deicorp (RL) stated that this is not triggered at this stage.			
				arrangements are to be provided to the Planning Secretary for information					
				prior to the issue of any occupation certificate.					
G148	SSD	E24		The pocket park is to be completed prior to the issue of any occupation	Record,	22/11/2022:			
				certificate for the last of the four approved buildings.	observation	Interview			
0440	000	F05	De elect Deele	0-4:	Decemb	- Deicorp (RL) stated that this is not triggered at this stage.			
G149	SSD	E25		Satisfactory arrangements are to be made in consultation with Council to	Record	22/11/2022: Interview			
				secure maintenance, management and accessibility of the park to the public in perpetuity. Details of the confirmed arrangements are to be provided to the		- Deicorp (RL) stated that this is not triggered at this stage.			
				Planning Secretary for information prior to the issue of any occupation		- Delcorp (NL) stated that this is not triggered at this stage.			
				certificate.					
G150	SSD	E26	Site	Prior to the issue of any occupation certificate, the Applicant must submit a	Record	22/11/2022:	+		
- 100				Section A1 Site Audit Statement or a Section A2 Site Audit Statement		Interview			
				accompanied by an Environmental Management Plan prepared by a NSW		- Deicorp (RL) stated that this is not triggered at this stage.			
				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.					
G151	SSD	E27		Prior to the issue of the occupation certificate, landscaping of the site must	Record,	22/11/2022:			
				be completed in accordance with landscape plan(s) listed in condition A2(d)	observation	Interview			
	000			or as amended by this consent.		- Deicorp (RL) stated that this is not triggered at this stage.			
G152	SSD	E28			Record	See below			
				Operational Landscape Management Plan to manage the revegetation and					
				landscaping on-site, to the satisfaction of the Certifier. The plan must:	Desert	100/44/2000			
					Record	22/11/2022:			
				revegetation and landscaping; and		Interview			
				(b) be consistent with the Vegetation Management Plan (Version 4) prepared	Record	- Deicorp (RL) stated that this is not triggered at this stage. 22/11/2022:	+		
				by Conacher Consulting, dated March 2021.	1 GOOIG	Interview			
	1	1	1	a, condition containing, dated maren 2021.	I			1	

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations	1		
occoymice ib	Document	Condition /	T.C.III	Containon	review/Record	Evidence Concested / Charletons	macponache Addit i manigo ana recommendations		Non	NI-4
		CEMP			/Observation				Non-	Not
		Section							Compliant	Triggerea
G153	SSD	E29	Evacuation	Prior to the issue of any occupation certificate, a Bush Fire Emergency	Record	22/11/2022:				
			and	Management and Evacuation Plan must be prepared consistent with		Interview				
			Emergency	Development Planning – A Guide to Developing a Bush Fire Emergency		- Deicorp (RL) stated that this is not triggered at this stage.				
			Planning	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.						
G154	SSD	E30	Asset	Prior to the issue of any occupation certificate, the entire property must be	Record,	See below				
			Protection	managed as an inner protection area (IPA) as per the Vegetation	observation					
			Zones	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:		00/44/9000		4		
				(a) tree canopy cover should be less than 15% at maturity;	Record,	22/11/2022:				
					observation	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.		4		
				(b) trees at maturity should not touch or overhang the building;	Record,	22/11/2022:				
					observation	Interview				
					D .	- Deicorp (RL) stated that this is not triggered at this stage.		4		
				(c) lower limbs should be removed up to a height of 2m above the ground;	Record,	22/11/2022:				
					observation	Interview				
				(d) tree canopies should be separated by 2 to 5m;	Record,	- Deicorp (RL) stated that this is not triggered at this stage. 22/11/2022:		4		
				(u) free carlopies should be separated by 2 to 5m,	observation	Interview				
					observation	- Deicorp (RL) stated that this is not triggered at this stage.				
				(e) preference should be given to smooth barked and evergreen trees;	Record.	22/11/2022:		1		
				(e) preference should be given to should barked and evergreen trees,	observation	Interview				
					obscivation	- Deicorp (RL) stated that this is not triggered at this stage.				
				(f) large discontinuities or gaps in vegetation should be provided to slow down	Record	22/11/2022:		1		
				or break the progress of fire towards buildings;	observation	Interview				
				or broak the progress of the terral as buildings,	obool valion	- Deicorp (RL) stated that this is not triggered at this stage.				
				(g) shrubs should not be located under trees;	Record,	22/11/2022:		1		
				(3)	observation	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
				(h) shrubs should not form more than 10% ground cover;	Record,	22/11/2022:		1		
					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	Record,	22/11/2022:		1		
				by a distance of at least twice the height of the vegetation.	observation	Interview		1	1	
						- Deicorp (RL) stated that this is not triggered at this stage.		1	1	
				(j) grass should be kept mown (as a guide grass should be kept to no more	Record,	22/11/2022:		7	1	
				than 100mm in height); and	observation	Interview		1	1	
						- Deicorp (RL) stated that this is not triggered at this stage.		1	1	
				(k) leaves and vegetation debris should be removed.	Record,	22/11/2022:		1		
1					observation	Interview				
					1	- Deicorp (RL) stated that this is not triggered at this stage.		1		

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Geosyntec ID		SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations		<u></u>	
		Condition /			review/Record				Non-	Not
		CEMP			/Observation				Compliant	Triggered
		Section								
G155	SSD	E31	Asset	In accordance with section 88B of the Conveyancing Act 1919, a restriction to	Record,	22/11/2022:				
			Protection	the land use shall be placed on Lot 0/SP72557- 80 John Whiteway Drive	observation	Interview				
			Zones	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:				1		
				(a) Tree canopy cover not more than 30%;	Record,	22/11/2022:				
					observation	Interview				
				(b) tree canopies should be separated by 2 to 5m;	Record,	- Deicorp (RL) stated that this is not triggered at this stage. 22/11/2022:		1		
				(b) the same place should be separated by 2 to only,	observation	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
				(c) shrubs should not form a continuous canopy;	Record,	22/11/2022:		1		
					observation	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.		1		
				(d) shrubs should not form more than 20% of ground cover;	Record,	22/11/2022:				
					observation	Interview - 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,	22/11/2022:		1		
				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,	22/11/2022:		1		
					observation	Interview				
						- Deicorp (RL) stated that this is not triggered at this stage.				
G156	SSD	E32	Heritage	1 / 11	Record,	22/11/2022: Interview				
			Plan	the recommendations of the Heritage Interpretation Plan approved under condition B26.	observation	- Deicorp (RL) stated that this is not triggered at this stage.				
G157	SSD	E33		Prior to the issues of and occupation certificate, the Applicant must prepare		22/11/2022:			-	
0.107			d Shop	and submit a Management Plan for the ongoing operation of the		Interview				
			Management	Neighbourhood Shop to the Certifier for approval. The plan should include,		- Deicorp (RL) stated that this is not triggered at this stage.				
			Plan	but not be limited to:						
				(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						
				the security gate.						
				(b) Procedures for the management of waste generated by the		22/11/2022:		1		
				neighbourhood shop. Either an agreement for waste to be disposed of via the		Interview:				
				buildings waste services or via a licensed waste contractor must in place		- Deicorp (RL) stated that this is not triggered at this stage.				
				prior to the operation of the neighbourhood shop.						
				(c) Procedures for the management of deliveries for the neighbourhood shop.		22/11/2022:				
				Deliveries are not to take place outside of the approved hours of operation and must be undertaken within the boundaries of the subject site.		Interview: - Deicorp (RL) stated that this is not triggered at this stage.				
Appendix 1 Ac	L dvisorv Note	s S	+	and must be undertaken within the boundaries of the subject site.		- Dolooip (IVE) stated that this is not triggered at this stage.		-	 	
	_	AN1	General	All licences, permits, approvals and consents as required by law must be	Record	22/11/2022	<u> </u>			
G 158	JJOD	ANI	General	obtained and maintained as required for the development. No condition of	Necora	Record sighted:				
				this consent removes any obligation to obtain, renew or comply with such		- Central Coast Council Notice of Determination of Road Occupancy				
				licences, permits, approvals and consents.		License Application (20 September 2020 and 30 September 2022)				
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G159	SSD	AN2		For work costing \$25,000 or more, a Long Service Levy must be paid. For	Record	22/11/2022:				
			Levy	further information please contact the Long Service Payments Corporation		Record sighted:				
				Helpline on 131 441.		Remittance advice or the first amount due for Levy (L0000079478), which is for the site, is paid on 1 September 2022.				
G160	SSD	AN3	Legal	Any advice or notice to the consent authority must be served on the Planning	Record	22/11/2022:				
3100	300	73140	Notices	Secretary.	i coolu	Interview:				
			. 1011000	333.34.7.		- Deicorp (RL) stated that there is no notice or advice to date				

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Geosyntec ID		Condition /	Item	Condition	Pre- review/Record	Evidence Collected / Observations	Independent Audit Findings and Recommendations			N. d
		CEMP			/Observation				Non- Compliant	Not Triggorod
		Section							Compilant	rriggereu
G161	SSD	AN4	Access for	The works that are the subject of this application must be designed and	Record	22/11/2022:				
			People with	constructed to provide access and facilities for people with a disability in		Interview:				
			Disabilities	accordance with the BCA. Prior to the commencement of construction, the		- Deicorp (RL) stated that this is not triggered now. Will be covered in				
				Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are		the future CC				
				referenced on any certified plans.						
G162	SSD	AN5	Utilities and	Prior to the construction of any utility works associated with the development,	Record	22/11/2022:				
			Services	the Applicant must obtain relevant approvals from service providers.		Interview:				
						- Deicorp (RL) stated that this is not triggered now. Will be covered in future CC. Application for approval for sewer, water, electrical				
						(Ausgrid), Opticom, Jemena are submitted but approval is in process.				
G163	SSD	AN6	Utilities and	Prior to the commencement of above ground works written advice must be	Record	22/11/2022:				
			Services	obtained from the electricity supply authority, an approved		Interview: - Deicorp (RL) stated that this is not triggered now. Will be covered in				
				telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions		future CC. Application for approval for sewer, water, electrical				
				of adequate services.		(Ausgrid), Opticom, Jemena are submitted but approval is in process.				
G164	SSD	AN7	_		Record	22/11/2022:				
			and Traffic Facilities	Council or TfNSW(RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the		Interview: - Deicorp (RL) stated that this is not triggered now.				
			racillies	commencement of road or pavement construction works.		- Delcorp (NL) stated that this is not triggered now.				
0.105	000	ANIO	Deed	A Book Comment is a control of the object of	Decemb	00/44/0000				
G165	SSD	AN8	Road Occupancy	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction	Record	22/11/2022 Record sighted:				
			Licence	activities.		- Central Coast Council Notice of Determination of Road Occupancy				
2400	000	1110	0.6144.1			License Application (20 September 2020)				
G166	SSD	AN9	SafeWork Requirement	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work	Record, observation	22/11/2022 Observation:				
			s	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				
G167	SSD	AN10	Hoarding	The Applicant must submit a hoarding application to Council for the	Record	notification.				
		,		installation of any hoardings over Council footways or road reserve.		Interview:				
			s			- Deicorp (RL and SR) stated that it is not triggered at this stage,				
G168	SSD	AN11	Handling of	The Applicant must consult with SafeWork NSW concerning the handling of	Record	might be in the future. 22/11/2022				
			Asbestos	any asbestos waste that may be encountered during construction. The		Interview:				
				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	AN12	Fire Safety	The owner must submit to Council an Annual Fire Safety Statement, each 12	Record	22/11/2022				
			Certificate	months after the final Safety Certificate is issued. The certificate must be on,		Interview:				
Annendiy 2 W	ritten Incide:	nt Notificati	on And Renor	or to the effect of, Council's Fire Safety Statement. ting Requirements		- Deicorp (RL and SR) stated that this is non-triggered				
	SSD	1	Written	A written incident notification addressing the requirements set out below must	Record	22/11/2022				\vdash
3170			Incident	be emailed to the Planning Secretary through the major projects portal within	1.00014	Record sighted:				
			Notification	seven days after the Applicant becomes aware of an incident. Notification is		- Deicorp (25 October 2022) Written Incident Notification				
			Requirement	required to be given under this condition even if the Applicant fails to give the		- Submission to DP&E portal (25 October 2022) and corresponding acknowledgement				
			5	notification required under condition A23 or, having given such notification, subsequently forms the view that an incident has not occurred.		acknowledgement				
				, and the second						

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations		
		Condition / CEMP			review/Record			Non-	Not
		Section			/Observation			Compliant	Triggered
G171	SSD	2	Written	Written notification of an incident must:	Record	22/11/2022			
	COD		Incident	Whiteh Houndard of all modern mast.	record	Record sighted:			
			Notification Requirement			- Deicorp (25 October 2022) Written Incident Notification			
			S						
					Record	provided			
				(b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);	Record	provided			
					Record	provided			
				(d) identify when the applicant became aware of the incident;	Record	provided			
				(e) identify any actual or potential non-compliance with conditions of consent;	Record	provided			
				(f) describe what immediate steps were taken in relation to the incident;	Record	provided			
				(g) identify further action(s) that will be taken in relation to the incident; and	Record	provided			
				(h) identify a project contact for further communication regarding the incident.	Record	provided			
G172	SSD	3	Incident Notification Requirement	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	Record	An incident report has not been provided.	This item is considered non-compliant as an incident report has not been provided. The Auditor notes that elements of an Incident Report were available in the Incident Notification provided by Deicorp on 25 October 2022, however, an Incident Report typically contains more details on corrective and preventative actions and details of communication with other stakeholders. For example, it would be prudent to include evidence on completion of the hardstand and details on the alternate loading methodology, to prevent similar incident. Recommendation: A formal Incident Report must be provided for all incidents in accordance with Item G172.		
G173	SSD	4	Written Incident Notification Requirement s	The Incident Report must include:	Record	An incident report has not been provided.	This item is considered non-compliant as an incident report has not been provided. See further in Item G172. Recommendation: A formal Incident Report must be provided for all incidents in accordance with Item G173.		
				(a) a summary of the incident:	Pagard				
				(a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause	Record		4		
				of the incident;	Necolu				
				(c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and	Record]		
					Record		1		

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Geosyntec ID		Condition / CEMP Section	Item	Condition	Pre- review/Record /Observation	Evidence Conlected / Observations	Independent Audit Findings and Recommendations		Non- Compliant	Not Triggered
Environmental	Impact Stat	ement								
G174	EIS	7	Bushfire	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 on Lot 0 in SP72557 which will require the establishment of an appropriate restriction in accordance with the Conveyancing Act 1919.	Record	22/11/2022: Record sighted: - Marcese Drawing A2.003 dated 23 Sept 2022 Rev G. Floor Plan Level 1 showed the APZ (Asset Protection Zone). This will be part of the CC2.				
G175	EIS	7	Aboriginal Heritage	 All site workers and personnel involved in the site impact works 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. 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. If suspected Aboriginal objects are identified during construction work should stop immediately and Darkinjung LALC on 02 4351 2930, Department of Planning, Industry and Environment (DPIE) 1300 361 967 and an archaeologist contacted to identify and record the objects. This procedure 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. 	Record	22/11/2022: Record sighted: - RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan, 89 John Whiteway Drive, Gosford Aboriginal Cultural Heritage Management Plan were prepared in consultation with Darkinjung Local Aboriginal Land Council (Corrine Quinlan) - Aboriginal Cultural Heritage Management Protocols: 87-89 John Whiteway Avenue Gosford sign off sheets. 22/11/2022: Interview: - Deicorp (RL) stated that Darkinjung Local Aboriginal Land Council (LALC) did not wish to be involved with the induction Deicorp (RL) stated that there has been no suspected Aboriginal object or human remains is found to date.	The Auditor noted Deicorp's statement that Darkinjung LALC did not wish to be involved in the induction, however noted that the induction material contains requirements for Aboriginal object finds.			
G176	EIS	7	Biodiversity	The proposal will be in accordance with the findings of the Biodiversity Development Assessment Report prepared by Conacher Consulting dated February 2020.	Record	22/11/2022: Record sighted: AEP (27 May 2022), Biodiversity Management Sub-Plan 89 John Whiteway Drive, Gosford, NSW 2250.				
G177	EIS	7	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 is to be used for the duration of construction.	Record	22/11/2022: Interview: - Deicorp (RL) stated that the removal of trees is still on-going. A report will be produced by AEP at the end of the work. At present the work is supervised by AEP following the site management plan Record sighted: - AEP (27 May 2022), Biodiversity Management Sub-Plan 89 John Whiteway Drive, Gosford, NSW 2250.				
G178	EIS	7	Tree Protection	Tree protection will be provided in accordance with Australian Standards (2009) AS4970: Protection of Trees on Construction Sites. The proposal will be in accordance with the recommendations of the Vegetation Management Plan & Arboricultural Impact Assessment prepared by Conacher Consulting dated February 2020.	Record, observation	22/11/2022: Interview: - Deicorp (RL) stated that exclusion zones are set up with signs "No Unauthorised Entry. Vegetation Rehabilitation Area" Observation: - Exclusion zones observed. Record sighted: - AEP (27 May 2022), Biodiversity Management Sub-Plan 89 John Whiteway Drive, Gosford, NSW 2250.				

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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
G179	EIS	7	Waste	Waste will be in accordance with the recommendations of the Waste Management Plan prepared by Barker Ryan Stewart dated 5 February 2020.	Record	22/11/2022: Interview: - Deicorp (RL) stated that no waste generated at this stage other than septic tank and general waste from the office. Septic tank waste has not yet been disposed of. General waste is collected into skip bins and will be collected for disposal by Skips and Scraps.				
G180	EIS	7		The proposal will be in accordance with the recommendations of the Noise and Vibration Impact Assessment prepared by EMM Consulting dated 11 February 2020.	Record	22/11/2022: Interview: - All vehicles are equipped with quackers Vibration monitors are available onsite, with values above trigger values sent to Site Manager. What are the results of the monitoring? Record sighted: - Koikas Acoustic (19 October 2022), Construction Noise and Vibration Management Plan, 89 John Whiteway Drive, Gosford.				
G181	EIS	7	n	The proposal will be in accordance with the recommendations of the Detailed Site Investigation and Remediation Action Plan prepared by TRACE Environmental dated 20 January 2020.	Record	22/11/2022: Interview: - Deicorp (RL) stated that site remediation has been completed by Trace in accordance with the recommendations of the Detailed Site Investigation and Remediation Action Plan prepared by TRACE Environmental dated 20 January 2020. Site Auditor (Kylie Lloyd) has been engaged to conduct review of the site validation.				
G182	EIS	7	Impacts	 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. 	Record	22/11/2022: Record sighted: - DEICORP (April 2020, 10 and 29 November 2022) Construction Environmental Management Plan, 87-89 John Whiteway Drive Gosford ('the CEMP').				
G183	EIS	7	Traffic	Construction traffic will be in accordance with the recommendations of the Construction Traffic Management Plan prepared by Barker Ryan Stewart dated 5 February 2020.	Record	22/11/2022: Record sighted: Barker Ryan Stewart (17 August 2022), Construction Traffic Pedestrian Management Plan (CTPMP), 89 John Whiteway Drive,				
Construction I	Environmen	tal Managem	ent 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	Site induction checklist includes this information. Aboriginal Cultural Heritage Management Protocols: 87-89 John Whiteway Avenue Gosford sign off sheets.	The following information has not been included in the induction checklist at the time of the Audit. - waste disposal - access restriction - reference to all Management Plans Recommendation: The following information is to be included in the induction checklist and will be sighted in the subsequent Audit: - waste disposal - access restriction - reference to all Management Plans			

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
G185	CEMP		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 S68 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.	observation	22/11/2022: Observation: - Sediment fencing was observed across the southern boundary Geotextile coir logs were observed on the stormwater drains on John Whiteway Drive. Placement of one bund was not observed to block the drain. At the time of the audit, the site manager moved the bund so that it covers the drain Surface Water Treatment & Disposal Record Water from hydrant filling up the water cart was observed to be leaking onto the road and entering stormwater drain on John Whiteway Drive. Based on interview with Deicorp, the hydrant was found to be faulty and Deicorp has requested Council to fix the hydrant. Record sighted: - Complaint register indicated complaints on 6, 7, and 18 October 2022 sediment or mud entering the drains. These are reviewed in the main text of the report Video of clear water released onto the roadside kerb. Observation: - Water treatment areas.	Recommendation: The hydrant on John Whiteway Drive is repaired so that water does not leak into the stormwater drain.		

Geosyntec ID	Document	SSD	Itom	Condition	Dro-	Evidence Collected / Observations	Independent Audit Findings and Recommendations		
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		CEMP			/Observation			Non- Compliant	Not Triggorod
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G186	CEMP	10.2	Noise and	- Demolition work to comply with council's applicable guidelines for the	Record,	22/11/2022:			
0.00		10.2	Vibration		observation	Record sighted:			
			Control	- As part of the noise mitigation treatment for the project, all trucks and		- BG&E (4 August 2022) 87-89 John Whiteway Drive Pre-Construction			
				machinery with defective exhaust systems will be removed from site until		Dilapidation Reports. Report number: N22095-DIL-002-A, N22095-			
				necessary service to rectify the issue have been carried out. - Additional measures to reduce the impacts of noise to residents may be		DIL-RPT-003-A, N22095-DIL-RPT-004-A, and N22095-DIL-RPT-005-			
				considered by substituting methods of excavation from rock hammering to		Reports are for John Whiteway Drive Road around the development,			
				use of surface miners.		No. 117, 91-95, and 97-99 John Whiteway Drive respectively.			
				- Piling, earthwork, or vehicular activities cause land vibration and potential		Inspection were conducted on 30th May and 3rd June 2022.			
				dilapidation of nearby residences. Dilapidation reports of selected areas are to be undertaken.		Intensions			
				- Vibration monitors are to be installed in accordance with the Geotechnical		Interview: - Deicorp (RL) stated that demolition did not occur onsite.			
				Monitoring Plan prepared by El Australia with forms part of the Rockfall		25,500,p (1.2) stated that domestic that is 150 and 5,500.			
				Mitigation Strategy Rev4 dated 11th August 2022. Limits are to be set and		Observation:			
				monitored by the Geotechnical Consultant and project team.		- No excessive noise was observed at the time of the Audit.			
						- Vibration monitors are available onsite, with values above trigger values sent to Site Manager.			
						Values son to one Managor.			
						Record sighted:			
						- El Australia (4 November 2022) Vibration Monitoring Report No.2			
						(8/10/2022 - 30/110/2022) shows that there is 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 were 2 exceedances to the			
						warning level over 122,000 recorded events.			
G187	CEMP	10.3	Dust Control	'	Record,	22/11/2022:	The Auditor notes that the site location (on a cliff and at		
				- Always use water or dust extraction when cutting or grinding silicone products. (NO Uncontrolled Cutting or grinding)	observation	Observation: - The Audit was conducted on a windy weather.	highest point of the area) makes dust mitigation difficult. This condition is considered to be compliant because		
				- Always use correctly approved fitted face masks/PPE.		- Water cannon was observed to be in operation on the eastern	during the Audit, Deicorp has demonstrated that they		
				- When sweeping always use correct PPE and provide through flow		boundary, however only one cannon was available. The water from	have taken practicable steps to minimise dust generation.		
				ventilation when possible, to minimize exposure to others.		the cannon was observed to be blowing towards the east (outside the			
				Use exclusion zones when required to mitigate exposure. Constant watering of demolition material during demolition and loading		boundary), but appears to only cover a small area. - At the time of the audit, no dust mitigation was present in the vicinity	Recommendation:		
				activities to prevent air-born dust particles being generated to control dust			Deicorp should consider the use of additional sprinklers and water cannons in windy weather.		
				- Additional precautions include the covering of haulage trucks with a		in this area.	Placement of sprinklers and water cannons should		
				tarpaulin and the use of mobile water points during the hammering of		- Water cart was present and used to dampen site surface.	target the area being disturbed and the wind		
				concrete.		- Surface miner was observed to have dust extraction.	direction.		
				- Dust suppression systems are to be installed on excavation equipment where available.		Record sighted:	During subsequent Audit the Auditer will review the		
				- Additional measures to reduce the creation of dust may be considered by		- Deicorp complaint register indicates 1 dust complaint (3/11/2022).	During subsequent Audit, the Auditor will review the number of complaints to check the adequacy of the		
				substituting methods of excavation from rock hammering to use of surface			dust mitigation.		
				miners with dust extraction devices fitted.					
				uevices illeu.					
G188	CEMP	10.4	Flora &	The following activities may be required:	Record,	22/11/2022: Interview:	AEP report validating tree removal will be reviewed in		
			Fauna		observation	Deicorp (RL) stated:	subsequent audit.		
				- Do not disturb any animals that are encountered; let them move along without interference;		- Trees have been recently removed, which were validated by AEP (arborist). AEP report has not yet been provided.			
				- Where potentially dangerous animals are encountered (e.g. snakes),		- AEP has been engaged to conduct supervision of all tree removal			
				contact the Deicorp WHS Manager for advice; do not interfere with the		work.			
				animal; and		- No injured animals have been encountered.			
				 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					
		I		the BMSP	1				I

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Geosyntec ID		Condition /	Item	Condition	Pre- review/Record	Evidence Collected / Observations	independent Audit Findings and Recommendations			
		CEMP			/Observation					Not
					Observation				Compliant	Triggered
		Section								
G189	СЕМР	10.6	Storage of Dangerous Goods	 Provide adequate chemical storage and containment facilities. Provide adequate spill containment kits on site. Prepare emergency response plan. Provide Material Safety Data Sheets (MSDS) for all chemicals being used on site. Ensure appropriate methods are used to collect, handle, store and dispose of hazardous goods and prescribed wastes. Separate storage of solvents, flammable / non-flammable gases and corrosive chemicals. Designate specific areas for smoking a safe distance from areas where hazardous chemicals are to be used / stored. Instantly remove from the site anyone seen smoking during handling of hazardous chemicals. Minimise chemicals inventory 		22/11/2022: Observation: - A shipping container is used to store flocculants and one small drum of engine oil was observed A fuel truck was observed, which was used to fill up machinery. The fuel truck stopped at the paved area Spill kit at the car park area. Record sighted: - Safety Data Sheets folder sighted, e.g. Powerkleen, Deod-O-Bowl, CNG Engine Oil.				
G190	СЕМР	4.1	Waste generation	- Excavated materials and concrete will be reused on site or other development	Record, observation	22/11/2022: Interview: Deicorp (RL) stated: - No concrete was present at the site. - Fill was disposed offsite. - VENM has been disposed offsite.				
G191	СЕМР	10.8	Waste Disposal	- Ensure waste water disposed to sewer as per Regulations Designate bunded concrete mixing and equipment washing areas where possible Designate bunded areas for equipment washing to prevent wash water entering stormwater system Dispose of acrylic paint wash water to sewer Settle out paint sludge from wash water and dispose of in dedicated bins Collect and dispose of solvent or oil based paints as prescribed waste Staff awareness training and induction for Hazardous Waste - Provide facilities for segregation, temporary storage and disposal of hazardous wastes. Impacted Soil: - Segregate soils with visual or odorous signs of contamination Test and classify (if required) and dispose of in accord with EPA Regulations.	Record, observation	22/11/2022: Interview: Deicorp (GC) stated that: - Septic waste is collected onsite and is pumped out by waste collector. This has not occurred yet No paint waste has been produced yet No soils with visual or odorous signs of contamination have been encountered.	Dockets for septic waste will be reviewed in the subsequent audit.			

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		Section			Observation			Compliant	Triggered
		Section							
G192	CEMP	10.9	Heritage	Where heritage / cultural building is identified on site prior to construction	Record,	22/11/2022: Interview:			
			Cultural	work, advice from Heritage Consultant and NSW Office of Environment and	observation	- Deicorp (RL) stated that no building was present onsite.			
			Issues	Heritage shall be sought and specific plan may be developed to address					
				legislative requirements. In such projects:					
				- All construction personnel will attend a site induction;					
				- Inspection of heritage buildings will be undertaken prior to any site works					
				being carried out to identify the sensitivities of the heritage buildings with					
				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:					
				- No undermining of heritage building foundations will take place as part of					
				the site works;					
				- 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	Upon discovery of a cultural or Aboriginal object during construction	Record	22/11/2022: Interview: Deicorp (RL) stated that no cultural or			
			Cultural	activities, works should cease in the subject area and Deicorp should notify		Aboriginal object have been encountered onsite.			
			Issues	the relevant NSW Office of Environment and Heritage immediately for further					
G194	CEMP	10.1	Community	Complaints will be directed to the Project Manager who will issue the	Record	22/11/2022:	The Auditor's assessment of the complaints is provided in		
			Complaints	complaint to the appropriate site personnel for action.		Record sighted:	Section 3.9 of the main report.		
				A record of all complaints filed for future inspection, if requested by the		Nov 2022 complaint register posted in https://rumbalaraportal.com.au/			
				community or other third parties.		and are covered within the main text of the report.	Recommendation:		
				The Community Complaints Register will record the following information:			Each complaint should be closed in the register.		
				Complaint Details: Name, Address and Phone No. Nature of Complaint Details of the martinular issue of the right and the office idea.					
				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 complaint (i.e. in person, by phone or in writing).					
				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					
			l		1	1	Ī		
				of the complaint, if not what else needs to be done, or is it outside the scope					

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		Condition /			review/Record				Non-	Not
		CEMP Section			/Observation				Compliant	Triggered
G195	CEMP	11	Inspection	The following inspection and monitoring program will be conducted at the	Record	22/11/2022: Record sighted:				
0.00	02		and	site. The results of these activities will be recorded.		- Deicorp Environmental Site Checklist (22/11/2022, 12/11/2022,				
			monitoring	On daily basis, Site Foreman:		10/11/2022)				
				Inspect the security fencing of site.		22/11/2022: Interview:				
				2) Inspect signage for dangerous areas of the site.		Deicorp (RL) stated that no asbestos has been encountered at the				
				Inspect security lighting locations. Inspect the content and quantity of material in bins.		site.				
				5) Inspect the site for general tidiness and to ensure no illegal						
				dumping of waste. 6) Inspect roads abutting the site for soil, sand, clay, or stones						
				originating from the construction activities on site.						
				As required, the asbestos contractor is to: 7) Monitor asbestos removal						
				As required, Site Foreman is to:						
				Monitor site remediation works in accordance with the remediation plan.						
				Site Foreman:						
				WHSE audits within the first 8 weeks of project commencement and then every quarter by the WHS Manager.						
				Unscheduled audits may be conducted at the discretion of the Site Foreman.						
G196	CEMP	11.1	Corrective	- Where breaches to WHSE requirements are identified, Deicorp will	Record	22/11/2022: Interview:				
			Actions	determine appropriate corrective actions to remedy and also prevent the re- occurrence of any similar non-conforming matter.		Deicorp (GC) stated no WHSE breaches have occurred onsite.				
				- 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.						
G197		5.1, Table 4 and 5.3		Clearly visible signs adjacent to the construction site access providing relevant site information, website and contact details.	Record, observation	22/11/2022: Observation:				
	(Community Communica		information	relevant site information, website and contact details.	observation	- Site notice.				
	tion			2. Development updates are to be on the website to ensure the community is		De cond cinhte de				
	Strategy)			informed and up to date with construction / operational progress, key dates, staging, hours and provide contact details (email and phone number) for		Record sighted: - Website: https://rumbalaraportal.com.au/ on 21 November 2022				
				feedback queries and/or complaints. Digital community newsletter is to be		Complaint register. ACE Civil (16 November 2022) Notification Letter Pending Partial				
				distributed to all stakeholders via email with link to website at least 14 days prior to commencement of construction and as required throughout the		Road Closure / Shared Roadway Arrangement, 87-89 John Whiteway				
				construction.		Drive Gosford.				
				Stakeholders can provide feedback, submit queries and/or complaints via Website.						
				The stakeholders are to be informed with the website and commencement						
				of work at least 7 days prior to the commencement of construction, and as required through the construction phase of development.						
				Stakeholders includes:						
				Adjoining and nearby residents/landowners and businesses, Friends of Gosford Pty Ltd, Local Aboriginal Land Council,						
				Community Environment Network, Central Coast Council, Ausgrid, Central						
				Coast Health / Air Ambulance, NSW Department of Planning, Industry and Environment						
				The website/ forum will be operating at least 14 days prior to commencement of construction						
				Letterbox drop to the adjoining and nearby residents/landowners and businesses is to be conducted:						
				At least 14 days prior to commencement of construction. At least 7 days prior to commencement of out-of-hours construction and						
				high impact works.						
				- At least 48 hrs prior to commencement of unplanned works.						

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		Condition /	1	!	review/Record			Non-	Not
		CEMP	1 '		/Observation			Compliant	Triggered
		Section	1 '						33
G198	CCS	5.1 Table /	Dietribution	Written notification to NSW Health Infrastructure / Air Ambulance advising of	Pecord	22/11/2022: Observation: No crane has been used yet.			
G 190	(Community			crane use, to ensure there are no impacts on air aviation relating to Gosford		22/11/2022. Observation: No chane has been used yet.		ı	
	`			, · · · · · · · · · · · · · · · · · · ·				1	
	Communica			Hospital as required by relevant approvals.				1	
	tion		Table 4	Time frame: At least 21 days prior to commencement of construction and				1	
	Strategy)		1	include details any crane use.				1	

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations	T		
		Condition / CEMP Section			review/Record /Observation				Non- Compliant	Not Triggered
G199	CCS (Community Communica tion	CEMP Section		 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. 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. Preventative actions should be implemented to reduce any reoccurrence as required. 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. Following construction being completed, the enquiries will be directed to the Strata management company when appointed. Applicable contact details will 	Record	22/11/2022: Record sighted: Nov 2022 complaint register posted in https://rumbalaraportal.com.au/ and are covered within the main text of the report.	This item was considered compliant as the complaints were responded to within 7 days. The Auditor's assessment of the complaints is provided in Section 3.9 of the main report. While the complaints have been responded to by Deicorp within 7 days, the complaints had not been closed in the register at the time of the Audit. Recommendation: Each complaint should be closed in the register. When complaints are made by government agencies (e.g. DP&E or Council), written confirmation should be sought on closing of the complaint.			
WMD (Mosts A	lawa sa	Diam		be provided via the digital newsletters and website						
G200	MMP (Waste Manageme nt 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.		22/11/2022: Record sighted: - 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 VENM 400,000 tonnes - 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 VENM 100,000 m3	The Auditor has sighted the tipping summary for general solid waste, but quantities for VENM has not been provided. The Auditor will review this in subsequent Audit, noting that the contaminated land Audit will also need this information.			

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		CEMP			/Observation			Compliant	Triggered
		Section							
G201	WMP	4.4	Excavated	Virgin Excavated Natural Materials would be transported off site for use on	Record	22/11/2022:			
	(Waste		Material	other development sites. Note the intended end location for waste reuse or		Record sighted:			
	Manageme			recycling would not be determined until tendering/ contract award stage		- Central Coast Council (12 October 2021) DA54735/2018.2 for LOT:			
	nt Plan)			where the successful contractor would determine specific work methodology and intention for offsite reuse or recycling.		141 DP: 755246, 1419 Peats Ridge Road PEATS RIDGE NSW 2250 Approve Notice under Section 143 PoEOAct 1997, Grant Skinner of			
				and intention for offsite reuse of recycling.		1419 Peats Ridge Rd. Peats Ridge NSW 2250 on 6 May 2022 states			
						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 states that the place can lawfully be used to accept 100,000 m ³			
						of VENM.			
CTPMP (Cons	truction Trof	fic and Dod	etrian Manas	 gement Sub Plan)	-				
				•	Observati	20/44/2022, Observation			
G202	CTPMP (Constructio	4.1	General	- TCP prepared by Safeway Traffic Management Solutions shall be implemented by appropriately qualified and authorised traffic controllers only.	Observation	22/11/2022: Observation: - Traffic signs.			
	n Traffic			Traffic controllers must have completed SafeWork NSW accredited courses		- Trainic signs The road reserves bordering the site were not observed to be			
1	and			for traffic controllers and must wear yellow vests with the words "Authorised		obstructed.			
	Pedestrian			Traffic Controller". Reflective white overalls with reflective bands must be					
	Manageme			worn at night.					
	nt Sub Plan)			- All signs and devices shall be placed in accordance with the TCP prior to					
	Pian)			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	СТРМР	4.3	Vehicle	- The Vehicle Movement Plan (VMP) shows vehicles accessing the site from	Observation	22/11/2022: Observation:			
0200	(Constructio	1.0	Movement	the state road network via the Central Coast Highway, Dane Drive, Donnison	Obcorvation	- Vehicle access is from John Whiteway Drive.			
	n Traffic		Plan (VMP)	Street and John Whiteway Drive. Vehicles leaving the site will return to the		· ·			
	and			state road network by the same route (Appendix A).					
	Pedestrian			- Access to and from the north via Henry Parry Drive is not recommended for use by heavy vehicles. However, this route would be suitable for work					
	Manageme nt Sub			vehicles such as standard utilities and vans.					
G204	СТРМР	СТРМР	General	- The companies that employ drivers of heavy vehicles removing materials	Record,	22/11/2022: Record sighted:			
	(Constructio	Section 4.4			observation	- Driver licence (AA).			
	n Traffic	& DCC		are to be made aware, read and agree to the Driver's Code of Conduct		- Mobile Plant Operating Training Services (AA) for excavator licence.			
	and Pedestrian	Section 1 to 5 and 11		attached at Appendix E.		- Construction Induction (AA) Statement of attainment for a loader (AA).			
	Manageme	Januil		- Drivers of heavy vehicles hauling spoil from the site or delivering materials,		- Statement of attainment for a loader (AA) Heavy vehicle driver licence (ARH).			
	nt Sub			equipment or machinery to the site must:		- Induction form provides statement of site and traffic rules. Induction			
1	Plan) and			- Hold a valid driver's licence for the class of vehicle that they operate;		for AH (15/11/2022) sighted.			
1	Driver's			- Operate the vehicle in a safe manner on public roads and within the site;		- WHS034 Toolbox/pre-start talks (27/10/2022) for Driver's Code of			
	Code of Conduct			- Comply with the direction of authorised site personnel when entering, leaving or within the site;		Conduct Deicorp (17/8/2022) Driver's Code of Conduct.			
	(DCC)			- Drivers and truck operators are to be aware of the "Three Strikes Scheme"		- Dology (17/0/2022) Driver a Code of Corlude.			
	(/			introduced by Transport for NSW (TfNSW) which applies to all vehicles over		22/11/2022: Observation:			
				4.5 tonnes.		- PPE was worn by workers.			
				- All heavy vehicle drivers hauling spoil from the site or delivering materials,		- Children and pets, and use of mobile phones were not observed.			
				equipment or machinery to the site are to be aware of their adopted Fatigue Management Scheme and operate within its requirements.					
				- It is preferable you do not exit your vehicle whilst being loaded, if you are					
				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.					
				- PPE to be worn on site.					
				- Hard Hats to be worn everywhere on site when out of your vehicle, except when parked up and going to amenities.					
				- Children and pets are not permitted on site unless authorised.					
				- Mobile phones are not to be used unless they are hands free.					
				- Minimise the use of compression brakes in close proximity to residential					
				areas.	<u> </u>]

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Geosyntec ID	Document	SSD Condition /	Item	Condition	Pre- review/Record	Evidence Collected / Observations	Independent Audit Findings and Recommendations		
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2005	СТРМР					loov vegge of the			
	(Constructio n Traffic and Pedestrian Manageme nt Sub	Section 6 &	departure, arrival and covering	 All trucks arriving at or departing from the site whether loaded with material or not are required to have an effective cover over their load for the duration of the trip. The load cover may be removed upon arrival at the delivery site. All care is to be taken to ensure that all loose debris from the vehicle body and wheels are removed prior to leaving the site. Drivers must ensure that, following tipping, the tailgate is locked before leaving the site. The Construction Supervisor is to monitor loose material on the haulage 	Observation	22/11/2022: Observation: - Trucks were not observed at the time of audit. Based on information by Deicorp (RL), no trucks were proposed due to high wind. - Several complaints have occurred in relation to vehicle leaving debris from the site. One was documented as a non-compliance on 18/10/2022.	This item is considered to be non-compliant due to the complaint and incident identified on 18/10/2022 in relation to mud tracking on the road. See item G102 (D19) for mitigation measure.		
	Plan) and Driver's Code of Conduct (DCC)			routes to and from the site and take appropriate action (removal or suppression) regularly. - Heavy vehicles leaving the site should try to be separated by a minimum, 2 minute interval. - When heavy vehicle drivers become aware, that they will arrive at approximately the same time, they are to ensure that there is a suitable gap between vehicles.		22/11/2022: Record sighted: - Photograph provided by Deicorp (27/10/2022) showing the trucks leaving the site were covered.			
G206	СТРМР	DCC	Heavy	In the case of a breakdown the vehicle must be towed to the nearest	Record,	22/11/2022: Interview:			
	(Construction Traffic and Pedestrian Management Sub Plan) and Driver's Code of Conduct (DCC)	Section 8	Vehicle Breakdown and Incidents	breakdown point as soon as possible. All breakdowns must be reported to the TMC (Transport Management Centre) on 131 700 and the vehicle protected in accordance with the Heavy Vehicle Drivers handbook. To ensure that traffic impacts are minimised in the event of an incident, rapid response from the haulage company is required. In order to ensure rapid response to incidents drivers are encouraged to contact the TMC on 131700, as soon as the stranded vehicle and load is safely secured. If there is a product spill while loading/unloading or en-route the driver must: 1) Immediately warn persons in the area who may be at risk; 2) Inform the site manager immediately so that Emergency services can be contacted, and a clean-up initiated; 3) All spills must be adequately cleaned up and waste disposed of in an acceptable and environmental manner; 4) Put out warning triangles where it is safe to do so; 5) Contact the NSW Police Service.	,	- Deicorp (GC) stated that no vehicle breakdown or spills have occurred. 22/11/2022: Record sighted:			
	(Constructio n Traffic and Pedestrian Manageme nt Sub Plan) and Driver's Code of Conduct (DCC)	Section 9	and Compliance Measures and Monitoring	authorised State government or Council officer. - Any breach of the Code of Conduct will result in the offending driver being placed on a Driver's Code of Conduct Disciplinary Action Register.		- Form 20-HSE Incident report indicated that no traffic incident has been recorded.			
	CTPMP (Constructio n Traffic and Pedestrian Manageme nt Sub Plan)		(TCP)	Minor modifications to the TCP which have been identified in a Location Risk Assessment can be made by a person with a current SafeWork NSW TMP qualification. Should the TCP be changed, all relevant permits and details are to be forwarded to the PCA/Council as required. 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.	Record, observation	22/11/2022: Interview - The TCP has not yet been updated. - Deicorp (GC) stated that TCP is monitored by him (site manager) based on the work staging. 22/11/2022: Observation: - Traffic signs observed.			

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G209	CTPMP (Construction n Traffic and Pedestrian Manageme nt Sub Plan)		Traffic Management Plan (TMP)	 All deliveries, crane operations and concrete pours will be made within a Work Zone that will be implemented across the John Whiteway Drive frontage of the site. Areas for the storage of materials and equipment will also be designated within the site. The delivery of materials, equipment and machinery shall be managed by authorised traffic controllers to minimise any impact on the operation and safety of the vehicles and pedestrians in John Whiteway Drive. The access, circulation and safety of private vehicles and pedestrians using John Whiteway Drive shall take precedence over any delivery / construction vehicles accessing and egressing the construction site. The Construction Contractor will also be responsible for ensuring that the access roads to the site (including the footpath) are kept in a serviceable condition for the duration of construction. At the direction of Council, the contractor must undertake remedial treatments such as patching at no cost to Council. 	Observation	22/11/2022: Observation: - All work and vehicles were observed to be within work zone. - Access roads were observed to have some pot holes. 22/11/2022: Record sighted: - Nearmap (18/8/2022) indicated pot holes were present on John Whiteway Drive prior to construction. 22/11/2022: Interview: - Deicorp (RL) stated that they are in communication with Council to fix the road.			
G210	CTPMP (Construction Traffic and Pedestrian Management Sub Plan)	4.6	Traffic Management Plan (TMP)	Fencing will be installed around the perimeter of the site to prevent any unauthorised entry. Signs and barriers will be installed to direct pedestrians to walk on the opposite side of John Whiteway Drive.	Observation	22/11/2022: Record sighted: - Fencing observed around the perimeter.			
G211	CTPMP (Construction n Traffic and Pedestrian Manageme nt Sub Plan)	4.6	Traffic Management Plan (TMP)	 The local community, road users and other stakeholders shall be kept informed of changed traffic conditions where required by Council. Seven (7) days notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measures. 	Observation	22/11/2022: - ACE Civil (16 November 2022) Notification Letter Pending Partial Road Closure / Shared Roadway Arrangement, 87-89 John Whiteway Drive Gosford.			
G212	CTPMP (Construction n Traffic and Pedestrian Manageme nt Sub Plan)	Table 4.1	Traffic Management Plan (TMP)	 Any potential conflicts with the local commercial and residential traffic will be managed by maintaining right of access to local traffic at all times. Drivers of vehicles accessing the site will be required to give-way to all other vehicles when entering and exiting the site. A Location Risk Assessment is to be undertaken to enable safe access to and from the site. 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. 	Observation	22/11/2022: Observation: - Cattle grids observed. - No vehicles were observed entering or existing the site. 22/11/2022: Record sighted: - One complaint received on traffic on 6/10/2022.	The Auditor considers that the complaint on 6/10/2022 has been adequately addressed, based on discussion in the main report.		

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		Condition / CEMP Section			review/Record /Observation			Non- Compliant	Not Triggered
G213	CTPMP (Constructio n Traffic and Pedestrian Manageme nt Sub Plan)	5.1	Monitoring and Performance	- It is recommended that the CTPMSP including the Traffic Control Plans (TCP's) be formally reviewed every 4 weeks during the excavation and building works. - Routine monitoring of the performance of the Construction Traffic and Pedestrian Management Sub Plan (CTPMSP) to confirm the effectiveness of methods, equipment and controls shall be undertaken. Observations shall be recorded by the supervisor/contractor and opportunities for improvement recommended to the Project Manager.	Observation	22/11/2022: Interview: - Deicorp (RL) stated that CTPMSP and TCP are reviewed regularly.	Recommendation: A review page is provided in the CTPMSP and TCP that document when the documents are reviewed.		
G214	CTPMP (Constructio n Traffic and Pedestrian Manageme nt Sub Plan)	5.2	Monitoring and Performance	The following records shall be kept as evidence of the design, implementation and performance of the CTPMSP: 1. Qualifications - SafeWork accredited Traffic Control Plan designers; - SafeWork accredited Traffic Controllers. 2. Principal Contractor's meetings minutes with Principal Contractor(s) from adjoining sites 3. TCP approval 4. Temporary speed zone approval (if applicable) 5. Community consultation (where required by Council) including provision of: - Letters - Handouts - Maps and plans 6. Location Risk assessment and any modifications 7. Confirmation of implementation and start of works 8. Monitoring reports 9. Incident reports and corrective action	Record	22/11/2022: Record sighted: - SafeWork NSW Traffic Control Work (LN) (2/12/2004) Form 20-HSE Incident report indicated that no traffic incident has been recorded. 22/11/2022: Interview: - Deicorp (SR) stated that there was no consultation required with contractor of adjoining site as the entrance to their deliveries is from another road Deicorp (SR) stated no approvals for road are yet required ACE Civil (16 November 2022) Notification Letter Pending Partial Road Closure / Shared Roadway Arrangement, 87-89 John Whiteway Drive Gosford.			
CNVMSP (Con	struction No	ise and Vib	ration Manag	ement Sub-Plan)					
G215	CNVMSP (Constructio n Noise and Vibration Manageme nt Sub- Plan)	5.3.1	General control measures	- Use appropriately sized plant and equipment and ensure that the equipment is operated in a manner that reduces noise emissions such as turning off equipment when not in use. - Trucks removing material from the site should not be left idle at any time whilst on-site and as being filled. - Plant & equipment with broadband reversing alarms should be used instead of tonal reversing alarms. - Motorised plant and equipment such as excavators shall be fitted with appropriate exhaust silencers to minimise noise emission during their use. - Ensure that all plant and equipment is appropriately maintained such that it remains in good working order. - Avoid 'clustering' of plant & equipment in localised areas. - The minimum work distances as tabled within this report should be observed at all times, especially regarding vibration damage guidelines. - Rock sawing or grinding is recommended along the site boundaries where the advised minimum safe working distances cannot be achieved. - 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 flat 'block' type hammer. - Extended periods of continuous vibration-generating work should be avoided to limit the potential for dynamic magnification due to resonance in neighbouring buildings/structures.		22/11/2022: Observation: No excessive noise was observed at the time of the Audit. Water cart was left idle on the vegetation strip and water was overflowing. See Item G85 for maintenance records. Rock breaking was conducted within the site boundary. Interview: Deicorp (RL) stated that: Quackers were fitted to plant onsite. Record sighted: EI Australia (4 November 2022) Vibration Monitoring Report No.2 (8/10/2022 - 30/110/2022) shows that there is 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 is 2 exceedances to the warning level over 122,000 recorded events.	This item was considered a non-compliance as water cart was left idle on the vegetation strip. Recommendation: - Plant and equipment should be turned off when not in use Vibration exceedances should be investigated and mitigated.		

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G216	CNVMSP (Construction n Noise and Vibration Manageme nt Sub- Plan)		2 Additional control measures	be managed through work schedules, the following noise controls may be considered: - Providing respite periods that are agreed upon through consultation with site management and the community Exhaust silencers could be considered for motorised excavation type plants & equipment Continuous vibration monitoring is advised along the Northern/Southern and Western site boundaries during excavation to ensure vibration levels do not reach a point where the structural integrity of surrounding buildings is compromised.	Record, observation	22/11/2022: Record sighted: - Complaint register indicated one noise complaint relating to generator at night. Deicorp stated that a generator was not used onsite.	The Auditor considers that this item is non-triggered as there has been only 1 noise complaint, which was not considered to be associated with ongoing construction work. This item will be reassessed in the future.		
CSWMSP (Co		oil and Wate	er Managemer	•					
	CSWMSP (Construction n Soil and Water Management Sub- Plan)		Land Disturbance Conditions	 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 plans. All site workers will clearly recognize these zones that, where appropriate, are identified with barrier fencing (upslope) and sediment fencing (downslope), or similar materials At access areas: Limited to a maximum width of 10 metres. The site manager will determine and mark the location of these zones onsite. They can vary in position to best conserve the existing vegetation and protect downstream areas while being considerate of the needs of efficient works' activities. All site workers will clearly recognize their boundaries that where appropriate, are marked with barrier mesh, sediment fencing, or similar materials Remaining lands: Entry prohibited except for essential thinning of plant growth. 		22/11/2022: Observation and Interview: - No site work was observed to be within 5m of the cliff. 22/11/2022: Observation:			
	(Construction Soil and Water Management Sub-Plan)		5 Soil Erosion Control Conditions	 Clearly visible barrier fencing will be installed where shown on 2200435-01-801and elsewhere at the discretion of the site superintendent to ensure traffic control and prohibit unnecessary site disturbance. Earth batters will be constructed with as low a gradient as practicable but no steeper than (subject to geotechnical advice): 2(H): 1(V) where slope length is less than 13 metres 2.5(H): 1(V) where slope length is between 13 and 17 metres 3(H): 1(V) where slope length is between 17 and 20 metres 4(H): 1(V) where slope length is greater than 20 metres. All waterways, drain spillways and their outlets will be constructed to be stable in at least the 10 year ARI, time of concentration storm event. Protection from erosive forces will be undertaken on all lands to meet the requirements of Table 4. 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. 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. 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. 		- Fencing was observed No waterways were present onsite. 22/11/2022: Interview: Deicorp (RL) stated: - Batters were conducted in accordance with the CSWMSP AEP contract includes revegetation onsite following completion of construction.			

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Ī	Ī	
		Condition /			review/Record		3		Non-	Not
		CEMP			/Observation				Compliant	
		Section								
G219	CSWMSP (Construction n Soil and Water Management Sub- Plan)	6	Sediment Control Conditions	1. Sediment fences (SD 6-8) will: i. Be installed where shown on 2200435-01-801and elsewhere at the discretion of the site superintendent to contain the coarser sediment fractions (including aggregated fines) as near as possible to their source; and ii. Have catchment areas not exceeding 900 square metres, a storage depth (including both settling and settled zones) of at least 0.6 metres, and internal dimensions that provide maximum surface area to passage of stormwater (i.e. very low gradient). 2. Sediment removed from any trapping device will be relocated where further pollution to downslope lands and waterways cannot occur, or disposed off site as instructed by the super intendent. 3. Stockpiles (SD 4-1) will be placed where shown on 2200435-01-801and not within 5 metres of hazard areas including likely areas of high velocity flows such as waterways, paved areas and driveways. 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-		22/11/2022: Observation: - Sediment fencing was observed across the southern boundary Geotextile coir logs were observed on the stormwater drains on John Whiteway Drive. Placement of one bund was not observed to block the drain. At the time of the audit, the site manager moved the bund so that it covers the drain Stockpiles were not placed within 5m of hazard areas. Record sighted: - Complaint register indicated complaints on 6, 7, and 18 October 2022 sediment or mud entering the drains and the sediment control reportedly removed on 6 and 7 October 2022. These are reviewed in the main text of the report.	Sediment controls were observed to be appropriate at the time of the Audit. It is noted at that at the time of the Audit water from hydrant was found to be leaking and flow into the drain, but the water was observed to be clear. Recommendation: Periodic monitoring (at least daily) is conducted to ensure the coir logs are effectively covering the drains.			
G220	CSWMSP	7	Site	801.5. Temporary sediment traps will be retained until after the site is completely rehabilitated.1. Waste bins will be emptied as necessary. Disposal of waste will be in a	Record,	22/11/2022:	As discussed during the audit, Deicorp is considering to			
ACHMP (Abor	(Constructio n Soil and Water Manageme nt Sub- Plan)		Inspection and Maintenance Conditions	manner approved by the site superintendent. 2. Acceptable bins will be provided for any concrete and mortar slurries, paints, acid washing, lightweight waste materials and litter. Clearance services are to be provided weekly. 3. The site superintendent will inspect the site at least weekly and will: i. Ensure that drains operate properly and to undertake any necessary repairs; ii. Remove spilled sand or other materials from hazard areas, including lands closer than five metres from areas of likely concentrated or high velocity flows especially waterways and paved areas; iii. Remove trapped sediment whenever less that design capacity remains within the structure; 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. 4. As a part of the Statutory 'diligence and care' responsibilities, the site superintendent will keep a logbook, making entries at least weekly, immediately before forecast rain and after rainfall. Entries will include: i. The volume and intensity of any rainfall events; ii. The condition of any soil and water management works; iii. The condition of vegetation and any need to irrigate; iv. The need for dust prevention strategies; and v. Any remedial works to be undertaken. 5. The logbook will be kept on-site and made available to any authorized person on request. It will be given to the project manager at the conclusion of	observation	Interview: Deicorp (RI, SR, GC) stated the following: - At present there is only general waste skip bin onsite collected by Skips and Scraps. No other waste bins needed on site at this stage Site superintendent inspects the site weekly Site superintendent diary was sighted at the site office for 10	remove item 4 and 5 from the plan. This item has not been considered non-compliant, but it would be prudent to remove these two items from the plan or a log book should be kept onsite as per the plan. Recommendation: The Construction Soil and Water Management Sub-Plan is amended to remove requirements of a logbook, or a logbook is kept onsite.			

Geosyntec ID	Document	SSD	Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations	1		
		Condition / CEMP Section			review/Record /Observation				Non- Compliant	Not Triggered
G221	ACHMP (Aboriginal Cultural Heritage Manageme nt Plan)	8.1	Heritage contingency protocol for unexpected Aboriginal objects	Should unexpected Aboriginal objects/features be encountered, work must stop immediately, and the area cordoned off with a high visibility barrier. The Land Manager is to be notified of the situation as soon as possible. The Land Manager is to then contact the heritage consultant who is to assess the object(s) in consultation with RAPs (Registered Aboriginal Parties) and recommend 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. Ensure the implementation of heritage mitigation measures is documented.	Record	22/11/2022: Interview: - Deicorp (RL and SR) stated that there was no Aboriginal objects/features encountered.				
G222	ACHMP (Aboriginal Cultural Heritage Manageme nt Plan)	8.2	protocol for unexpected discovery of human	Should any clearly identifiable human remains or possible human remains be encountered, work must stop immediately, and the area cordoned off with a high visibility barrier. Notify the NSW Police, NSW Coroner's Office, the Darkinjung Local Aboriginal Land Council, and HNSW (formerly DPIE, OEH). 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. Then implement heritage mitigation measures, if additional investigation and salvage is also required, then arrange for heritage consultant to undertake those works. Ensure the implementation of heritage mitigation measures is documented.		22/11/2022: Interview: - Deicorp (RL and SR) stated that there was no human remains or possible human remains be encountered.				
	ACHMP (Aboriginal Cultural Heritage Manageme nt Plan)	9.1	Implementati on and Compliance	Meetings between the Land Manager and RAPs (Registered Aboriginal Parties) are to occur in accordance with the below: - The Land Manager will maintain liaison with RAPs, as necessary; - RAPs may choose to meet if there is a change in Land Manager; - Any future applications required for development or extension works will be developed in consultation with RAPs.	Record	22/11/2022: Interview: - Deicorp (RI and SR) stated that RAP was consulted and had a meeting with RPS prior the development of management plan.				
	ACHMP (Aboriginal Cultural Heritage Manageme nt Plan)	9.2	Dispute Resolution	 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; 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); 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; 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; The Land Manager must use reasonable endeavours to convene a meeting of the parties as soon as possible after the Independent Expert is appointed; 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 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. 	Record	22/11/2022: Interview: - Deicorp (RL and SR) stated that there was no dispute to date.				

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Geosyntec ID	Document		Item	Condition	Pre-	Evidence Collected / Observations	Independent Audit Findings and Recommendations			
		Condition /			review/Record				Non-	Not
		CEMP			/Observation				Compliant	Triggered
		Section								
G225	ACHMP	10.1	Resposibilitie	- In accordance with recommendation 1 in the 2020 ACHAR, ensure that all	Record	22/11/2022:				
	(Aboriginal		s	onsite personnel understand their responsibilities in this ACHMP by means of		Record sighted on site:				
	Cultural			a heritage induction. Permanent and upper management personnel should		- Deicorp Aboriginal Cultural Heritage Management Protocol at the site				
	Heritage			undertake a heritage induction provided Darkinjung LALC;		office. ACE, No Limit, ACE Civil, Red Pumps, and Hunter Bannister				
	Manageme			B : I (II: AQUIND)		were inducted between Sep to October 2022.				
	nt Plan)			 Provide a copy of this ACHMP for use onsite, and maintain a list of onsite personnel who have completed a heritage induction/s; 		- RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan, 89 John Whiteway Drive, Gosford.				
				personner who have completed a heritage inductions,		os John Whiteway Drive, Goslord.				
				- 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;						
BMSP (Biodive	ersity Manad	gement Sub-	Plan)							
G226	BMSP		, , <u>, , , , , , , , , , , , , , , , , </u>	- Response plans are needed to be designed and implemented in	Record	22/11/2022:	AEP report will be reviewed in subsequent audit.			
	(Biodiversit			construction plans to mitigate impacts in the event of disease or pathogen	00014	Record sighted:				
	y			outbreaks		AEP (27 May 2022), Biodiversity Management Sub-Plan 89 John				
	Manageme			- Survey and clear marking between development and Management Zones		Whiteway Drive, Gosford, NSW 2250.				
	nt Sub-			(prior to civil works by project manager/civil contractor)						
	Plan)			- Demarcation rural-style fencing (not barbed wire) and signage between		Interview:				
				development and MZs (prior and during civil works by project manager/civil contractor)		- Deicorp (RL) stated that trees have been recently removed, 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)		Traindated by The (disposet). The Topolit has not yet soon provided.				
				- 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						
				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 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						
1				next 7 years.)						
1				- Removal of rubbish and human structures in Management Zones (during civil works by the developer)						
1				- Vegetation clearing in development footprint supervised by Project						
				Ecologist (during civil works by the developer)						
				- 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)						
1				- 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)						
				- 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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