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INDEPENDENT ENVIRONMENTAL AUDIT REPORT

89 John Whiteway Drive, Gosford, NSW 2250

JWD Developments Pty Ltd 18 December 2023

21322 R3



Quality Management

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

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

Executive Summary

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

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

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

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions D35 to D40 Conditions C35 to C40 of the NSW Department of Planning and Environment (DPE) State Significant Development Approval (SSD 10321 Mod 2) ('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 19 October 2023.

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

- Number of compliances = 85 items
- Number of non-compliances = 2 items
- Number of non-triggered = 86 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 item
- 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	
DPE	NSW Department of Planning and Environment (previously DPIE)	
DPIE	NSW Department of Planning, Industry and Environment	
EIS	Environmental Impact Statement	
Environmental Representative (ER)	A suitably qualified and experienced person independent of project design and construction personnel employed for the duration of Construction, who will be the principal point of advice in relation to all questions and complaints concerning environmental performance.	
EP&A Act	NSW Environmental Planning and Assessment Act 1979	
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999	
EPL	NSW Environment Protection Licence under the Protection of the Environment Operations Act 1997	
Federal CoA	Federal DoEE Condition of Approval	
Incident	An occurrence or set of circumstances that causes, or threatens to cause material harm and which may or may not be or cause a non-compliance.	
Minister	Minister of DPE or delegate.	
NSW CoA	NSW DPE Condition of Approval	
Non-compliant	The Auditor has not obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.	
Not triggered	The specific item has not been activated at the time of the Audit and therefore, the Audit was not completed for the item.	
Planning Secretary	The Planning secretary under the EP&A Act or nominee.	

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



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. Prior to the development, the property was an unoccupied area 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 188 dwellings, basement car parking, associated landscaping, and public domain works.

1.2 Audit Team

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The Audit team comprised the following Geosyntec personnel:

Table	1.1.	Audit	Team
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Name	Role
Dr Cheryl Halim	Lead Environmental Auditor
	NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201)
	Exemplar Global Lead Auditor (Environmental Management Systems Auditor) (C-464022)
	BE (Chemical)
	PhD (Chemical Engineering)
Cissillia Young	Auditor
	BE (Chemical)
	PhD (Chemical Engineering)

The Audit Team Declaration is provided in Appendix B.

1.3 Purpose and Objective of Audit

The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance status of the construction phase of the approved development. This audit was the third Construction Audit, conducted within 26 weeks of the previous construction audit (which was completed on 22 June 2023).

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



The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions D35 to D40 of the NSW Department of Planning and Environment (DPE) State Significant Development Approval (SSD 10321) ('SSD Approval') and its subsequent modifications, 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 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. 		
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.		

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 duration for the current Audit is from the completion of the previous audit (22 June 2023) to the issue of this final report.

1.4.2 Audit Criteria (Audit Works)

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

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

• An assessment of compliance with the Conditions of Consent and other relevant approvals and licenses.



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

1.5 Audit Period

This Audit comprises the third IEA for the site and covers a review period of environmental performance from the completion of the previous construction audit (22 June 2022), the time of the site inspection (19 October 2023), and to the issue of this final report (13 December 2023).

1.6 Environmental Representative

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

Peter Dooley (Site Manager) from Deicorp also assisted Geosyntec during the Audit process.



2 Audit Methodology

2.1 Auditor Notification to DPE

The Environmental Audit team was notified and approved by DPE in a letter dated 9 October 2023 and 11 October 2023, respectively. 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 19 October 2023. The agenda for the meeting and the record of attendees is provided in Appendix D.

2.3.2 Sources of Information to Assess Compliance to Audit Program

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

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

2.3.3 Closing Meeting

The closing meeting was held on 30 October 2023. It was agreed that the closing meeting could be conducted via email correspondence from Geosyntec, which provided an overview of key findings and timing for the Audit Report. The closing meeting email provided preliminary findings of the Audit.

2.3.4 Issue of Independent Environment Audit Report

The Draft Independent Environmental Audit Report was issued on 8 December 2023.



2.3.5 Finalisation of Independent Environment Audit Report

The IEA report was finalised on 18 December 2023 with the following changes made to the Draft report:

- SSD 10321 Condition B5 (Geosyntec item G34) is now considered compliant because the evidence of submission of Construction Certificates (CC2A and CC2B) to the Planning Secretary was provided following issue of the Draft report.
- SSD 10321 Condition B27 (Geosyntec item G56) is now considered compliant because the evidence of submission of operational stormwater management system to the Certifier was provided following issue of the Draft report.
- SSD 10321 Condition C3 (Geosyntec item G62) is considered compliant because all information listed in Condition C3 has been updated in the project website following issue of the draft report.

2.4 Interviews

Interviews with construction project personnel conducted on 19 October 2023. The following personnel were interviewed:

- Robert Longo (Deicorp Project Manager, Environmental Representative for this Audit)
- Peter Dooley (Deicorp Site Manager)

2.5 Site Inspection

The site inspection was conducted by Cheryl Halim and Cissillia Young on 19 October 2023, accompanied by the Site Manager (Peter Dooley) and Project Manager (Rob Longo). The site inspection comprised a walkover of the construction footprint, including the perimeter of the site.

2.6 Consultation

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

The outcome of the consultation is provided in Section 3.8.

2.7 Compliance Status Descriptors

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

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 beer		
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 Independent Environment Audit have also been recorded as "Non-Triggered."		

Table 2.1. Compliance Evaluation



3 Audit Findings

3.1 Approvals and Documents Audited

The following documents were audited:

Table 3.1. Audited Documents

SSD Reference	Document Details
Environmental Impact Statement (EIS)	Ethos Urban (26 March 2020) Environmental Impact Statement, 89 John Whiteway Drive, Gosford SSD 10321
SSD 10321 Development Consent	SSD 10321 Mod 2 dated 3 June 2022.
C6 Community Communication Strategy	Barker Ryan Stewart (6 June 2022), Community Communication Strategy, 89 John Whiteway Drive, Gosford
C13 Construction Environmental Management Plan	DEICORP (29 November 2022) Construction Environmental Management Plan (CEMP), 87-89 John Whiteway Drive Gosford
C15 Construction Traffic and Pedestrian Management Plan	Barker Ryan Stewart (11 May 2023), Construction Traffic Pedestrian Management Plan (CTPMP), 89 John Whiteway Drive, Gosford.
C16 Construction Noise and Vibration Management Plan	Koikas Acoustic (19 October 2022), Construction Noise and Vibration Management Plan, 89 John Whiteway Drive, Gosford
C17 Construction Soil and Water Management Plan	Barker Ryan Stewart (30 March 2023), Soil and Water Management Plan, 89 John Whiteway Drive, Gosford.
C18 Aboriginal Cultural Heritage Management Plan	RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan, 89 John Whiteway Drive, Gosford.
C19 Biodiversity Management Sub-Plan	AEP (28 November 2022), Biodiversity Management Sub-Plan 89 John Whiteway Drive, Gosford, NSW 2250
C20 Driver Code of Conduct	Deicorp (17 August 2022) Driver's Code of Conduct, 87-89 John Whiteway Drive, Gosford, NSW 2250.

The Auditor was also provided with Barker Ryan Stewart (22 February 2022) Waste Management Plan, which was reviewed.

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

3.2 Summary of Assessment of Compliance

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

- Number of compliances = 85 items
- Number of non-compliances = 2 items
- Number of non-triggered = 86 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 item
- Number of non-triggered = 10 items

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

Deicorp advised that there are no agency notices, orders, penalty notices or prosecutions were received during the Audit period.

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

3.4 Discussion of Non-Compliances

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

Table 3.2. Non-Compliances to SSD Consent Conditions

Geosynte ID	c Document	SSD Condition No.	Details of Non-Compliance	Recommendations
G28	SSD	A28	This condition is considered as non- compliant due to of the following:	Strategies, plans and programs under the development consent
			• Evidence of revision of Strategies, plans and programs within three months of the submission of the second IEA to DPE (Final report dated 22 June 2023) was unable to be sighted.	must be reviewed within 3 months of submission of this IEA Report or any other items listed in Section A28 of the consent conditions. Evidence of this should be documented. When a review of the plans is being
			 Written notification to the Planning Secretary and the Certifier when a review of the plans is being conducted was unable to be sighted. 	conducted, Planning Secretary should be notified in writing.
G75	SSD	C16	This non-compliance has been recorded as a non-compliance since the First Audit.	No recommendation was made, unless further advice is provided by DPE.
			The item is non-compliant as the strategy has not been prepared in consultation with community. However, it is noted that the noise consultant stated that they were unable to conduct community consultation with this project, which the Auditor acknowledged. Interview with Deicorp indicated that conducting consultation with communities is problematic given there are some community members who are opposing the development.	



Geosyntec Document ID		Details of Non-Compliance	Recommendations	
G199	Community Communication Strategy	This item is considered as non-compliant as responses to 2 complaints were provided after 7 days of the complaint.	Initial response to complaints should be provided to the complainant in accordance to the requirement of the Community Communication Strategy (within 7 days of complaint). Follow up contact should be conducted within 7 days following resolution of complaints.	
G211	Construction Traffic and Pedestrian Management Sub Plan	This item is considered as non-compliant as evidence of communication to the adjoining properties on temporary traffic control measures was unable to be sighted.	Any temporary traffic control measures notification shall be provided to adjoining property owners 7 days prior to the implementation, aligned with the requirement in the Construction Traffic and Pedestrian Management Sub Plan.	

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

3.5 Assessment from Previous Audit

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

Table 3.4. Assessment of Previous Audits

Recommendation from Previous Audit	How The Recommendations Have Been Addressed	Auditor's Assessment
The CEMP and sub plans provided in the website should be kept up to date	The project website is sighted to display the most recent CEMP and its sub-plans.	The Auditor considers this item has been addressed, however noting that the latest Driver Code of Conduct should be uploaded to the website.
		Recommendation: The applicant must ensure that all information listed in Condition C3 be available on the project website and be kept up to date.
Site diary should include the commencement and conclusion time of construction activity not only site opening and closing time.	Sighted records of site diary, which stated site opening was at 7am.	While site diary did not include commencement and conclusion time, site diary indicated site opening is 7am.
		Recommendation: It would be prudent to include site closing time in the site diary.
Out of hours delivery should obtain relevant prior approval, unless Council deems otherwise with a written confirmation. Out-of-hours work should be notified to DPE as a non-compliance.	No out of hours delivery has occurred during the Audit period.	Not applicable for this current Audit.
Sufficient parking is provided onsite. Prior to provision of parking, a written approval by Council on use of public road for construction parking	About 40 car spaces are available in the basement carpark. Construction cars were still observed on the road.	More car spaces are available onsite, which address the previous recommendation.
should be sought.	Geosyntec sighted communications from Deicorp for their subcontractors to move cars.	Recommendation: More proactive communications should be provided to subcontractors not to park on the road as additional onsite parking becomes more available onsite.



Recommendation from Previous Audit	How The Recommendations Have Been Addressed	Auditor's Assessment
The effectiveness of dust mitigation should be continuously reviewed to minimise dust issue onsite and offsite.	Unacceptable dust was not observed at the site as the majority of the site is covered by building and pavement.	The Auditor considers this item has been addressed.
	The site entrance was paved and water hosing was observed at the time of the Audit.	
When migration of dust cannot be managed, the work should cease, and the effectiveness of mitigation measures must be evaluated before the	Unacceptable dust was not observed at the site as the majority of the site is covered by building and pavement.	The Auditor considers this item has been addressed.
work commences.	No complaint regarding dust has been recorded during the Audit period.	
The site inspection must include observation of sediment control in the stormwater drains to check if the drains appropriately protected from sediment	Sighted site diaries (2/8/2023, 18/10/2023) which included sediment control.	The Auditor considers this item has been addressed.
and the presence of sediment on the drain grate which requires mitigation.	Sighted Site Induction Program in Appendix A of the Safety Management Plan. The Appendix include SSD conditions and management plans.	
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.	The road was observed to have minimal dust tracking from the site. Traffic controller was present throughout the day. Deicorp stated that they also conduct clean up of the road at the end of each day.	The Auditor considers this item has been addressed. Recommendation: Parking on unpaved road setbacks should be discouraged.
Environmental checklist is to be updated to include evidence of sediment in stormwater drain and condition of sediment control.	Deicorp stated that environmental checklist is no longer used as it was found to be ineffective. The site diary is now used to record inspection records.	The Auditor considers this item has been addressed.
Imported material and their analytical results must be inspected as it is received onsite to confirm that the material meets the classification and that it does not contain any evidence of contamination. Evidence of contamination includes anthropogenic materials in materials classified as VENM.	Deicorp stated that no additional imported material brought onto site during the Audit period.	Not relevant to the current Audit. Recommendation: Imported material documents must be provided to the contaminated land auditor to complete the contaminated land audit.
Material exceeding the concentrations presented in	Deicorp stated that no additional	Not relevant to the current Audit.
the Resource Recover Order must not be imported to the site.	imported material brought onto site during the Audit period.	Recommendation: Imported material documents must be provided to the contaminated land auditor to complete the contaminated land audit.
An environmental consultant must provide an assessment of the suitability of imported material prior to importation to the site.	Deicorp stated that no additional imported material brought onto site during the Audit period.	Not relevant to the current Audit. Recommendation: Imported material documents must be provided to the contaminated land auditor to complete the contaminated land audit.
A record of all complaints and action taken should be kept in file as per CEMP requirement. For record purposes, responses made by the Certifier to the complainant should also be provided for Deicorp.	Record of complaints and supporting information were reviewed by the Auditor.	The Auditor considers this item has been addressed.
Follow-up contact should be undertaken for each complaint, as required in the Community Communication Strategy.	Responses to the complainant were reviewed during the Audit period.	The Auditor considers this item has been addressed.
Waste Management Plan should:	Deicorp stated that they were not	The Auditor notes that given the
• 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.	proposing to update the Waste Management Plan.	earthworks onsite have been largely completed, the previous recommendations would no longer provide added benefit for



Recommendation from Previous Audit

How The Recommendations Have Been Addressed

Auditor's Assessment

waste management practice onsite.

- 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.

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. Noting that the earthworks onsite have been largely completed, the previous recommendations on Waste Management Plan would no longer provide added benefit for waste management practice onsite.

3.7 Discussion of Other Matters

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

3.8 Outcomes of Consultation with Relevant Agencies and/or Stakeholders

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

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

3.9 Complaints and Management of Complaints

Deicorp provided a complaint register, which is also available online at the Project website (<u>https://rumbalaraportal</u>.com.au/). There were 3 complaints within the current Audit period as outlined in Table 3.5.



Table 3.5. Complaint Details

Date Received	Nature of Complaint (Unless indicated, all these complaints are received through the certifier via email)	Deicorp's Response	Auditors Comment
8 June 2023	Out of Hours Works beyond 6pm on Tuesday 7 th June.	Geosyntec sighted an email dated 16 June 2023 from Deicorp to JWD containing response on the complaint. The email stated that works were completed by 5:45pm and the concrete pump was washing down within the site on the concrete hardstand adjacent to the gate until around 6:30pm. Gates were closed by 6:30pm. Site diary was provided. The matter was reported to the police as the complainant became abusive.	The Auditor considers that Deicorp's response addressed the nature of the complaints.
16 and 18 October 2023	Complaint from Jody Goodman (neighbour) regarding the waiting times at the construction zones operated by Traffic Controller	Geosyntec sighted an email dated 18 October 2023 from Deicorp to the complainant providing an alternative route and stating that the traffic controller was provided to make the work safe.	The Auditor considers that Deicorp's response addressed the nature of the complaints.
17 October 2023 (DPE)	Complaint from resident for out of hours work (provided by DP&E) for 5 th and 12 th September 2023.	Geosyntec sighted an email dated 31 October 2023 from Deicorp to the DPE providing daily site diary for the 5 th and 12 th September 2023. Both diaries showed that the site was opened at 7am. Geosyntec also sighted an email response from DPE stating the department will continue to monitor compliance with the consent.	The Auditor considers that Deicorp's response addressed the nature of the complaints.



3.10 Incidents and Management of Incidents

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

3.11 Performance of Environmental Management Plans

The review of mitigation measures listed in the EIS and associated documents associated with the construction phase versus actual impact is assessed in the Audit Table, Appendix F and is summarised in Table 3.6.

Table 3.6. Environmental Ir	mpact Assessment
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Environmenta Aspect	I Requirement	Auditor's Review
Bush fire	The proposal is to implement the recommendations contained in Bush Fire Assessment Report prepared by Clarke Dowdle and Associates dated 2 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.	will assess this requirement in the subsequent audit. n
Aboriginal Heritage	 All site workers and personnel involved within the Project Area are to undertake Cultural Inductions led by Darkinjung Local Aboriginal Land Council (LALC) to ensure all contractors are aware of their obligations while working on site. 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 and/or remains are identified, work should stop immediately. Darkinjung LALC DPE, and an archaeologist are to be contacted. 	 The following document was reviewed: RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan was prepared in consultation with Darkinjung Local Aboriginal Land Council (LALC). Based on the interview with Deicorp Darkinjung Local Aboriginal Land Council (LALC) did not wish to be involved with the staff induction. Staff are inducted with Aboriginal Cultural Heritage Management Protocols. Evidence of induction records was sighted. Based on the information provided by Deicorp, no suspected Aboriginal objects and/or remains have been identified to date.
Biodiversity	In accordance with the findings of the Biodiversity Development Assessment Report prepared by Conacher Consulting dated February 2020	 The following documents were reviewed: AEP (28 November 2022), Biodiversity Management Sub-Plan was prepared to address the findings of Biodiversity Development Assessment Report prepared by Conacher Consulting dated February 2020. Credit Retirement Report from Biodiversity Conservation Trust (8 April 2022). According to Deicorp, there have been no injured animals encountered. Deicorp advised that since the last Audit, there has been no additional biodiversity work taken place. Management requirements provided in the Biodiversity Management Sub-Plan will continue and will be conducted under the supervision of AEP consultant. AEP will provide a summary report at the conclusion of works, which will be reviewed in subsequent Audits.
Tree Removal	The pruning of trees is to occur in accordance with Australian Standard	The following document was reviewed:

Environmenta Aspect	I Requirement	Auditor's Review
	AS 4373-2007 'Pruning of Amenity Trees' and fencing and/or safety mesh is to be used for the duration of construction.	 AEP (28 November 2022) Biodiversity Management Sub-Plan. Tree removal is not yet fully completed. Previous tree removal has taken place under the supervision of AEP, following site management plan. AEP will provide a summary report at the conclusion of tree removal 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	 The following document was reviewed: AEP (28 November 2022), Biodiversity Management Sub-Plan was prepared to address the findings of Biodiversity Development Assessment Report prepared by Conacher Consulting dated February 2020.
	Conacher Consulting dated February 2020.	 Based on the interview with Deicorp and site observation, exclusion zones are set up with "No Unauthorised Entry" signs.
	2020.	 Signage was unable to be observed as the area was no longer accessible. No development was observed above the cliff, where the tree protection area is located.
Waste	The proposal shall be in accordance with the site Waste Management Plan.	 The following document was reviewed: Barker Ryan Stewart (22 February 2022) Waste Management Plan.
		• The Auditor recommends that the waste management plan should be reviewed and include more details as documented in Section 3.6.
		• General waste skip bin was observed onsite and was reportedly collected by Skips and Scraps on regular basis.
		• Based on an interview with Deicorp, there was no other waste bin required on site. No soil waste has been generated by the site since last Audit.
		Geosyntec observed that waste was contained within the site.
		• Fill and VENM material were disposed offsite. Tipping summary was provided. The importation and exportation of materials will also be audited by the site Contaminated Land Auditor.
		No soils with visual or odorous signs of contamination have been encountered.
	 Septic waste was collected onsite and pumped out by waste collector (Kenny's Liquid Waste/Affordable Sanitation/Affordable Liquid Waste). 	
		No paint waste has been produced yet.
		 Concrete waste has been kept to minimum and allowed to dry prior disposal.
Noise and	The proposal shall be in accordance	The following document was reviewed:
Vibration	with the recommendations of the Noise and Vibration Impact Assessment prepared by EMM Consulting dated 11 February 2020.	 Koikas Acoustic (19 October 2022), Construction Noise and Vibration Management Plan.
		• Rock hammer and surface miners were not used at the time of Audit. Site excavation had been completed around April 2023. Vibration monitoring had also been ceased in April 2023.
		 Based on the complaint register, there has been no noise complaints since the last audit.
		• Based on the interview with Deicorp, all vehicles were fitted with quacker (reversing alarm). Auditor noticed the sound during the site Audit.
		No excessive noise was observed at the time of the Audit.
Contamination	The proposal shall be in accordance with the recommendations of the Detailed Site Investigation and	• The site was remediated by Environmental Consultant (Trace) in accordance with the recommendations in the Detailed Site Investigation and Remediation Action Plan.
	Remediation Action Plan prepared by TRACE Environmental dated 20 January 2020.	A Contaminated Land Auditor has been engaged to Audit the site remediation works. The Contaminated Land Auditor will issue a Site Audit Report and Site Audit Statement.



Environment Aspect	al Requirement	Auditor's Review	
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) 	I
		 Staff were inducted based on an induction check list. 	
		 During the Audit, the following was observed: 	
		- Chemicals on site were stored in a self-bunded cabinet in a room on site.	
		 No fuel truck or fuel storage was observed. Deicorp advised that there is no need to fuel up on site as refuelling occurs offsite. 	I
		• Deicorp stated that no asbestos, heritage or aboriginal objects have been encountered on site.	
		 Site stormwater pit is constructed, but currently is not connected to the council stormwater channel yet. Deicorp advised that the water in the pit is still disposed off-site. Disposal records were unable to be sighted. 	
Construction	Construction traffic shall be in	 The following document was reviewed: 	
Traffic	accordance with the recommendations of the Construction Traffic Management Plan.	 Barker Ryan Stewart (11 May 2023), Construction Traffic Pedestrian Management Plan 	
	T IGH.	 Vehicle access is from John Whiteway Drive. 	
		 During the Audit, the following was observed: 	
		- Traffic signs were present.	
		 The road reserves bordering the site were not observed to b obstructed, noting that road occupancy licence is available for the site for the use of traffic controller. 	
		 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	 The following document was reviewed: 	
	measures. The Audit assessed the implementation	 Barker Ryan Stewart (22 February 2023), Soil and Water Management Plan. 	
	of Barker Ryan Stewart (30 November 2022) Soil and Water Management	 During the Audit, the following was observed: 	
	Plan for the site.	 Sediment fencing was observed across the southern and eastern boundaries at the time of the Audit. 	
		 Geotextile coir logs were observed on the stormwater drains John Whiteway Drive. 	s on
	 Stormwater detention basin has been constructed onsite, bu stormwater was reportedly collected in stormwater tank for offsite disposal during the Audit period, as required. Disposa records were unable to be sighted. 		
	 No evidence of leaks was observed from the hydrants on Jo Whiteway Drive, which was previously leaking. In the second Audit, Deicorp has advised that it has been fixed. 		
	 Cattle grids had been removed as earthworks had been completed. The area near the gate is paved area. 		
	 Based on a discussion with Deicorp and observation on site, trucks transporting soil mostly stay on paved areas, as other areas are no longer accessible to trucks. 		
		 It is noted that many vehicles (including contractor vehicles) parked on unpaved soil on the kerb. Potential dirt tracking or road can occur from these vehicles particularly on wet days. 	n
Dust and air	No mitigation measures identified by	No incident was reported to date.	
quality	EIS.	 During the Audit, the following was observed: 	
The Audit assessed implementati the mitigation measures provided CEMP.		 No malodorous odour was noted, but dust was noted. No excessive dust was observed during the Audit. 	



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.

3.13 Evidence to Support Compliance Assessment

Evidence provided during the Audit comprised the following:

- Deicorp's site diaries.
- Complaint records and evidence of investigation and follow up.
- Site induction materials, induction records and toolbox meeting records.
- Permits and licences.
- Other documents required by the conditions of consent.

3.14 Environmental Management Improvement Opportunities

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

3.15 Key Strengths of the Project Environmental Management and Performance

During the site audit, Deicorp demonstrated understanding of environmental management requirements and addressed the majority of the recommendations provided in the previous audits.



4 Recommendations and Opportunities for Improvements

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

- More proactive communications should be provided to subcontractors not to park on the road as additional onsite parking is available onsite. Parking on unpaved road setbacks should be discouraged.
- Disposal record of water collected in stormwater tank shall be documented and be made available for future audits.
- Imported material documents must be provided to the contaminated land auditor to complete the contaminated land audit.
- Initial response to complaints should be provided to the complainant in accordance to the requirement of the Community Communication Strategy (within 7 days of complaint). Follow up contact should be conducted within 7 days following resolution of complaints.
- Any temporary traffic control measures notification shall be provided to adjoining property owners 7 days prior to the implementation, aligned with the requirement in the Construction Traffic and Pedestrian Management Sub Plan.
- It would be prudent to include site closing time in the site diary.

Post IEA

- A copy of this IEA and Deicorp's response must be uploaded to the project website following completion of this IEA. Deicorp's response to the previous IEA must also be uploaded to the project website.
- Strategies, plans, and programs should be reviewed and revised accordingly within three months of the submission of the IEA report to DPE. Evidence of review should be documented. When a review of the plans is being conducted, Planning Secretary should be notified in writing.
- IEA response should be made publicly available within 60 days of submission to the Planning Secretary.
- IEA response should be submitted to the Planning Secretary within 2 months of the Audit site inspection.



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

21322 R1 | JWD Developments Pty Ltd

<image/>		Figure 1: Site Layou	Source: Deicorp CEMP (11 Nov 2022)
Site Boundary		Site Address: 89 John White	eway Drive, Gosford NSW 2250
		Client: JWD Construction	
This product has been created to support the main report and is not suitable for other purposes.	Datum: GDA 1994 MGA Zone 56 - AHD	Job Number: 21322	December 2022

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Geosyntec^D



Appendix B Auditor Declaration



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	18 December 2023

Independent Audit Declaration Form

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	Bruglesein
Qualifications	• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)
	BE (Chemical)
	PhD (Chemical Engineering)
Name of Support Auditor	Cissillia Young
Signature	lia
Qualifications	• BE (Chemical)
	PhD (Chemical Engineering)



Appendix C Correspondence



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

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21322 L10 SSD10321 APG Gosford Notification 3rd audit to DPE 9Oct23

9 October 2023

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 third audit has been scheduled for 19 October 2023. The proposed audit team for the 3rd audit includes Cheryl Halim as Lead Auditor, assisted by Cissillia Young (as Auditor).

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 auditor 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,

reychalin

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

Cheryl Halim



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consultants



QUALIFICATIONS

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

PhD, Chemical Engineering, University of New South Wales

Accredited Contaminated Site Auditor, NSW EPA (No. 2201)

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 seventeen 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. Cheryl is a NSW EPA accredited site auditor and an Exemplar Global Auditor and 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

Rumba Lara development, Gosford, NSW – Lead Auditor for the construction of Rumba Lara residential development (required as part of SSD 10321).

Roseville College, Roseville – Lead Auditor 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



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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

Compliance and audit support

Environmental liability valuation

Site investigation and characterisation

PROFESSIONAL SUMMARY

Cissillia has 8 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 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, Independent Environmental Audits, and State Significant Development consent conditions.

KEY PROJECT EXPERIENCE

Independent Environmental Audits

Gregory Hills Primary School, NSW – Support Auditor for the construction of Gregory Hills Primary School (required as part of SSD 1306367). Ongoing in 2023.

Rumba Lara Development, NSW – Support Auditor for the construction of Rumba Lara residential development (required as part of SSD 10321). Almost complete in 2023.

Holt Kurnell, NSW – Support Auditor for the operation of a landfill facility at Kurnell.

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

Roseville College, NSW – Support Auditor for the construction of Roseville College (required as part of SSD 9912). Almost complete in 2023.

The Brewery Yard Central Park, NSW – Support Auditor for the refurbishment of a heritage building (required as part of SSD 9374).

Jindabyne Education Campus, NSW - Support Auditor for the construction of Jindabyne Education Campus (required as part of SSD 15788005). Almost complete in 2023.

Remondis Tomago Resource Recovery Facility, NSW - Support Auditor for the operation of Resource Recovery Facility (required as part of SSD 10447). Almost complete in 2023.

Cranbrook School, Bellevue Hill, NSW – Support Auditor for the operation of Cranbrook School sporting facility (required as part of SSD 8812).

Sydney Vopak Terminal, NSW - Support Auditor for the operation of bulk liquid storage facility (required as part of SSD MP06 0089).

Audits

Molonglo 132kV Relocation Project, Molonglo, ACT – Audit assistance on 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.

CONFERENCES AND EXHIBITIONS

Hydrogen and Fuel Cell Fair (Hannover Fair), Germany

- Formulated and implemented strategies for good public relations.
- Support tradeshow ambassadors and VIP visitors during the fair.

1st World Hydrogen Technology Convention, Singapore

- Business to business marketing campaign and increased the net profit by 20%.
- Designed and planned exhibition floor (operational management).

PhD

- Design and conduct scientific experiments to understand the degradation of environmental pollutants from drycleaners using advanced oxidation technology (AOT).
- 3 Conferences and 2 scientific journal publications.

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 b to accommodate 201 dwellings, basement car parking, associated landsca public domain works.		
Project Address	ddress 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	9 October 2023	

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

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

Notes:

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

Name of Lead Auditor	Cheryl Halim	
Signature	Augurencia-	
Qualifications	 Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767) BE (Chemical) PhD (Chemical Engineering) 	
Name of Auditor	Cissillia Young	
Signature	Va	
Qualifications	BE (Chemical)PhD (Chemical Engineering)	
Company	Geosyntec Consultants Pty Ltd	
Company Address	3.04 / 1 York St Sydney NSW 2000	

21322 L10 | Geosyntec Consultants



Our ref: SSD-10321-PA-18

Robert Longo Project Manager DEICORP PTY LTD Level 3 161 REDFERN STREET REDFERN NSW 2016 11/10/2023

Sent via the Major Projects Portal only

Subject: Residential Development at 89 John Whiteway Dr - Reapproval of Independent Auditors

Dear Mr Longo

Reference is made to your post-approval matter, SSD-10321-PA-18, request for the Planning Secretary's re-endorsement of suitably qualified, experienced, and independent persons to conduct the third Independent Audit of the Residential Development at 89 John Whiteway Dr, submitted as required by Schedule 2, Condition D35 of SSD-10321 as modified (**Consent**) to NSW Department of Planning and Environment (**NSW Planning**) on 10 October 2023.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed audit team are suitably qualified, experienced, and independent.

In accordance with Schedule 2, Condition D35 of the Consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020) (**IAPAR**), as a nominee of the Planning Secretary, I endorse the following independent audit team from Geosyntec Consultants Pty Ltd:

- Cheryl Halim (Lead Auditor)
- Cissillia Young (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 conditions of Consent and the IAPAR. Failure to meet these requirements will require revision and resubmission.

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

Please note, that each subsequent IEA under the consent and IAPAR requires a request for the re-endorsement of the existing audit team or a request for agreement to a revised audit team to be submitted to NSW Planning for consideration of the Planning Secretary. Each request is reviewed

Department of Planning and Environment



and depending on the complexity of the project, the suitability of the proposed team will be considered.

Should you wish to discuss the matter further, please contact Astrid Christensen, (Compliance Office) on 9274 6170 or email compliance@planning.nsw.gov.au

Yours sincerely

Julia Pope Team Leader Compliance - Metro Compliance

As nominee of the Planning Secretary

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 the Council has any comments/concerns, regarding environmental issues relating to the project, that you would like us to consider as part of the third independent audit. The audit has been scheduled to take place on 19 October 2023. Please do not hesitate to contact us if you have any questions.

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

Kind Regards,

Cissillia Young Environmental Engineer

Geosyntec Consultants Pty Ltd

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

geosyntec | SiREM | savron

From:	Cissillia Young
То:	gabriel.petersshaw@dpie.nsw.gov.au; compliance@planning.nsw.gov.au
Cc:	Cheryl Halim; Cissillia Young
Subject:	3rd consultation - Independent Environmental Audit, 89 John Whiteway Drive, Gosford NSW 2250
Date:	Wednesday, 4 October 2023 8:16:32 AM
Attachments:	21322 L8 DPE Consultation SSD10321 JWD Development Gosford Consultation to DPE 4Oct23.pdf

Dear Gabriel,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Artazan Property Group (APG) to conduct an Independent Environmental Audit project for 89 John Whiteway Drive, Gosford NSW 2250 ('the site'). The site is legally identified as Lot 100 in DP 1075037 and Lot 1 in DP 45551 and occupies an area of approximately 2.2 ha. The Independent Environmental Audit is conducted to meet Conditions D35 to D40 of the SSD 10321 Mod2 (3 June 2022).

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

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

As required by the IAPAR (2020), we need to conduct consultation with DP&E and other agencies. As such, please advise if there are any items that need to be included as part of our third Audit which has been scheduled for 19 October 2023.

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

Sent on behalf of Cheryl Halim, Lead Auditor.

Kind Regards,

Cissillia Young Environmental Engineer

Geosyntec Consultants Pty Ltd

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

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

engineers | scientists | innovators

21322 L8 DPE Consultation SSD10321 JWD Development Gosford Consultation to DPE 4Oct23

4 October 2023

Department of Planning and Environment

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

Dear Gabriel,

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

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

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

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

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

As required by the IAPAR (2020), we need to conduct consultation with DP&E and other agencies. As such, please advise if there are any items that need to be included as part of our third Audit which has been scheduled for 19 October 2023.

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

Yours sincerely,

Greyphalin

Cheryl Halim

Independent Environmental Auditor/ Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767) Geosyntec Consultants Pty Ltd Attachments: Attachment A – Approval of Audit Team Attachment A – Approval of Audit Team

NSW GOVERNMENT

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

Cissillia Young

From:	Astrid Christensen <astrid.christensen@planning.nsw.gov.au></astrid.christensen@planning.nsw.gov.au>	
Sent:	Tuesday, 10 October 2023 7:54 AM	
То:	Cheryl Halim; Gabriel Peters Shaw; Cissillia Young; DPE PSVC Compliance Mailbox	
Subject:	RE: 3rd consultation - Independent Environmental Audit, 89 John Whiteway Drive, Gosford NSW	
	2250	

You don't often get email from astrid.christensen@planning.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."

Hi Cheryl,

Thank you, I will wait for the submission through the portal.

The Department does not require any further additions to the scope than what is already captured by the Consent and the Independent Audit Post Approval Requirement (2020). I do, however, recommend consulting with the local Council.

Kind regards,

Astrid Christensen Compliance Officer

Compliance | Department of Planning and Environment **P** (02) 9274 6170 | **E** <u>Astrid.Christensen@planning.nsw.gov.au</u> | 4PSQ, 12 Darcy Street, Parramatta, NSW, 2150 www.dpie.nsw.gov.au



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

From: Cheryl Halim < Cheryl. Halim@Geosyntec.com>

Sent: Monday, 9 October 2023 2:42 PM

To: Astrid Christensen <astrid.christensen@planning.nsw.gov.au>; Gabriel Peters Shaw

<gabriel.petersshaw@dpie.nsw.gov.au>; Cissillia Young <Cissillia.Young@Geosyntec.com>; DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>

Subject: RE: 3rd consultation - Independent Environmental Audit, 89 John Whiteway Drive, Gosford NSW 2250

Thanks, Astrid.

I have sent the letter (with our CV and declaration to Deicorp) to formally forward to you. In the mean time, please let us know if there is anything you would like us to include in next week's audit.

Thank you.

Kind Regards,

Dr Cheryl Halim Principal Environmental Engineer

Geosyntec Consultants Pty Ltd

A: Suite 3.04, 1 York Street, Sydney NSW 2000 P: +61 (2) 9251 8070 M: +61 430 013 246

geosyntec | SiREM | savron

From: Astrid Christensen <<u>astrid.christensen@planning.nsw.gov.au</u>>
Sent: Monday, 9 October 2023 7:55 AM
To: Gabriel Peters Shaw <<u>gabriel.petersshaw@dpie.nsw.gov.au</u>>; Cissillia Young <<u>Cissillia.Young@Geosyntec.com</u>>;
DPE PSVC Compliance Mailbox <<u>compliance@planning.nsw.gov.au</u>>
Cc: Cheryl Halim <<u>Cheryl.Halim@Geosyntec.com</u>>
Subject: RE: 3rd consultation - Independent Environmental Audit, 89 John Whiteway Drive, Gosford NSW 2250

You don't often get email from <u>astrid.christensen@planning.nsw.gov.au</u>. 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."

Hi Cissillia,

Each Independent Environmental Audit (IEA) under the consent and Independent Audit Post Approval Requirements (Department, 2020) requires a request for the re-endorsement of the existing audit team or a request for agreement to a revised audit team to be submitted to the Department for consideration of the Secretary.

I advised Deicorp that they will need to seek re-endorsement of the existing audit team for the upcoming IEA. Your submission should include a current CV, relevant qualifications and a written declaration of independence for each audit team member.

Please don't hesitate to contact me if you require any further information.

Kind regards,

Astrid Christensen Compliance Officer

Compliance | Department of Planning and Environment **P** (02) 9274 6170 | **E** <u>Astrid.Christensen@planning.nsw.gov.au</u> | 4PSQ, 12 Darcy Street, Parramatta, NSW, 2150 www.dpie.nsw.gov.au



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

From: Gabriel Peters Shaw <gabriel.petersshaw@dpie.nsw.gov.au>
Sent: Thursday, 5 October 2023 3:16 PM
To: Cissillia Young <<u>Cissillia.Young@Geosyntec.com</u>>; DPE PSVC Compliance Mailbox
<<u>compliance@planning.nsw.gov.au></u>
Cc: Cheryl Halim <<u>cheryl.halim@geosyntec.com</u>>; Astrid Christensen <<u>astrid.christensen@planning.nsw.gov.au</u>>
Subject: RE: 3rd consultation - Independent Environmental Audit, 89 John Whiteway Drive, Gosford NSW 2250

Dear Cassillia,

My colleague, Astrid (cc'd) has taken responsibility for this project.

Astrid will respond to this email.

Kind 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 <u>compliance@planning.nsw.gov.au</u>.

From: Cissillia Young <<u>Cissillia.Young@Geosyntec.com</u>>
Sent: Wednesday, 4 October 2023 8:16 AM
To: Gabriel Peters Shaw <<u>gabriel.petersshaw@dpie.nsw.gov.au</u>>; DPE PSVC Compliance Mailbox
<<u>compliance@planning.nsw.gov.au</u>>
Cc: Cheryl Halim <<u>cheryl.halim@geosyntec.com</u>>; Cissillia Young <<u>Cissillia.Young@Geosyntec.com</u>>
Subject: 3rd consultation - Independent Environmental Audit, 89 John Whiteway Drive, Gosford NSW 2250

Dear Gabriel,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Artazan Property Group (APG) to conduct an Independent Environmental Audit project for 89 John Whiteway Drive, Gosford NSW 2250 ('the

site'). The site is legally identified as Lot 100 in DP 1075037 and Lot 1 in DP 45551 and occupies an area of approximately 2.2 ha.

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

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

The proposed audit team includes Cheryl Halim as Lead Auditor, assisted by Cissillia Young as support Auditor. The Audit team has been approved by DP&E in a letter dated 3 November 2022 (Attached) As required by the IAPAR (2020), we need to conduct consultation with DP&E and other agencies. As such, please advise if there are any items that need to be included as part of our third Audit which has been scheduled for 19 October 2023.

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

Sent on behalf of Cheryl Halim, Lead Auditor.

Kind Regards,

Cissillia Young Environmental Engineer

Geosyntec Consultants Pty Ltd

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

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Appendix D Record of Meeting and Agenda



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

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21322 L9 Opening Meeting Agenda 3rd Audit

Independent Environmental Audit – Opening Meeting Agenda

Site: 89 John Whiteway Drive, Gosford

SSD: 10321

Date & Time: 19 October 2023, 9:00am

Invitees:

Robert Longo (Deicorp)	Stephen Rosa (Deicorp)
Cheryl Halim (Geosyntec)	Cissillia Young (Geosyntec)

AGENDA

- 1. Introductions
 - a. Participants and Roles
 - b. Purpose and Objective of Audit
 - c. Scope of Audit (boundary, activities, processes)
 - d. Criteria for Audit (SSD Conditions, CEMP commitments)
- 2. Audit Methodology
 - a. Timing site based/desktop based
 - b. Evidence based (record and observation)
 - c. Recording of observations (notes, photographs, discussions)
 - d. Any site limitation, cultural, religious or social sensitivities
 - e. Additional Audit requirements from Agency Consultation
 - f. Notification from DPE or other agencies
 - g. Complaints
 - h. 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 email

Independent Environmental Audit – Attendance Sheet

Position & Company Name Signature Retal A Geosynte 4 Georgentec R 0 Halim (1 en Vin LIFO 10

Cissillia Young

From:	Cissillia Young
Sent:	Monday, 30 October 2023 10:59 AM
То:	Robert Longo
Cc:	'louise.campling@alceon.com.au'; Cheryl Halim; Stephen Rosa
Subject:	Gosford 3rd IEA Closing Meeting
Attachments:	Gosford 3rd Audit Table.xlsx

Dear All,

Thank you for your participation in the 3rd Construction IEA Audit conducted on 19 October 2023.

1. Background and Objective of Email

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

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

As discussed, compliance is evaluated as follows:

- Compliant
- Non-compliant
- Non-triggered

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

2. Status of Review and Timing.

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

The Draft Report will be sent by early December 2023 (noting the report is due on 20 Dec 2023), <u>subject to</u> receiving the additional information.

Please use the opportunity to provide additional information and rectify any potential non-compliances by mid December 2023, after which we will issue our final report (by 20 December 2023).

3. Identified Strengths

Deicorp has an improved system and record keeping, which greatly assisted our audit. During the site audit, Deicorp demonstrated a good understanding, proactive approach to environmental management, and is amenable to suggestions on improvement.

4. Potential non-compliances and opportunities for improvement

- As mentioned during the Audit and/or from the previous Audit, the following items are considered as noncompliant.
- Item G28 non-compliant because currently there is no evidence of revision of Strategies, plans and programs within three months of the submission of the second IEA or record of review of the Plans notified to EPA. It is recommended that review of CEMP and subplans be conducted following this audit and notification of the review is provided to Planning Secretary.

Item G75 - this non-compliance has been recorded as a non-compliance since the First Audit as the strategy has not been prepared in consultation with community. No recommendation was made.

5. Outstanding Items in Audit Table

See attached table. Please provide additional records as flagged in yellow before **24 November 2023** (preferably earlier) to enable inclusion in the Draft Report.

As discussed during the Audit, please advise us which Driver's Code of Conduct comprise the final version.

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

Geosyntec Consultants Pty Ltd

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

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Kind Regards,

Cissillia Young Environmental Engineer

Geosyntec Consultants Pty Ltd

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

geosyntec | SiREM | savron



Appendix E Photographs



Client Name:

JWD Construction

Site Location:

Project Number:

89 John Whiteway Drive, Gosford NSW 2250





Client Name:

Site Location:

Project Number:

JWD Construction

89 John Whiteway Drive, Gosford GS NSW 2250



Client Name:

JWD Construction

Site Location:

Project Number:

89 John Whiteway Drive, Gosford ONSW 2250







Client Name:

Site Location:

Project Number:

JWD Construction

89 John Whiteway Drive, Gosford 0 NSW 2250



Client Name:

JWD Construction

Photo Number:	Date:	
G93, G210,	19/10/2023	
G167, G218		
Description:		
Fencing and hoard		
the perimeter. Fen southern corner ap		
b <mark>e u</mark> nsecured.		
		Australian d Builder.
		AUStrallan
		1 Builder.
		ad Dui
		E Encon
		and the second sec

89 John Whiteway Drive, Gosford GSZ21322 NSW 2250

Site Location:

Project Number:





Client Name:

JWD Construction

Site Location:

Project Number:

89 John Whiteway Drive, Gosford NSW 2250





Client Name:

Site Location:

Project Number:

JWD Construction

89 John Whiteway Drive, Gosford C NSW 2250



Photo Number:	Date:	
G219	19/10/2023	
Description:		
Small number of st were present, not w hazard areas.		



Client Name:

Site Location:

Project Number:

JWD Construction

89 John Whiteway Drive, Gosford GSZ21322 NSW 2250





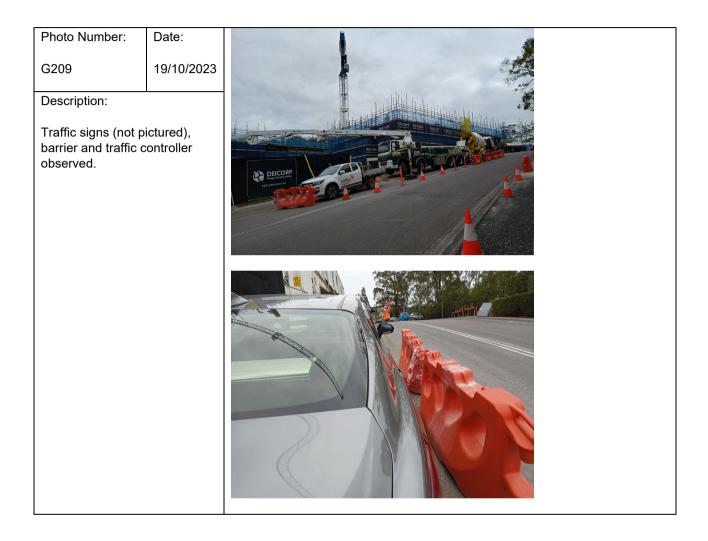
Client Name:

Site Location:

Project Number:

JWD Construction

89 John Whiteway Drive, Gosford GS NSW 2250





Appendix F Audit Table

Geos	Document	SSD	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and	i
yntec ID		Condition / CEMP Section			Recommendations - 3rd Audit	Non- Com
Part A	Administrative	Conditions				
G1	SSD-Mod2	A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	The Auditor has reviewed the performance measures and criteria in this consent and non-compliances are indicated in the respective Conditions assessed in this table.		
G2	SSD-Mod2	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)			
	SSD-Mod2	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (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.	19/10/2023: Interview: - Deicorp (RL) stated that there has been no written direction from the Planning Secretary.		
G4	SSD-Mod2	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.			
G5	SSD-Mod2	A5	This consent lapses five years after the date of consent unless work is physically commenced.	Construction work has commenced on 4 October 2022.		

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Geos	Document	SSD	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and		
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G6	SSD-Mod2		The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	 19/10/2023: Record sighted: City Plan Services (5 September 2023) Construction Certificate No. 210538-4 (AKA CC2C) for Structure from Podium to Roof City Plan Services (2 June 2023) Construction Certificate No. 210538-3 (AKA CC2B) for the structure to podium (Structure above on-ground slab to podium (Buildings A & B Ground Floor + Buildings C & D Level 1) Also sighted and assessed in the previous Audit(s): City Plan Services (15 February 2023) Construction Certificate No. 210538-2 for Structure and in-ground drainage to Basement City Plan Services (21 Sept 2022) Construction Certificate No. 210538-1 			
G7	SSD-Mod2			19/10/2023: Record sighted: Remittance advice dated 20 July 2023 for Levy (L0000079478). Total amount paid was observed to be the same as the total levy payable, Indicating that levy has now been paid in full. Also sighted and assessed in the previous Audit(s): Remittance advice or the first and second amount due for Levy (L0000079478), which is for the site, is paid on 1 September 2022 and 25 November 2022 respectively.			
G8	SSD-Mod2		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.	Condition noted			
G9	SSD-Mod2			19/10/2023: Assessed in specific conditions requiring monitoring in this SSD.			
G10	SSD-Mod2		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).	19/10/2023: Interview: Deicorp (RL) stated that development is not staged.			

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Geos	Document	SSD	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and		
yntec		Condition			Recommendations - 3rd Audit	Non-	Not
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G11	SSD-Mod2	A11	A Staging Report prepared in accordance with condition A10 must:	19/10/2023:			
				Interview:			
				Deicorp (RL) stated that development is not staged.			
			(a) if staged construction is proposed, set out how the construction of				
			the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of				
			when construction of each stage will commence and finish;				
			(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);				
			(a) analis, how compliance with conditions will be achieved corose and				
			(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 the proposed staging.				
G12	SSD-Mod2	A12	Where a Staging Report is required, the project must be staged in	19/10/2023:			
			accordance with the Staging Report, as approved by the Planning	Interview:			
			Secretary.	Deicorp (RL) stated that development is not staged.			
G13	SSD-Mod2	A13	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to	19/10/2023: Interview:			
			the works or activities to be carried out in a specific stage must be	Deicorp (RL) stated that development is not staged.			
			complied with at the relevant time for that stage as identified in the				
			Staging Report.				
G14	SSD-Mod2	A14	The Applicant may:	19/10/2023: Interview:			
			(a) prepare and submit any strategy, plan (including management plan,	Deicorp (RL) stated that development is not staged.			
			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);				
'			(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				
			(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).				

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Geos	Document	SSD	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and		
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G15	SSD-Mod2	A15	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	19/10/2023: Interview: Deicorp (RL) stated that development is not staged.			
G16	SSD-Mod2	A16	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	19/10/2023: Interview: Deicorp (RL) stated that development is not staged.			
G17	SSD-Mod2	A17	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Interview:			
G18	SSD-Mod2	A18	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 of the development.	 19/10/2023: Record sighted: BG&E (18 July 2023) Structural Design Certificate for CC#2C - Structure from podium to roof. BG&E (27 April 2023) Structural Design Certificate for CC#2B - basement to podium. City Plan Services (5 September 2023) Construction Certificate No. 210538-4 (AKA CC2C) for Structure from Podium to Roof City Plan Services (2 June 2023) Construction Certificate No. 210538-3 (AKA CC2b) for the structure to podium (Structure above on-ground slab to podium (Buildings A & B Ground Floor + Buildings C & D Level 1) Assessed in previous Audit(s): City Plan Services (15 February 2023) Construction Certificate No. 210538-2 (AKA CC2a) for Structure and in-ground drainage to Basement. BG&E (9 February 2023) Structural Design Certificate CC2A. CC1 has included no new buildings and structures 			
G19	SSD-Mod2	A19	Australian Standard or policy are to such guidelines, protocols,	The Auditor has reviewed items as per the guideline, protocol, Australian Standard or policy at the time of the consent, where applicable.			
G20	SSD-Mod2	A20	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	19/10/2023: Interview: Deicorp (RL) stated there has been no direction from the Planning Secretary			

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Geos	Document	SSD	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and		
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G21	SSD-Mod2	A21	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a	Noted			
			plan, strategy or program, is taken to be a condition requiring				
			monitoring or an environmental audit under Division 9.4 of Part 9 of the				
			EP&A Act. This includes conditions in respect of incident notification,				
			reporting and response, non- compliance notification, Site audit report				
			and independent auditing.				
			Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on				
			compliance with the consent or on the environmental impact of the				
			development, and an "environmental audit" is a periodic or particular				
			documented evaluation of the development to provide information on				
			compliance with the consent or the environmental management or				
			impact of the development.				
G22	SSD-Mod2	A22	The Applicant must ensure that all of its employees, contractors (and	19/10/2023:			
			their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in				
			respect of the development.	Plan explicitly include and reiterate SSD conditions and			
				management plans.			
				- Site diaries (2/8/2023, 18/10/2023) which included sediment			
				control.			
				- Induction register showed Waco (for scaffolding), PTC, Eureka, FYD, Dynamic, Western Sydney Formworks, ANM, Crown			
				Concreting, Foran Industries have been inducted.			
<u></u>	SSD-Mod2	A 0 0	The Dianning Corretory must be notified through the major projects	19/10/2023:			
G23	33D-101002	A23	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident.	Interview:			
			The notification must identify the development (including the	- Deicorp (RL) stated that there has been no incident in this Audit			
			development application number and the name of the development if it				
			has one), and set out the location and nature of the incident.				
G24	SSD-Mod2	A24	Subsequent notification must be given and reports submitted in	19/10/2023:			
			accordance with the requirements set out in Appendix 1.	Interview:			
				- Deicorp (RL) stated that there has been no incident in this Audit			
				period.			
G25	SSD-Mod2	A25	The Planning Secretary must be notified through the major projects	19/10/2023:			
			portal within seven days after the Applicant becomes aware of any non-				
			compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify	- Deicorp (RL) stated they are were aware of any non-compliance.			
			any non-compliance.				
			,,				
G26	SSD-Mod2	A26	The notification must identify the development and the application	19/10/2023:		1	
			number for it, set out the condition of consent that the development is	Interview:			
I			non-compliant with, the way in which it does not comply and the	- Deicorp (RL) stated they are were aware of any non-compliance.			
			reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.				
			or win be, undertaken to address the non-compliance.				
G27	SSD-Mod2	A27	A non-compliance which has been notified as an incident does not	Noted			
<u> </u>		, , , , , , , , , , , , , , , , , , , ,	need to also be notified as a non-compliance.				
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G28	SSD-Mod2	A28	(Revision of Strategies, Plans and Programs conducted) Within three months of:		This condition is considered as non- compliant due to of the following: - Evidence of revision of Strategies, plans	
			(a) the submission of an incident report under condition A24;	19/10/2023: This condition is not triggered as there has been no incident in this Audit period	unable to be sighted. - Written notification to the Planning Secretary and the Certifier when a review	
			(b) the submission of an Independent Audit under condition D35;	19/10/2023: Interview:	of the plans is being conducted was unable to be sighted.	
				Record sighted: -	Recommendation: - Strategies, plans, and programs should be reviewed and revised	
				No modification of the conditions of this consent since the last Audit.	accordingly within three months of the submission of the IEA report to DPE.	
			(d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,	19/10/2023: Interview: - Deicorp (RL) stated no direction from the DPE to date	Evidence of review should be documented. - When a review of the plans is being conducted, the Planning Secretary	
			the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	See A28 (b) above	should be notified in writing.	
G29	SSD-Mod2		If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	19/10/2023: Interview: - Deicorp (RL) stated that there has been no direction from DPE to date pertaining this condition.		
Part B	Prior To The Iss	sue Of A Co	nstruction Certificate			
		B1		Assessed in previous report and assessed as compliant 22/11/2022: Interview: - Deicorp (RL) stated that work did not commence until a Construction Certificate was issued.		

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Geos	Document	SSD	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and	
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G31	SSD-Mod2	B2	Prior to the issue of the relevant construction certificate, revised plans	See below		
			must 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:	This condition has been removed		1
			(i) increase the setback from John Whiteway Drive;			
			(ii) improve integration of the entry structure into the overall building-			
			envelope by reducing the overall bulk and associated visual prominence within the streetscape; and			
			(iii) minimise blank wall interfaces to the bushland corridor and the			
			public domain.			
			(b) Provide screening along the southern edge of the public walkway	19/10/2023:		
			opposite the northern elevations of Blocks C and D to protect visual	Interview:		
			and acoustic privacy. In consultation with Council, the screening is to be designed to include public art to acknowledge the former historic	- Deicorp (RL) stated that work has not commenced on the screening along the southern edge of the public walkway opposite		
			heritage of the land as required by condition B26.	the northern elevations of Blocks C and D to protect visual and		
				acoustic privacy		
				- Deicorp (RL) stated that submission to DPE and Certifier will be		
				conducted in the next stage.		
				Assessed in previous Audit(s): - Barker Ryan Stewart (30 January 2023) Heritage Interpretation		
				Plan. Section 4, Table 5, and Figure 8 & 9		
			(c) Details of materials and finishes to reduce the extent of the blank	This condition has been removed		
			wall 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:	This condition has been removed		
			(i) include a roof overhang on the eastern façade,			
			(ii) improve articulation and the proportions of the building profile; and			
			(iii) provide protection from weathering.			
			(e) The balconies located on the western elevation of Block D are to be	This condition has been removed		
			redesigned to include solid elements within, around, or instead of, the glazed balustrades at levels 7, 8 and 9.			
			(f) Due to poor residential amenity, delete the following units within	This condition has been removed		
			Block D:			
			(i) D1-06			
			(ii) D1-07			
			(iii) D1-08			
			(g) Provide details to resolve the use of the void/vacated area resulting-	This condition has been removed		
			from the design change in condition (f) for use as communal space- (indoor or outdoor) or an alternative ancillary to the residential character			
			of the development, to the satisfaction of the Planning Secretary.			
			· · · · · · · · · · · · · · · · · · ·			
1			(h) Provide a privacy screen on the northern elevation of the outdoor	Interview:		
			private open space of unit A0-04 to prevent direct sightlines into unit B0	- Deicorp (RL) stated that work has not commenced on the		
			01.	screening.		
				- Deicorp (RL) stated that submission to DPE and Certifier will be		
			(i) Provide a privacy screen on the northern elevation of the outdoor	conducted in the next stage.		
			private open space of unit D1-12 to prevent direct sightlines into unit D1	Assessed in previous Audit(s):		
			01	- Barker Ryan Stewart (30 January 2023) Heritage Interpretation		
				Plan. Section 4, Table 5, and Figure 8 & 9.		
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G32	SSD-Mod2	В3	Prior to the issue of the relevant construction certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	19/10/2023: Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).		
G33	SSD-Mod2	В4	The proposed works must comply with the applicable performance requirements of the BCA to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the performance requirements can only be achieved by: (a) complying with the deemed to satisfy provisions; or (b) formulating an alternative solution which: (i) complies with the performance requirements; or (ii) is shown to be at least equivalent to the deemed to satisfy provision; or (iii) a combination of (a) and (b).	 19/10/2023: Record sighted: BG&E (18 July 2023) Structural Design Certificate for CC#2C - Structure from podium to roof. BG&E (27 April 2023) Structural Design Certificate for CC#2B - basement to podium. City Plan Services (5 September 2023) Construction Certificate No. 210538-4 (AKA CC2C) for Structure from Podium to Roof City Plan Services (2 June 2023) Construction Certificate No. 210538-3 (AKA CC2b) for the structure to podium (Structure above on-ground slab to podium (Buildings A & B Ground Floor + Buildings C & D Level 1) City Plan Services (15 February 2023) Construction Certificate No. 210538-2 (AKA CC2a) for Structure and in-ground drainage to Basement. BG&E (9 February 2023) Structural Design Certificate CC2A. CC1 has included no new buildings and structures. 		
G34	SSD-Mod2	Β5	Prior to the issue of the issue of the relevant construction certificate the Applicant must submit to the satisfaction of the Certifier, structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent. 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.	Record sighted: - CC1 was for site prep and includes no new buildings and/or structures - City Plan Services (15 February 2023) Construction Certificate No. 210538-2 (AKA CC2A) for Structure and in-ground drainage to		

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G35	SSD-Mod2	B6	New construction for the following must comply with Sections 3 and 7 (BAL 29) Australian Standard AS3959-2018 Construction of buildings in			
			bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section 7.5 of Planning for Bush Fire Protection 2019:	- Deicorp (RL) this item will be covered in a latter construction certificate.		
			(a) Southern, western and eastern elevations and new roof of proposed Building Block 'A';	Record sighted: - Marchese Partners Drawing A2.001 (19 December 2022) showed 45 m set back.		
			(b) Southern and eastern elevations and new roof of proposed Building Block 'B';	19/10/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.		
				Record sighted: - Marchese Partners Drawing A2.001 (19 December 2022) showed 45 m set back.		
			(c) Northern and eastern elevations and new roof of Building Block 'C';	19/10/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.		
				Record sighted: - Marchese Partners Drawing A2.001 (19 December 2022) showed 45 m set back.		
			(d) Northern, eastern and western elevations of the northern wing of proposed Building Block 'D' and entire roof of proposed Building Block 'D'.	19/10/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.		
				Record sighted: - Marchese Partners Drawing A2.001 (19 December 2022) showed 45 m set back.		
G36	SSD-Mod2	Β7	New construction for the following must comply with Sections 3 and 7 (BAL 29) Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section 7.5 of Planning for Bush Fire Protection 2019:	19/10/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.		
			(a) Southern, western and eastern elevations and new roof of proposed Building Block 'A';	Record sighted: - Marchese Partners Drawing A2.001 (19 December 2022) showed 45 m set back.		
			(b) Southern and eastern elevations and new roof of proposed Building Block 'B';			
			(c) Northern and eastern elevations and new roof of Building Block 'C'; and			
			(d) Northern, eastern and western elevations of the northern wing of proposed Building Block 'D' and entire roof of proposed Building Block 'D'.			

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G37	SSD-Mod2	B8	New construction for the following must comply with Sections 3 and 6 (BAL 19) Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section 7.5 of Planning for Bush Fire Protection 2019:	19/10/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.		
				Record sighted: - Marchese Partners Drawing A2.001 (19 December 2022) showed 45 m set back.		
			(a) Northern elevation(s) of proposed Building Block 'A';	19/10/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.		
				Record sighted: - Marchese Partners Drawing A2.001 (19 December 2022) showed 45 m set back.		
			(b) Northern and western elevations of proposed Building Block 'B';	19/10/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.		
				Record sighted: - Marchese Partners Drawing A2.001 (19 December 2022) showed 45 m set back.		
			(c) Southern and western elevations of proposed Building Block 'C'; and	19/10/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.		
				Record sighted: - Marchese Partners Drawing A2.001 (19 December 2022) showed 45 m set back.		
			(d) Southern elevation(s) of the northern wing of proposed Building Block 'D', and entire southern wing of proposed Building Block 'D' including the Clubhouse.	19/10/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.		
				Record sighted: - Marchese Partners Drawing A2.001 (19 December 2022) showed 45 m set back.		
G38	SSD-Mod2	В9	Construction details demonstrating compliance with conditions B7 and B8 are to be submitted to the satisfaction of the certifier prior to the issue of the relevant construction certificate.	19/10/2023: Interview: - Deicorp (RL) this item will be covered in a latter construction certificate.		
				Record sighted: - Marchese Partners Drawing A2.001 (19 December 2022) showed 45 m set back.		
G39	SSD-Mod2	B10	The provision of water, electricity and gas must comply with Table 5.3c of Planning for Bush Fire Protection 2019. Details are to be submitted to the satisfaction of the certifier prior to the issue of the relevant construction certificate.	19/10/2023: Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).		

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G40	SSD-Mod2	B11	The maximum height of the development must not exceed RL 99.100m	19/10/2023:		1
			AHD, including plant and lift overruns, communication devices,	Descend stated		ł
			antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance must be submitted to the Certifier	Record sighted: - City Plan Services (5 September 2023) Construction Certificate		ł
			prior to the issue of the relevant Construction Certificate.	No. 210538-4 (AKA CC2C) for Structure from Podium to Roof.		i
						ł
G41	SSD-Mod2	B12	Prior to the issue of any construction certificate for the design of	19/10/2023:		
0			mechanical plant and equipment, a qualified acoustic consultant must	Interview:		ł
			undertake a detailed review of mechanical plant equipment to ensure	- Deicorp (RL) stated that this will be part of future CC (not at this		i
			that the noise emissions comply with the intrusiveness noise criterion	stage).		ł
			provided in Table 4.1 of the Noise and Vibration Impact Assessment prepared by EMM Consulting dated February 2020. Where mitigation			ł
			measures are required to meet the criterion, the measures are to be			ł
			incorporated into the detailed design drawings. The Certifier must verify			ł
			that all noise mitigation measures have been incorporated into the			ł
			design prior to the issue of the relevant Construction Certificate.			ł
G42	SSD-Mod2		All mechanical ventilation systems shall be installed in accordance with			1
			the BCA and shall comply with Australian Standards AS1668.2 and AS3666 - Microbial Control of Air Handling and Water Systems of	Interview: - Deicorp (RL) stated that this will be part of future CC (not at this		ł
			Building, to ensure adequate levels of health and amenity to the	stage).		ł
			occupants of the building and to ensure environment protection. Details	o ,		ł
			shall be submitted to the Certifier prior to the issue of the relevant			ł
			Construction Certificate.			ł
G43	SSD-Mod2	B14	Prior to the issue of any construction certificate for the operational	19/10/2023:		1
			waste storage and processing areas, the Applicant must obtain	Record sighted:		ł
			agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where	- Waste Management Plan, for operational stage, that includes the design of the operational waste storage area was submitted to		ł
			waste removal will be undertaken by a third party, the design of the	Council on 26 September 2023 via DPE portal.		ł
			operational waste storage area must be in accordance with Council's	- Council responded on 28 September 2023. Process is still on-		ł
			standards. Evidence of the design and Council endorsement (where	going.		ł
			relevant) must be provided to the Certifier.	- Barker Ryan Stewart (22 February 2022) Updated Waste Management Plan – Section 4.55. Proposed Residential Unit		ł
				Development – Amended Plans. 89 John Whiteway Drive, Gosford		ł
G44	SSD-Mod2		Prior to the issue of a construction certificate for car parking and	19/10/2023:		
			service vehicle parking / loading / unloading areas, evidence must be	Record sighted:		ł
			submitted to the Certifier that the operational access and parking arrangements comply with the following requirements:	- Barker Ryan Steward (9 March 2023) stated that Condition B15 and B16 are met.		ł
			and generic comply that the following requirements.	- City Plan Services (2 June 2023) Construction Certificate No.		ł
				210538-3 (AKA CC2b) for the structure to podium (Structure above		ł
			(a) all vehicles can enter and leave the Site in a forward direction;	on-ground slab to podium (Buildings A & B Ground Floor + Buildings C & D Level 1)		ł
1						ł
			(b) a maximum of 298 on-site car parking spaces are included for use			l
1			during operation of the development and designed in accordance with			ł
			the latest versions of AS 2890.1 and AS 2890.6; and			ł
						l
			(c) the swept path of the longest vehicle entering and exiting the Site in			ł
			association with the new work, as well as manoeuvrability through the Site, are in accordance with the latest version of AS 2890.2.			ł
			and, and in accordance with the latest version of AS 2030.2.			l
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Non-	Not
Compliant	Triggered

in CEED C46 SSD-Mod2 11 Photo to the issue of a construction certificate, the following design dealls in relation to the source burch priving and und-of-the fullilles into the source burch priving and und-of-the fullille into the source burch priving and und-of-the fullille into the informum regularization of the source burch priving and security of bityple facilities with the minimum regularization of the source burch priving and security of bityple facilities with the minimum regularization of the source burch priving and security of bityple facilities with the minimum regularization of the source of any construction certificate for the footpeth along the finating of the source of any construction certificate for the footpeth along the finating of the source of any construction certificate for the footpeth along the finating of the source of any construction certificate for the footpeth along the finating of the source of any construction certificate for the footpeth along the finating of the source of any construction certificate for the footpeth along the finating of the source of any construction certificate for the footpeth along the finating construction and the source of the source burch certificate along the source of the source burch certificate construction and the source and the source and the source and the source burch certificate along the source of the source burch certificate along the source and the source anothe source and the source and the source and the sour	Geos yntec	Document	SSD Condition	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and Recommendations - 3rd Audit	_
keys keys <th< td=""><td>-</td><td></td><td>/ CEMP</td><td></td><td></td><td></td><td>No</td></th<>	-		/ CEMP				No
G46 SD-Mod2 B17 Prior to the issue of any construction certificate for the footpath adjects in footpath adjects	G45	SSD-Mod2	B16	details in relation to the secure bicycle parking and end-of-trip facilities must be submitted to the Certifier for approval:	Record sighted: - Barker Ryan Steward (9 March 2023) stated that Condition B15 and B16 are met. - City Plan Services (2 June 2023) Construction Certificate No. 210538-3 (AKA CC2b) for the structure to podium (Structure above		
G46 SD-Mod2 B17 Prior to the issue of any construction certificate for the footpath along the frontage of the site and connecting to the existing footpath along the frontage of the site and connecting to the existing footpath along the frontage of the site and connecting to the existing footpath along the frontage of the site and connecting to the existing footpath along the frontage of the site and connecting to the existing footpath along the frontage of the site and connecting to the existing footpath along the population must consult with Council and demonstrate to the Certifier is approved by Council Roads (Act st 38 Works Applicant must consult with documentation of approval in accordance with BASIX Certificate No. Council to the Certifier for the next CC. 19/10/2023: G47 S5D-Mod2 B18 The development must be implemented and all BASIX Certificate No. The BASIX contificate No. The BASIX contificate must add file accordance with BASIX Certificate No. The Roads Certificate must add file accordance with BASIX Certificate No. The BASIX contificate must are made. The BASIX contificate must are accelerated from construction Certificate planes. 19/10/2023: G48 S5D-Mod2 B19 The dualdings must incorporate all design, operation and construction certificate are made. The BASIX contificate must are based for the inset of the certifier with all content with a state of the certifier profit to the issue of the relevant Construction Certificate aretecand a							
Interview Bits The development must be implemented and all BASIX commitments thereafter an updated certificate. Interview Interview G47 SSD-Mod2 B18 The development must be implemented and all BASIX commitments thereafter an updated certificate is sued if arendments are made. The BASIX certificate must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX certificate nucles are made. The BASIX certificate must be submitted to the Certifier with all commitments clearly shown on the Construction Certificate plans. 19/10/2023: Interview: -Daclorp (RL) stated that this will be part of future CC (not at this steps). Marchaee Partners will provide the Statement of Compliance. G48 SSD-Mod2 B20 All outdoor lighting within the site shall comply with, where relevant, ASX222: 100 Control of the Obtioned Lighting and ASX222: 100 Control of the Diverse Effects of Condoor Lighting and ASX222: 100 Control of the Control or the State of the relevant Construction Certificate. 19/10/2023: Thereiview: -Dacloarp (RL) stated that this will be part of future CC (not at				with the minimum requirements of the latest version of AS 2890.3:2015			
Image: State of the state	G46	SSD-Mod2	B17	the frontage of the site and connecting to the existing footpath adjacent to 91-95 John Whiteway Drive and associated public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant	Record sighted: - Barker Ryan Steward Rev B Sheets 111 Plan No 220435-06-021 is approved by Central Coast Council Roads (Act s138 Works Approval : SCC/223/2022 SSD10321 (29 May 2023). Interview: - Deicorp (RL) stated that document approved by Council will be		
G49 SSD-Mod2 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 19/10/2023: Interview: - Deicorp (RL) stated that this will be part of final CC (not at this stage). Marchese Partners will provide the Statement of compliance. G49 SSD-Mod2 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. 19/10/2023: Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage). G50 SSD-Mod2 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. 19/10/2023: Assessed in previous Audit(s): Email from the Certifier, BI of City Plan, (22 March 2022) to Alceon states that "special levy is imposed under s7.11. On this basis, this condition can be deferred to Occupational	G47	SSD-Mod2	B18	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	Interview: - Deicorp (RL) stated that there is no updated BASIX certificate.		
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.Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).G50SSD-Mod2B21Prior 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.19/10/2023: Assessed in previous Audit(s): Email from the Certifier, BB of City Plan, (22 March 2022) to Alceon states that "special levy is imposed under s7.11. On this basis, this condition can be deferred to Occupational	G48	SSD-Mod2	B19	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	Interview: - Deicorp (RL) stated that this will be part of final CC (not at this stage). Marchese Partners will provide the Statement of		
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.Assessed in previous Audit(s): Email from the Certifier, BB of City Plan, (22 March 2022) to Alceon states that "special levy is imposed under s7.11. On this basis, this condition can be deferred to Occupational	G49	SSD-Mod2		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	Interview: - Deicorp (RL) stated that this will be part of future CC (not at this		
Certificate".	G50	SSD-Mod2		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	Assessed in previous Audit(s): Email from the Certifier, BB of City Plan, (22 March 2022) to Alceon states that "special levy is imposed under s7.11.		

Non- Compliant	Not Triggered
	33

Geos	Document	SSD	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and	-
yntec		Condition			Recommendations - 3rd Audit	 N
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		Section				ĺ
054		Doo	The Applicant much shall a shall make the budder Discussion Occurate	40/40/0000		
G51	SSD-Mod2	B22	The Applicant must obtain a determination by the Planning Secretary as to whether a special infrastructure contribution is required to be	19/10/2023: Assessed in previous Audit(s):		
			made under the Environmental Planning and Assessment (Special	Email from the Certifier, BB of City Plan, (22 March 2022) to		
			Infrastructure Contribution – Gosford City Centre) Determination 2018	Alceon states that "special levy is imposed under s7.11.		
			(2018 Determination). The Applicant must do so before the time by	On this basis, this condition can be deferred to Occupational		
			which a special infrastructure contribution, if made as a monetary	Certificate".		
			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.			
G52	SSD-Mod2	B23	Prior to the issue of any construction certificate, the number and	Assessed in previous report and assessed as compliant		
		-	classes of ecosystem credits and species credits (like-for-like) set out			
			in the BAM Biodiversity Credit Report contained in Appendix 1 of the	22/11/2022:		
			Biodiversity Development Assessment Report, prepared by Conacher	Record sighted:		
			Consulting and dated March 2021 must be retired.	- Letter from AEP (20 April 2022) to APG		
				- Credit Retirement Report from Biodiversity Conservation Trust (8		
				April 2022)		
				The above reports satisfy the Condition B23, B24, and B25		
G53	SSD-Mod2	B24	The requirement to retire like-for-like ecosystem credits and species	Assessed in previous report and assessed as compliant		
			credits in condition B23 may be satisfied by payment to the Biodiversity			
			· ·	Record sighted:		
			of ecosystem credits and species credits.	 Letter from AEP (20 April 2022) to APG Credit Retirement Report from Biodiversity Conservation Trust (8) 		
				April 2022)		
				The above reports satisfy the Condition B23, B24, and B25		
G54	SSD-Mod2	B25	Evidence of the retirement of credits in satisfaction of condition B23 or	Assessed in previous report and assessed as compliant		_
			payment to the Biodiversity Conservation Fund in satisfaction of	22/11/2022:		
			condition B24 be provided to the Planning Secretary and the certifier	Record sighted:		
			prior to issue of any construction certificate.	- Letter from AEP (20 April 2022) to APG		
				- Credit Retirement Report from Biodiversity Conservation Trust (8		
				April 2022)		
				The above reports satisfy the Condition B23, B24, and B25.		
						-

Non- Compliant	Not Triggered

Geos	Document	SSD	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and		
yntec ID		Condition / CEMP Section			Recommendations - 3rd Audit		Non- Comp
G55	SSD-Mod2	B26	A detailed Heritage Interpretation Plan is to be prepared and submitted to the Planning Secretary for approval prior to the issue of the construction certificate. The Heritage Interpretation Plan must include (but not be limited to):	19/10/2023: Record sighted: - Letter from DPE (10 February 2023) acknowledging that the Heritage Interpretation Plan has been prepared in consultation with Council and contains information required by the conditional approval.			
			(a) be prepared by a suitably qualified and experienced expert in consultation with Council;	19/10/2023: Record sighted: - Barker Ryan Stewart (30 January 2023) Heritage Interpretation Plan was prepared by Lisa Wrightson, who holds a degree of B.TownPlan, Dip. Local and Applied History, and also registered on the NSW Heritage consultants register.			
			(b) be consistent with the recommendations of the Heritage Impact Assessment Report prepared by Barker Ryan Stewart, dated 21 January 2020;	19/10/2023: Record sighted: - Barker Ryan Stewart (30 January 2023) Heritage Interpretation Plan, Section 3 and Table 5. - Barker Ryan Stewart (21 January 2020) Heritage Impact Assessment Report.			
			(c) incorporates interpretive information into the landscaping of the site such as in the use of materials, signage, planting or lighting;	19/10/2023: Record sighted: - Barker Ryan Stewart (30 January 2023) Heritage Interpretation Plan, Section 3.		-	
			(d) provide details of the mural to be located on the façade of Block B; and	19/10/2023: Record sighted: - Barker Ryan Stewart (30 January 2023) Heritage Interpretation Plan, Table 5 and Figure 6.			
			(e) include a public art strategy for the screening along the public walkway as required by condition B2(b).	19/10/2023: Record sighted: - Barker Ryan Stewart (30 January 2023) Heritage Interpretation Plan, Table 5 and Figure 8 & 9.			
G56	SSD-Mod2		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:	19/10/2023: Record Sighted: - Barker Ryan Stewart Storm Water Management Plan (7 Feb 2023) sheet number 001, 011, 021, 102, 102, 201, 202, 203, 204, 701, 702 Revision D - City Plan Services (25 January 2023) CC No.210538/2 - CC 2a			
			 (a) be designed by a suitably qualified and experienced person(s) in consultation with Council; 	Structure and in-ground drainage to Basement. CC listed four Drainage Longitudinal Section by Barker Ryan Stewart (Drawing No. 220435-05-201 to 204) and Barker Ryan Stewart Regulated			
			(b) be generally in accordance with the conceptual design in the approved documentation;(c) be in accordance with applicable Australian Standards; and	Design Guideline Statement - Drainage (Ref: DEP0000438)			
			(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.				
G57	SSD-Mod2	B28	The building materials used on the facades of the buildings shall have a maximum normal specular reflectivity of visible light of 20 per cent and shall be designed to minimise glare. A report/statement demonstrating compliance with these requirements is to be submitted to the Certifier prior to issue of the relevant Construction Certificate.	19/10/2023: Interview: - Deicorp (RL) stated that this will be part of future CC (not at this stage).			

Non- Compliant	Not Triggered

Geos	Document		Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and		
yntec		Condition			Recommendations - 3rd Audit	N	lon-
ID		/ CEMP					Comp
		Section					
G58	SSD-Mod2	B29	The proposed development involves site excavation and the	Assessed in previous audit and assessed as compliant			
			construction of subsurface structures that has potential to adversely	22/11/2022:			
			impact neighbouring property if undertaken in an inappropriate manner.	Warwick Davies, Principal Geotechnical Engineer of El Australia			
			To ensure there are no adverse impacts arising from such works, the	was engaged and prepared the following documentations sighted:			
			applicant must engage a suitably qualified and practicing Geotechnical	- El Australia (11 August 2022) Rockfall Mitigation Strategy 89			
			Engineer, to design, certify and oversee all site excavation and the construction of all subsurface structures associated with the	John Whiteway Drive, Gosford.			
			development.	- El Australia (11 August 2022) Geotechnical Compliance Statement.			
			This engineer is to prepare the following documentation:	Statement.			
			This engineer is to prepare the following documentation.				
			(a) Further geotechnical detail as outlined in section 6.10 of the	Assessed in previous audit and assessed as compliant			
			Geotechnical Investigation by JK Geotechnics dated 14 November	22/11/2022:			
			2019.	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 EI 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	Assessed in previous audit and assessed as compliant			
			headlands across the northern and western parts of the site to identify	22/11/2022:			
			potential rock wedges, and provide additional mitigation and	Record sighted:			
			management measures in addition to the rock catcher fence if required.				
			(c) Certification that the civil and structural details of all structures are	John Whiteway Drive, Gosford. Section 4, 5, 6 and Appendix C. - El Australia (11 August 2022) Geotechnical Compliance			
			designed to:	Statement states that El Australia Rockfall Mitigation Strategy			
			(i) provide appropriate support and retention to neighbouring property;	addresses condition B29.			
			(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.				
			(d) A Geotechnical Monitoring Plan (GMP) to be implemented during	Assessed in previous audit and assessed as compliant			
			construction that:	22/11/2022:			
			(i) is based on a geotechnical investigation of the site and subsurface	Record sighted:			
			conditions, including groundwater;	- El Australia (11 August 2022) Rockfall Mitigation Strategy 89			
			(ii) details the location and type of monitoring systems to be utilised,	John Whiteway Drive, Gosford. Section 4, 5, 6 and Appendix C.			
			including those that will detect the deflection of all shoring structures,	- El Australia (11 August 2022) Geotechnical Compliance			
			settlement and excavation induced ground vibrations to the relevant	Statement states that EI Australia Rockfall Mitigation Strategy			
			Australian Standard;	addresses condition B29.			
			(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.				
			the issue of the construction certificate. Copies of the certification and	22/11/2022:			
			GMP must be provided to the Planning Secretary.	Record sighted:			
		1		- City Plan Services (21 September 2022) CC1 (210538/1) showed			
				that these documents are submitted as part of the CC1.			
				that these documents are submitted as part of the CC1. - Submission of CC1 to DPE via major project portal on 18 October 2022.			

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Geos	Document	SSD	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and			
ntec	Document	Condition			Recommendations - 3rd Audit		N a se	N - 4
)		/ CEMP						Not
		Section					Compliant	Iriggered
59	SSD-Mod2	B30	If estimates or monitoring indicate that ingress of groundwater (to the	Assessed in previous audit and assessed as compliant				
			development site, at any stage of the development) exceeds, or is likely					
			to exceed, 3ML/year in total volume the proponent must:	Record sighted:				
			(a) Complete a full investigation of the potential groundwater take (prior	- Geotechnical Monitoring Plan (GMP) attached to El Australia (11				
			to further site development), and provide the take details for the whole	August 2022) Rockfall Mitigation Strategy 89 John Whiteway Drive,				
			of the development site.	Gosford. Indicated that groundwater is not an issue.				
			(b) Prepare a Dewatering Management Plan. This will include full	Assessed in previous audit and assessed as compliant		-		
				22/11/2022:				
				Record sighted:				
			water quality criteria and controls; and details of the method of water	- Geotechnical Monitoring Plan (GMP) attached to El Australia (11				
			disposal.	August 2022) Rockfall Mitigation Strategy 89 John Whiteway Drive,				
				Gosford. Indicated that groundwater is not an issue.				
						_		
				Assessed in previous audit and assessed as compliant				
			NRAR.	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 Comm	encement (Df Construction					
	SSD-Mod2	C1		Assessed in the first audit and assessed as non-compliant	This item is considered to be non-compliant			
				22/11/2022:	in the first audit because the letter of			
			48 hours before those dates.	Record sighted:	notification was provided to DPE after the			
				- Letter from Deicorp to DPE (18 October 2022)	construction commenced. The availability			
					of the notification letter is considered			
				October 2022 due to wet weather.	compliant for the current audit.			
G61	SSD-Mod2	C2	If the construction or operation of the development is to be staged, the	19/10/2023:				
			Planning Secretary must be notified in writing at least 48 hours before	Interview:				
			the commencement of each stage, of the date of commencement and	 Deicorp (RL) stated that the development is not staged. 				
			the development to be carried out in that stage.					
260	SSD Mod2	<u></u>	At least 40 hours before the common operation until the	Coo below				
62	SSD-Mod2	C3		See below				
62	SSD-Mod2	C3	completion of all works under this consent, or such other time as	See below				
62	SSD-Mod2	C3						
62	SSD-Mod2		completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are	19/10/2023:				
362	SSD-Mod2		completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website:	19/10/2023: Record sighted:				
662	SSD-Mod2		completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent;	19/10/2023: Record sighted: - https://rumbalaraportal.com.au/				
662	SSD-Mod2		 completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or 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; 	19/10/2023: Record sighted: - https://rumbalaraportal.com.au/ (i) provided				
662	SSD-Mod2		 completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or 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 	19/10/2023: Record sighted: - https://rumbalaraportal.com.au/ (i) provided (ii) provided				
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Non-	Not
Compliant	Triggered

Geos	Document	SSD	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and	
yntec		Condition			Recommendations - 3rd Audit	
ID		/ CEMP				
		Section				
G63	SSD-Mod2	C4	Prior to the commencement of construction, the Applicant must:			
			(a) consult with the relevant owner and provider of services that are	Assessed in the previous audit and assessed as compliant.		
			likely to be affected by the development to make suitable arrangements	22/11/2022:		
				Record sighted:		
			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	Assessed in the previous audit and assessed as compliant.		
			infrastructure in the vicinity of the site (including roads, gutters and	22/11/2022:		
			footpaths); and	Record sighted: - BG&E (4 August 2022) 87-89 John Whiteway Drive Pre-		
				Construction Dilapidation Reports. Report number: N22095-DIL-		
				002-A, N22095-DIL-RPT-003-A, N22095-DIL-RPT-004-A, and		
				N22095-DIL-RPT-005-A. Reports are for John Whiteway Drive Road around the		
				development, No. 117, 91-95, and 97-99 John Whiteway Drive		
				respectively. Inspection were conducted on 30th May and 3rd June 2022.		
				2022.		
			(c) submit a copy of the dilapidation report to the Planning Secretary,	Assessed in the previous audit and assessed as compliant.		
			Certifier and Council.	22/11/2022:		
				Record sighted:		
				 An email to DPE dated 5 September 2022 submitting the dilapidation reports. 		
				- An email to Council dated 17 August 2022 submitting the		
				dilapidation reports. - BG&E (4 August 2022) 87-89 John Whiteway Drive Pre-		
				Construction Dilapidation Reports. Report number: N22095-DIL-		
				002-A, N22095-DIL-RPT-003-A, N22095-DIL-RPT-004-A, and		
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				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.		

Non-	Not Triggerod
 Compliant	Triggered
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Gass	Document	SSD	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and	
Geos yntec	Document	SSD Condition	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and Recommendations - 3rd Audit	
ID		/ CEMP			Recommendations - Stu Audit	
		Section				
G64	SSD-Mod2	C5	Prior to the commencement of construction, the Applicant must submit	Assessed in the previous audit and assessed as compliant.		
				22/11/2022:		
			The report must provide an accurate record of the existing condition of	Record sighted:		
			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-Mod2	C6	A community Communication Strategy must be prepared to provide	Assessed in the previous audit and assessed as compliant.		
000	COD-MOUZ	00		22/11/2022;		
				Record sighted:		
				Barker Ryan Stewart (6 June 2022), Community Communication		
				Strategy		
			and for a minimum of 12 months following the completion of construction.			
G66	SSD-Mod2	C7	The Community Communication Strategy must:	Assessed in the previous audit and assessed as compliant.		
				22/11/2022;		
				Record sighted:		
				Barker Ryan Stewart (6 June 2022), Community Communication Strategy		
				onalogy		
			(a) identify people to be consulted during the design and construction	Required item has been included.		
			phases;	Required Ren has been included.		
			(b) set out procedures and mechanisms for the regular distribution of	Required item has been included.		
			accessible information about or relevant to the development;			
			(c) provide for the formation of community-based forums, if required,	Required item has been included.		
			that focus on key environmental management issues for the			
			development;			
				Required item has been included.		
			(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.			
G67	SSD-Mod2	C8		Assessed in the previous audit and assessed as compliant.		
			Planning Secretary no later than one month before the commencement of any work.	22/11/2022: Record sighted:		
			UT ally WUIN.	- Letter from APG to DPE (28 April 2022) responding to DPE		
				response to the submitted Community Communications Strategy.		

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G68	SSD-Mod2		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.	Assessed in the previous audit and assessed as compliant. 22/11/2022: Record sighted: - DPE letter SSD-10321-PA-1 (14 June 2022) - The above approval letter is also made available in the project website as stipulated by DPE in the letter.		
G69	SSD-Mod2	C10	The Community Communication Strategy must be implemented for a minimum of 12 months following the completion of construction.	19/10/2023: Record sighted: - Project website is available and accessible. - Monthly update on the work progress in the project website and marketing website (www.rumbalararesidences.com.au).		
G70	SSD-Mod2		Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Assessed in the previous audit and assessed as compliant. 22/11/2022: Interview: - Deicorp (RL) stated that there was no structure on site. This condition is not triggered. Record sighted: - Near map (18 August 2022) shows that there is no apparent structure on site.		
G71	SSD-Mod2		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	prepared having regard to relevant guidelines. The Auditor conducted high level review of the management plans to confirm this.		

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G72	SSD-Mod2	C13	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:	Record sighted:		
			 (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling as set out in the Community Communication Strategy required by condition C6 (ix) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; 	 (i) Section 4 (ii) Section 1 (iii) Section 11.3 (iv) (v) Section 11.1 (vi) Section 11.6 (vii) Section 10.8 (viii) Section 11.10 and Appendix C (Community Consultation Strategy) (ix) Appendix D : Barker Ryan Stewart (22 February 2022), Waste Management Plan, 89 John Whiteway Drive, Gosford. 		
		(c)	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C15);	Assessed in the previous audit and assessed as compliant. 22/11/2022: Record sighted: Barker Ryan Stewart (11 May 2023), Construction Traffic Pedestrian Management Plan (CTPMP), 89 John Whiteway Drive, Gosford.		
			(c) Construction Noise and Vibration Management Sub-Plan (see condition C16);	Assessed in the previous audit and assessed as compliant. 22/11/2022: Record sighted: Koikas Acoustic (19 October 2022), Construction Noise and Vibration Management Plan, 89 John Whiteway Drive, Gosford.		
			(d) Construction Soil and Water Management Sub-Plan (see condition C17);	Assessed in the previous audit and assessed as compliant. 22/11/2022: Record sighted: Barker Ryan Stewart (30 March 2023), Soil and Water Management Plan, 89 John Whiteway Drive, Gosford.		
			(e) Aboriginal Cultural Heritage Management Plan (see condition C18);	Assessed in the previous audit and assessed as compliant. 22/11/2022: Record sighted: RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan, 89 John Whiteway Drive, Gosford.		
			(f) Biodiversity Management Sub-Plan (see condition C19);	22/11/2022: Record sighted: AEP (28 November 2022), Biodiversity Management Sub-Plan 89 John Whiteway Drive, Gosford, NSW 2250.		

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G72 (conti nued)	SSD-Mod2	C13	(g) an unexpected finds protocol for contamination and associated communications procedure;	Assessed in the previous audit and assessed as compliant. 22/11/2022: 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 and associated communications procedure;	Assessed in the previous audit and assessed as compliant. 22/11/2022: 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 materials to remain) be undertaken to confirm the contamination status in these areas of the site.			
G73	SSD-Mod2	C14	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.	Assessed in the previous audit and assessed as non-compliant. 22/11/2022: Record sighted: - DPE Post Approval form and email for CEMP submitted on 6 October 2022.	This item was considered non-compliant in the first audit as the CEMP was submitted to DPE after the commencement date. In the current audit, this is considered compliant due to the availability of CEMP that was submitted to DPE.	

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G74	SSD-Mod2	C15	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);	Assessed in the previous audit and assessed as compliant. 22/11/2022: Record sighted: - Barker Ryan Stewart (11 May 2023), Construction Traffic Pedestrian Management Plan (CTPMP), 89 John Whiteway Drive, Gosford.		
			(b) be prepared in consultation with Council;	Assessed in the previous audit and assessed as compliant. 22/11/2022: Record sighted: - Emails between Central Coast Council and Barker Ryan Stewart (15, 18, 19, and 22 July 2022) regarding Construction Traffic and Pedestrian Management Plan consultation initiated by Barker Ryan Stewart.		
			(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and	Required item has been included.		
			(d) detail heavy vehicle routes, access and parking arrangements.	Required item has been included.		
G75	SSD-Mod2	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;	Assessed in the previous audit and assessed as non-compliant. 22/11/2022: Record sighted: Koikas Acoustic (19 October 2022), Construction Noise and Vibration Management Plan, 89 John Whiteway Drive, Gosford.	It is noted that this non-compliance has been recorded as a non-compliance since the First Audit. The item is considered non-compliant as the strategy has not been prepared in	
			(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Required item has been included.	consultation with community. However, it is noted that the noise consultant stated that they were unable to conduct community consultation with this project, which the	
			(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Required item has been included.	Auditor acknowledged. Interview with Deicorp indicated that conducting consultation with communities is	
			(d) include strategies that have been developed with the community for managing high noise generating works;	Assessed in the previous audit and assessed as non-compliant. 22/11/2022: Record sighted: - Koikas email (28 November 2022) states that Koikas Acoustics does not prepare in consultation with communities to develop strategies for managing high noise-generating works.	problematic given there are some community members who are opposing the development. No recommendation was made, unless further advice is provided by DPE.	
			(e) describe the community consultation undertaken to develop the strategies in condition C16(d);	Assessed in the previous audit and assessed as non-compliant. 22/11/2022: Record sighted: - Koikas email (28 November 2022) states that Koikas Acoustics does not prepare in consultation with communities to develop strategies for managing high noise-generating works.		
			(f) include a complaints management system that would be implemented for the duration of the construction; and	Required item has been included.		
			(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition C12.	Required item has been included.		

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G76	SSD-Mod2	C17	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be	Assessed previously: 22/11/2022:		1
			limited to the following:	Record sighted:		J
			(a) be prepared by a suitably qualified expert, in consultation with	Barker Ryan Stewart (30 March 2023), Soil and Water		J
			Council;	Management Plan, 89 John Whiteway Drive, Gosford.		J
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			(b) describe all erosion and sediment controls to be implemented	Required item has been included.		1
			during construction, as a minimum, in accordance with the publication			1
			Managing Urban Stormwater: Soils & Construction (4th edition,			1
			Landcom 2004) commonly referred to as the 'Blue Book';			1
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			(c) provide a plan of how all construction works will be managed in a	Required item has been included.		l
			wet-weather events (i.e. storage of equipment, stabilisation of the Site); and			1
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			(d) detail all off-Site flows from the Site.	Required item has been included.		l
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G77	SSD-Mod2	C18	The Aboriginal Cultural Heritage Management Plan (ACHMP) must	Assessed previously:		
			address, but not be limited to, the following:	22/11/2022:		1
			(a) be prepared by a suitably qualified and experienced expert in	Record sighted:		1
			consultation with the Registered Aboriginal Parties; and	RRS (20 May 2022) Abarianal Cultural Haritana Managament		1
				RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan, 89 John Whiteway Drive, Gosford.		1
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			(b) be consistent with the conclusions and recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by RPS and	Required item has been included.		1
			dated 10 February 2020; and			l
			,,,,,,,			l
			(c) include measures for the mitigation and management of any	Required item has been included.		1
			unexpected finds that may be found.			1
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G78	SSD-Mod2	C19	The Biodiversity Management Sub-Plan (BMSP) must address, but not	Assessed previously:		
			be limited to, the following:	22/11/2022		1
			(a) be prepared by a suitably qualified and experienced person/s;	Record sighted:		1
				AEP (28 November 2022), Biodiversity Management Sub-Plan 89		1
				John Whiteway Drive, Gosford, NSW 2250.		1
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			(b) identify areas of land where impacts on biodiversity are to be	Required item has been included.		l
			avoided as outlined in the biodiversity development assessment report prepared by Conacher Consulting and dated March 2021 and set out			1
			how these areas will be protected from construction impacts; and			1
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			(c) set out the measures identified in the Biodiversity Development	Required item has been included.		ł
			Assessment Report to minimise, mitigate and manage impacts on			l
			biodiversity, including timing and responsibility for delivery of the measures.			l
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G79	SSD-Mod2	C20	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network;	Assessed previously: 22/11/2022 Record sighted: Deicorp (17 August 2022) Driver's Code of Conduct, 87-89 John Whiteway Drive, Gosford, NSW 2250. Required item has been included.		
			(b) minimise conflicts with other road users;	Required item has been included.		
			(c) minimise road traffic noise; and	Required item has been included.		
			(d) ensure truck drivers use specified routes.	Required item has been included.		
G80	SSD-Mod2	C21	Prior to the commencement of construction, the Applicant must install erosion and sediment controls and other soil and water management measures in accordance with the CSWMSP.	 19/10/2023: Observation: Sediment fencing was observed across the southern and eastern boundaries. Geotextile coir logs were observed on the stormwater drains on John Whiteway Drive, which adequately covered the stormwater pit. Record sighted: Site diaries (2/8/2023, 18/10/2023) which included sediment control. 		
G81	SSD-Mod2	C22	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	 19/10/2023: Observation: About 40 car spaces are available in the basement carpark. Construction cars were still observed on the road. Geosyntec sighted communications from Deicorp for their subcontractors to move cars. Several cars were parked on unpaved parts of the road setbacks. Assessed in previous Audit(s): Record sighted: DEICORP (29 November 2022) Construction Environmental Management Plan, 87-89 John Whiteway Drive Gosford ('the CEMP'), Appendix A shown 20 car park lot on site 	The Auditor considers this item compliant as parking is now available in the basement carpark. It is noted that potential sediment tracking on the road may occur due to cars parking on the unpaved road setbacks. It is noted that road did not appear to have sediment tracking at the time of Audit. Recommendation: - More proactive communications should be provided to subcontractors not to park on the road as additional onsite parking is available onsite. - Parking on unpaved road setbacks should be discouraged.	
G82	SSD-Mod2	C23	Prior to the installation of outdoor lighting, evidence must be submitted to the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Assessed previously as non-triggered: 22/11/2022: Interview: - Deicorp (RL) stated that there is no outdoor lighting and there is no plan for this.		
G83	SSD-Mod2	C24	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	Assessed previously, and assessed as compliance. 22/11/2022: Record sighted: - Confirmation of Engagement of Site Auditor (Kylie Lloyd of Geosyntec) dated 17 April 2022.		

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	SSD-Mod2		Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	 17/10/2023: Record sighted: Barker Ryan Steward Rev B Sheets 111 Plan No 220435-06-021 is approved by Central Coast Council Roads (Act s138 Works Approval : SCC/223/2022 SSD10321 (29 May 2023) Interview: Deicorp (RL) stated that document approved by Council will be provided to the Certifier for the next CC. 		
	During Constru					
G85	SSD-Mod2		A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-	19/10/2023: Observation: Site notice observed.		
			point type size; (b) the site notice(s) must be durable and weatherproof and must be	-		
			displayed throughout the works period;			
			(c) the approved hours of work, the name of the builder, Certifier, structural 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 hoardings/fencing and must state that unauthorised entry to the site is not permitted.			
			All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	equipment (6/9/2023). - WSF Form WSF-016-Electrical Test & Inspection Register (May to October 2023). - NSW Fair Trading Online Certificate Compliance Electrical Work (June 2023). - Deicorp Form 10-Plant Register (November 2022 - October 2023). - EWPA Elevating Work Platform Association of Australia Scissor Maintenance/Safety Check List (4/7/2023).		
G87	SSD-Mod2		Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition C11.	Assessed previously, and assessed as non-triggered. 22/11/2022: Interview: - The site was cleared prior to Deicorp involvement, noting that no building was present onsite. - Nearmap (18 August 2022 and 3 April 2022) also in agreement with Deicorp information		

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Geos yntec ID	Document	SSD Condition / CEMP Section	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and Recommendations - 3rd Audit	
G88	SSD-Mod2	D4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	19/10/2023: Record sighted: - Site Diary: - 5 September 2023, 12 September 2023 (Tuesday) stated that site was opened at 7AM and closed at 5PM.		
			(a) between 7am and 6pm, Mondays to Fridays inclusive; and	- For 12 Aug 2023 (Saturday) Site opened at 7.20AM for 8AM start. RL from Deicorp stated that site was closed at 1PM		
			(b) between 8am and 1pm, Saturdays.			
			No work may be carried out on Sundays or public holidays.			
G89	SSD-Mod2	D5	Construction activities may be undertaken outside of the hours in condition D4 if required:	19/10/2023: Interview: - Deicorp (RL) stated that there have been no construction activities undertaken outside of the hours in condition D4.		
			(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or			
			(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.			
G90	SSD-Mod2	D6	Notification of such construction activities as referenced in condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	19/10/2023: Interview: - Deicorp (RL) stated that there has been no construction activities undertaken outside of the hours in condition D4.		
G91	SSD-Mod2	D7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	19/10/2023: Interview: - Deicorp (RL) stated that rock breaking, rock hammering works have been completed.		
			(a) 9am to 12pm, Monday to Friday;	Observation: - Deicorp (RL) stated that rock breaking, rock hammering were not		
			(b) 2pm to 5pm Monday to Friday; and	observed.		
			(c) 9am to 12pm, Saturday.			
G92	SSD-Mod2	D8	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub- Plans).	A review of mitigation measures listed in the CEMP and sub-plans are provided as item G184-G226. 19/10/2023 Interview: Deicorp (SR and RL) stated that Deicorp carry out the construction in accordance with the most recent version of the CEMP:		

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G93	SSD-Mod2		The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal	19/10/2023: Observation: Site fencing and hoarding observed, with no third-party advertising or graffiti observed.		
			of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.			
G94	SSD-Mod2		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 circumstances.	19/10/2023: Observation: - The public way was not obstructed by any materials, vehicles, refuse, skips, noting vehicles were parked on the kerbs (but not within footpath).		
G95	SSD-Mod2		The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	19/10/2023: Observation: - No excessive noise was observed at the time of Audit.		
G96	SSD-Mod2		The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition D4.	 19/10/2023: Record sighted: Barker Ryan Stewart (11 May 2023), Construction Traffic Pedestrian Management Plan (CTPMP), 89 John Whiteway Drive, Gosford states that heavy vehicle should not arrive outside work hours of the site. Complaint register indicated out of hours complaints, but not in relation to construction vehicles arriving outside work hours 		
G97	SSD-Mod2		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.	 19/10/2023: 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. Interview: Deicorp (RL) stated that all vehicles were equipped with quackers. Observation: Use of quacker was observed. 		

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G98	SSD-Mod2		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	19/10/2023: Interview: - Deicorp (RL): Vibration monitoring ceased after April 2023 as rock breaking had ceased. No monitoring occurred during the Audit period.		-	
			(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).	Reviewed in previous Audit and considered as compliant: 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-Mod2		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.	19/10/2023: Interview: - Deicorp (GC) stated that no vibratory compactors have been used onsite. Reviewed in previous Audit and considered as compliant: 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.			
G100	SSD-Mod2		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.	Note only, reviewed in Conditions D14 and D15.			

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	SSD Condition / CEMP Section	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and Recommendations - 3rd Audit		Non- Compliant	۲ ۲
D-Mod2	D17	For the duration of the construction works:					T
		of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or	Reviewed in previous Audit and assessed as compliant: 22/11/2022: Interview: - No street trees were present at the time of their commencement.		-		
		Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must	Reviewed in previous Audit and assessed as compliant: 22/11/2022: Interview: - No street trees were present at the time of their commencement.		-		
		the Vegetation Management Plan (Version 4) prepared by Conacher	19/10/2023: - Trees have been partially removed, which were validated by AEP (arborist). AEP report has not yet been provided as tree removal has not yet been completed.		-		
		arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must 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	19/10/2023: - Deicorp (SR) stated that no biodiversity work has taken place since last site audit.		-		
D-Mod2	-	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	19/10/2023: Observation: - No excessive dust was observed during the Audit. Record sighted:				
	D-Mod2	D-Mod2 D18	Condition / CEMP Section D-Mod2 D17 For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Vegetation Management Plan (Version 4) prepared by Conacher Consulting, dated March 2021 and the Tree Assessment Report (Version 3) prepared by Conacher Consulting, dated March 2021; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must 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.	Condition / CEMP Section For the duration of the construction works: Reviewed in previous Audit and assessed as compliant: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; Reviewed in previous Audit and assessed as compliant: 22/11/2022: Interview: - No street trees were present at the time of their commencement. (b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; Reviewed in previous Audit and assessed as compliant: 22/11/2022: Interview: - No street trees were present at the time of their commencement. (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Vegetation Management Plan (Versinot 4) prepared by Conacher 2001; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures must be installed, as required. The removal of tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of the protection functional injury to the structure of the tree and soli compaction within the canopy or the limit of the f	Condition Section Condition Recommendations - 3rd Audit D-Mod2 D17 (a) street trees must not be trimmed or removed unless if forms a part of his development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property. Reviewed in previous Audit and assessed as compliant: 22/11/2022: Interview: -No street trees were present at the time of their commencement. 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(b) all street trees immediately adjacent to the property boundaries must be protected at all timg construction in accord an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations fue Vegetalion Management Plan (Version 4) prepared by Conacher Consulting, dated March 2021 and the Tree Assessment Report (Version 3) prepared by Conacher Consulting, dated March 2021; and fee works, it must be carained out under the supervision of a qualified apulfied aborist af must avoid both dires measures, following or pulfied aborist af must avoid both dires measures, following required aborist af must avoid both dires measures, following or pulfied aborist af must avoid both dires measures, following required aborist af must avoid both dires measures, following or pulfied aborist af must avoid both dires measures, following required aborist af must avoid both dires measures, following	Condition /Section Pro the duration of the construction works: Recommendations - 3rd Audit D2Mod2 D17 For the duration of the construction works: Reviewed in previous Audit and assessed as compliant: 22/11/222: Interview: - No steel trees were present at the time of their commencement. 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Image to property; (b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction in a coordinance with Council is the protection requirements. Any street tree, which is damage to property; Reviewed in previous Audit and assessed as compliant: 2011/2022 Interview: -No Street trees were present at the time of their commencement. (b) all street trees immediately adjacent to the property boundaries must be protected and inform contactulo, and us an emergency, must be replaced, by the satisfaction of Council. Prior 2023: -Tes have been partially removed, which were validated by AEP (constitut, added March 2021; and the works. It must be carried out under the supervision of a qualified arborist. Attentive tree protection measures, following compliant on the users, must be carried out under the supervision of a qualified arborist and must avoid both fract mechanical injury to the structure of the users, must be carried out under the supervision of a qualified arborist and must avoid both fract mechanical injury to the structure of the users, must be compacid on within the concory of the structure of the users, musto be com

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G103	SSD-Mod2	D19	During construction, the Applicant must ensure that:			
6103	33D-IVIOUZ	019				
			(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;	See item D18.		
			(b) all trucks entering or leaving the site with loads have their loads covered;	19/10/2023: Observation: - No trucks were observed to enter and exit the site.		
			(c) trucks associated with the development do not track dirt onto the public road network	19/10/2023: Observation: - No dirt was observed on public road as a result of trucks. - The site entrances were paved. - Site worker was observed to wash pavement near site gate.		
			(d) public roads used by these trucks are kept clean; and	 19/10/2023: Observation: Public roads were generally kept clean. However, large potholes were observed near the site gate. Record sighted: Email from Council to Deicorp (4/10/2023) regarding receipt of request to fix potholes near the site. Interview: Deicorp (RL) stated that they previously asked Council if they 	The Auditor considered that Deicorp has adequately notified Council on the presence of potholes near the site.	
			(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	could fix the potholes but Council stated that they would repair 19/10/2023: Record sighted: - EI (10 August 2023) Geotechnical Excavation Inspection Report No. 6, 89 John Whiteway Drive, Gosford NSW.		
G104	SSD-Mod2	D20	All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.	 19/10/2023: Observation: Sediment fencing was observed across the southern and eastern boundaries. Geotextile coir logs were observed on the stormwater drains on John Whiteway Drive, which adequately covered the stormwater pit. Record sighted: 		
				- Site diaries (2/8/2023, 18/10/2023) which included sediment control.		

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G105	SSD-Mod2	D21	The Applicant must:	19/10/2023: Interview:				
			(a) ensure that only VENM, ENM, or other material approved in writing	Deicorp (RL) stated that no additional imported material brought onto site during the Audit period.				
			by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and					
			(c) make these records available to the Certifier upon request.					
G106	SSD-Mod2		Adequate provisions must be made to collect and discharge stormwater drainage during construction of the buildings to the satisfaction of the	Reviewed in previous Audit and assessed as compliant.				
			Certifier. The prior written approval of Council must be obtained to	22/11/202:				
			connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Interview: Deicorp (RL) stated that the Council said this is not needed.				
				Record sighted: - Council email (13 October 2022) Section 68 Application John				
				Whiteway Drive (SCC/175/2022)				
G107	SSD-Mod2	D23	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points	19/10/2023: Record sighted: - Site induction checklist.				
			and evacuation routes, for the duration of construction.	- Evacuation procedure observed in site office.				
G108	SSD-Mod2	D24	In the event that surface disturbance identifies a new Aboriginal object,	19/10/2023:			_	_
0100			all works must halt in the immediate area to prevent any further impacts	Interview: Deicorp (RL) stated that no Aboriginal find has been				
			to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the	encountered to date.				
			significance of the objects. The site is to be registered in the Aboriginal	Record sighted:				
			Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the	- RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan, 89 John Whiteway Drive, Gosford.				
			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.					
G109	SSD-Mod2	D25	If any unexpected archaeological relics are uncovered during the work,					
				Interview: Deicorp (SR) stated that no Aboriginal find has been encountered				
			an archaeological assessment and management strategy may be required before further works can continue in that area. Works may	to date.				
			only recommence with the written approval of the Heritage NSW.					
G110	SSD-Mod2	D26	All waste generated during construction must be secured and	19/10/2023:				
2.10			maintained within designated waste storage areas at all times and must					
				Record sighted: - Skips and Scraps dockets (June to September 2023) show that				
				most materials are bricks, tiles, and concrete, with some timber,				
				iron, and soil. More than 90% of the waste collected by Skips and Scraps were reported to be recycled.				

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G111	SSD-Mod2	D27	All waste generated during construction must be assess, classified and	19/10/2023:		
••••			managed in accordance with the Waste Classification Guidelines Part	Interview:		
			1: Classifying Waste (EPA, 2014).	- Deicorp (RL) stated that no further soil waste has been disposed		
				off since last audit.		
				Record sighted previously:		
				- TRACE (5/9/2022) In-situ Waste Classification - General Solid Waste, 89 John Whiteway Drive, Gosford, NSW.		
				- TRACE (1 November 2022) In-Situ Waste Classification Virgin		
				Excavated Natural Material–Northern Portion of Proposed		
				Excavation 89 John Whiteway Drive, Gosford, NSW. - TRACE (13 October 2022) In-Situ Waste Classification Virgin		
				Excavated Natural Material–Southern Portion of Proposed		
				Excavation 89 John Whiteway Drive, Gosford, NSW.		
G112	SSD-Mod2	D28	The Applicant must ensure that concrete waste and rinse water are not	19/10/2023:		
			disposed of on the site and are prevented from entering any natural or artificial watercourse.	- Deicorp (PD) stated that concrete rinse water is dried out and concrete waste is disposed off. Concrete bin was observed.		
				concrete waste is disposed on. Concrete bin was observed.		
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G113	SSD-Mod2	D29	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal	19/10/2023: Interview:		
			locations for the duration of construction.	- Deicorp (RL) stated that no soil waste disposal has occurred		
				since the last Audit.		
				Record sighted:		
				- Skips and Scraps dockets (June to September 2023) show that		
				most materials are bricks, tiles, and concrete, with some timber, iron, and soil. More than 90% of the waste collected by Skips and		
				Scraps were reported to be recycled.		
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G114	SSD-Mod2	D30	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres	19/10/2023: - Deicorp (RL) stated that no hazardous material has been		
			to the air, and disposal at an approved waste disposal facility is in	removed from the site during the Audit period.		
			accordance with the requirements of the relevant legislation, codes, standards and guidelines.			
G115	SSD-Mod2	D31	The Applicant must ensure that all external lighting is constructed and	19/10/2023: Interview:		
			maintained in in accordance with AS 4282-2019 Control of the	- Deicorp (RL) stated that no external lighting has been required		
			obtrusive effects of outdoor lighting.	onsite.		
G116	SSD-Mod2	D32	Remediation of the site must be carried out in accordance with the	19/10/2023:		
0110		0.02	Remedial Action Plan prepared by Trace Environmental and dated 20	- Deicorp (RL) stated remediation has been completed as per the		
			January 2020 and any variations to the Remedial Action Plan approved			
			by an NSW EPA-accredited Site Auditor.	Record Sighted previously:		
				- Trace Environmental (30 November 2022), Draft Site Validation		
				Report.		
G117	SSD-Mod2	D33	Where remediation is carried out / completed in stages, a NSW EPA-	19/10/2023:		—
			accredited Site Auditor must confirm satisfactory completion of each	- Deicorp (RL) stated remediation is completed in one stage.		
			stage by the issuance of Interim Audit Advice(s).			
G118	SSD-Mod2	D34	The Applicant must ensure the proposed development does not result	19/10/2023:		—
			in a change of risk in relation to any pre-existing contamination on the	- Deicorp (RL) stated remediation has been completed as per the		
			site that would result in significant contamination.	RAP, but the validation report is still being completed.		
				Record Sighted:		
				- Trace Environmental (30 November 2022), Draft Site Validation		
				Report.		
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G119	SSD-Mod2	D35	Proposed independent auditors must be agreed to in writing by the	Record sighted:		1
			Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	- DPE (11/10/2023) Residential Development at 89 John Whiteway Dr – Reapproval of Independent Auditors.		
			r rogram or commencement of an independent Addit.			
G120	SSD-Mod2	D36	Independent Audits of the development must be conducted and carried	The current IEA is conducted in accordance with DPIE (2020)		<u> </u>
0120		200	out in accordance with the Independent Audit Post Approval	guidelines.		l
			Requirements (DPIE 2020).			l
G121	SSD-Mod2	D37	The Planning Secretary may require the initial and subsequent	19/10/2023: Interview:		1
			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	- Deicorp (RL) stated that DPE did not request for other timing.		l
			date or timing upon which the audit must be commenced.			ł
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G122	SSD-Mod2	D38	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (DPIE 2020), the Applicant must:	19/10/2023: Record sighted:		l
			n ost Approvantequirements (DFTE 2020), tile Applicant must.			l
				- The second IEA is available on the project website and		1
1			(a) review and respond to each Independent Audit Report prepared under condition D36 and D37 of this consent;	responded on 11 July 2023. These documents are available in the project website.		l
				- Project website.		l
			(b) submit the response to the Planning Secretary and the Certifier; and	copy, Response file that was dated 11 July 2023.		
			(-)			
			(c) make each Independent Audit Report and response to it publicly			l
			available within 60 days of submission to the Planning Secretary.			l
G123	SSD-Mod2	D39	Independent Audit Reports and the Applicant's response to audit	19/10/2023:		1
			findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the	Record sighted:		l
			Independent Audit Post Approval Requirements (DPIE 2020).	- The second IEA is available on the project website and		l
				responded on 11 July 2023. These documents are available in the		l
				project website. - Project portal acknowledgment (undated) listed the second IEA		
				copy, Response file that was dated 11 July 2023.		l
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G124	SSD-Mod2	D40	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (DPIE 2020), the Planning Secretary may	This condition is related to the operational phase, so it is considered as non-triggered during construction.		l
			approve a request for ongoing independent operational audits to be			ł
			ceased, where it has been demonstrated to the Planning Secretary's			l
			satisfaction that an audit has demonstrated operational compliance.			ł
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	SSD-Mod2	-	upation Certificate	19/10/2023:		┣—
6125	33D-10002	E1	An Occupation Certificate for the relevant stage must be obtained from the PCA prior to commencement of occupation or use of the whole or	19/10/2023: Interview		l
			any part of the approved buildings. A copy of the Occupation Certificate			l
			shall be submitted to the Planning Secretary.			l
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G126	SSD-Mod2	E2	Prior to the issue of the occupation certificate, the Applicant must	19/10/2023:		
			provide the Certifier with documented evidence that the products and	Interview		l
			systems used in the construction of external walls including finishes	- Deicorp (RL) stated that this is not triggered at this stage.		l
			and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			l
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Geos yntec ID	Document	SSD Condition / CEMP Section	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and Recommendations - 3rd Audit		No Co
		occuon					
G127	SSD-Mod2	E3	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.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.			
G128	SSD-Mod2	E4	Prior to the issue of the occupation certificate, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.			
			a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.			
			 b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads; 	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.			
			c) to be forwarded to Council for information.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.			
G129	SSD-Mod2	E5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	See below			
			(a)repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage as there is no repairs required.			
			(b)relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	19/10/2023: 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 result of general road usage or otherwise addressed by contributions required by this consent.	Noted			
G130	SSD-Mod2	E6	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage as there is no repairs required.			
G131	SSD-Mod2	E7	Prior to the issue of the occupation certificate, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifier.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.			
G132	SSD-Mod2	E8	Prior to issue of the occupation certificate, written advice shall be obtained from the relevant electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.			

Non- Compliant	Not Triggered

Geos	Document	SSD	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and	
yntec ID		Condition / CEMP Section			Recommendations - 3rd Audit	No Co
G133	SSD-Mod2	E9	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier prior to the issue of any 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 Council after:	See below		
			(a) the site has been periodically inspected and the Certifier is satisfied that the Structural Works is deemed to comply with the final design drawings; and	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
G134	SSD-Mod2	E10	Prior to the issue of the any Occupation Certificate, the Applicant shall implement the commitments outlined in BASIX Certificate No. 1060237M_05 (dated 2 July 2021).	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
G135	SSD-Mod2	E11	Prior to the issue of any Occupation Certificate, evidence shall be submitted to the Certifier demonstrating compliance with the recommendations and principles highlighted within the ESD Assessment Report ESD Assessment Report, prepared by BCA Energy, dated 20 February 2020 (see Condition B19).	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
G136	SSD-Mod2	E12	Prior to the issue of the occupation certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
G137	SSD-Mod2	E13	Prior to the issue of the occupation certificate, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:	See below		
			(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			(b) any dispensation granted by Fire and Rescue NSW.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
G138	SSD-Mod2	E14	Prior to the issue of the occupation certificate, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Noise and Vibration Impact Assessment prepared by EMM Consulting dated February 2020 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the assessment.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
G139	SSD-Mod2	E15	Prior to the issue of the occupation certificate, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the subject site as a result of construction works associated with the approved development must be met in full by the Applicant.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		

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Geos	Document	SSD	Condition	Evidence Collected / Observations - 3rd Audit	Independent Audit Findings and			
/ntec D		Condition / CEMP Section			Recommendations - 3rd Audit		Non- Compliant	Not Triggered
G140	SSD-Mod2	E16	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
6141	SSD-Mod2	E17		19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
				19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
			(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		-		
G142	SSD-Mod2	E18	Prior to the issue of the occupation certificate, an Operation and Maintenance 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 stormwater quality measures remain effective and contain the following:	See below				
				19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
			(b) record and reporting details;	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
			(c) relevant contact information; and	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
			(d) Work Health and Safety requirements.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				
G143	SSD-Mod2	E19	defined under the Public Health Act 2010) must comply with the Public	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.				

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C144	SSD-Mod2	E20	Prior to the issue of the occupation certificate, the Applicant must	See below		_
G144	SSD-IVIOUZ		submit evidence from a suitably qualified practitioner to the Certifier			
1			that demonstrates that installed lighting associated with the			
l			development achieves the objective of minimising light spillage to any			
1			adjoining or adjacent sensitive receivers and:			
1						
1			(a) complian with the latest varian of AS 4282 2010. Control of the	19/10/2023:		
			(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and	Interview		
			obtrasive enects of outdoor lighting (otanualus Australia, 1997), and	- Deicorp (RL) stated that this is not triggered at this stage.		
1						
1			(b) has been mounted, screened and directed in such a manner that it	19/10/2023:		
			does not create a nuisance to surrounding properties or the public road			
			network.	- Deicorp (RL) stated that this is not triggered at this stage.		
G145	SSD-Mod2	E21	Prior to the commencement of operation, way-finding signage	19/10/2023:		
0140	000-10002		identifying building entries, car parking entrances and bicycle parking is	Interview		
			to be installed.	- Deicorp (RL) stated that this is not triggered at this stage.		
G146	SSD-Mod2	E22	The public walkway and viewing platform is to be completed prior to the	19/10/2023		
0140	33D-101002		issue of any occupation certificate for the last of the four approved	Interview		
			buildings.	- Deicorp (RL) stated that this is not triggered at this stage.		
			5			
G147	SSD-Mod2	E23	Satisfactory arrangements are to be made in consultation with Council	19/10/2023:	<u> </u>	
			to secure maintenance, management and accessibility of the walkway	Interview		
			and 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			
C148	SSD-Mod2	E24	information prior to the issue of any occupation certificate. The pocket park is to be completed prior to the issue of any occupation	19/10/2023:		
0140	33D-101002		certificate for the last of the four approved buildings.	Interview		
			ooranouto for the last of the four approved banange.	- Deicorp (RL) stated that this is not triggered at this stage.		
	000.14			10/10/0000		
G149	SSD-Mod2			19/10/2023:		
			to secure maintenance, management and accessibility of the park to the public in perpetuity. Details of the confirmed arrangements are to	Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			be provided to the Planning Secretary for information prior to the issue			
			of any occupation certificate.			
G150	SSD-Mod2	E26	Prior to the issue of any occupation certificate, the Applicant must	19/10/2023:	+ +	
2.00	COD MOUL		submit a Section A1 Site Audit Statement or a Section A2 Site Audit	Interview		
			Statement accompanied by an Environmental Management Plan	- Deicorp (RL) stated that this is not triggered at this stage.		
			prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2			
			Site Audit Statement must verify the relevant part of the site is suitable			
			for the intended land use and be provided, along with any			
			Environmental Management Plan to the Planning Secretary and the Certifier.			
0154	88D M- 40	F 07	Drive to the issue of the assumption contificate. In decaying of the site	10/10/2022		
G151	SSD-Mod2		Prior to the issue of the occupation certificate, landscaping of the site must be completed in accordance with landscape plan(s) listed in	19/10/2023: Interview		
			condition A2(d) or as amended by this consent.	- Deicorp (RL) stated that this is not triggered at this stage.		
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G152	SSD-Mod2		Prior to the issue of the occupation certificate, the Applicant must prepare an Operational Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The plan must:	See below			
			(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.			
			(b) be consistent with the Vegetation Management Plan (Version 4) prepared by Conacher Consulting, dated March 2021.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.			
3153	SSD-Mod2		Prior to the issue of any occupation certificate, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan. Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.			

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G154	SSD-Mod2	E30	Prior to the issue of any occupation certificate, the entire property must be managed as an inner protection area (IPA) as per the Vegetation 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:			
			(a) tree canopy cover should be less than 15% at maturity;	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			(b) trees at maturity should not touch or overhang the building;	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			(c) lower limbs should be removed up to a height of 2m above the ground;	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			d) tree canopies should be separated by 2 to 5m; Interview - Deicorp (RL) stated that this is not triggered at this			
				19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			(f) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			(g) shrubs should not be located under trees;	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			(h) shrubs should not form more than 10% ground cover;	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
				19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			(j) grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			(k) leaves and vegetation debris should be removed.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		

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G155	SSD-Mod2	E31	In accordance with section 88B of the Conveyancing Act 1919, a restriction to the land use shall be placed on Lot 0/SP72557- 80 John Whiteway Drive Gosford requiring the provision of a 5 metre wide Asset Protection Zone (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:	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			(a) Tree canopy cover not more than 30%;	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			(b) tree canopies should be separated by 2 to 5m;	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			(c) shrubs should not form a continuous canopy;	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			(d) shrubs should not form more than 20% of ground cover;	19/10/2023: 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 than 100mm in height); and	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			(f) leaves and vegetation debris should be removed.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
G156	SSD-Mod2		Prior to the issue of the occupation certificate, the Applicant must implement the recommendations of the Heritage Interpretation Plan approved under condition B26.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
G157	SSD-Mod2	E33	Prior to the issues of and occupation certificate, the Applicant must prepare and submit a Management Plan for the ongoing operation of the Neighbourhood Shop to the Certifier for approval. The plan should include, 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.	19/10/2023: Interview - Deicorp (RL) stated that this is not triggered at this stage.		
			(b) Procedures for the management of waste generated by the neighbourhood shop. Either an agreement for waste to be disposed of via the buildings waste services or via a licensed waste contractor must in place prior to the operation of the neighbourhood shop.	19/10/2023: Interview: - Deicorp (RL) stated that this is not triggered at this stage.		
			(c) Procedures for the management of deliveries for the neighbourhood shop. 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:		

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G158	SSD-Mod2		All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	19/10/2023: Record sighted: - Central Coast Council (6/9/2023) Notice of Determination for Works Zone Application. - Central Coast Council (28/8/2023) Notice of Determination of a Road Occupancy Licence Application (which applies to 1 December 2023).		
G159	SSD-Mod2	AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Assessed in the previous audit and considered compliant. 22/11/2022: Record sighted: Remittance advice or the first amount due for Levy (L0000079478), which is for the site, is paid on 1 September 2022.		
G160	SSD-Mod2		Any advice or notice to the consent authority must be served on the Planning Secretary.	19/10/2023: Interview: - Deicorp (RL) stated that any notices to consent authority is served on the Planning Secretary. The Auditor did not sight any advice/notice served to other agencies.		
G161	SSD-Mod2		The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	19/10/2023: Interview: - Deicorp (RL) stated that this is not triggered now. Will be covered in the future CC.		
G162	SSD-Mod2		Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	19/10/2023: Record sighted: - DEP Consulting Drawing for Ausgrid, certification no. 1959750/20230314. Record sighted previously: - Council stamp on sewer plans by Barker Ryan Stewart (WMA/2039/2022). - Council stamp on Barker Ryan Stewart for watermain upgrade (WMA/2039/2022).		
G163	SSD-Mod2		Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	 19/10/2023: Record sighted: DEP Consulting Drawing for Ausgrid, certification no. 1959750/20230314. Record sighted previously: Ausgrid (14/5/2023) Offer to provide Basic Connection Services - Connection over 100amps. Approved Ausgrid drawings (certification no. 1959750/20230314, AN-24224. 		
G164	SSD-Mod2		All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW(RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	19/10/2023: Interview: - Deicorp (RL) stated that this is not triggered now.		
G165	SSD-Mod2		A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	19/10/2023: Record sighted: - Central Coast Council (28/8/2023) Notice of Determination of a Road Occupancy Licence Application (which applies to 1 December 2023).		

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G166	SSD-Mod2	AN9	To protect the safety of work personnel and the public, the work site	19/10/2023:		
			must be adequately secured to prevent access by unauthorised	Observation:		
			personnel, and work must be conducted at all times in accordance with	- Site was fenced and secured.		
			relevant SafeWork requirements.	- No complaint or incident have occurred that required SafeWork notification.		
				nouncauon.		
G167	SSD-Mod2	AN10	The Applicant must submit a hoarding application to Council for the	19/10/2023:		
0.01			installation of any hoardings over Council footways or road reserve.	Observation:		
				 Hoarding was observed to be within site boundary. 		
G168	SSD-Mod2	AN11	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during	19/10/2023: Interview:		
			construction. The requirements of the Protection of the Environment	- Deicorp (RL and SR) stated that there was no asbestos		
			· · · · · · · · · · · · · · · · · · ·	encountered.		
			- 'Transportation and management of asbestos waste' must also be			
			complied with.			
G169	SSD-Mod2	AN12	The owner must submit to Council an Annual Fire Safety Statement,	19/10/2023:		
			each 12 months after the final Safety Certificate is issued. The	Interview:		
			certificate must be on, or to the effect of, Council's Fire Safety Statement.	- Deicorp (RL) stated that this is non-triggered.		
		cident Notif	ication And Reporting Requirements			
G170	SSD-Mod2	1	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major	19/10/2023:		
			projects portal within seven days after the Applicant becomes aware of	Deicorp (RL) stated that there was no incident during the Audit		
			an incident. Notification is required to be given under this condition	portou.		
			even if the Applicant fails to give the notification required under			
			condition A23 or, having given such notification, subsequently forms			
			the view that an incident has not occurred.			
G171	SSD-Mod2	2	Written notification of an incident must:	19/10/2023:		
				Deicorp (RL) stated that there was no incident during the Audit		
			(a) identify the development and application number;	period.		
			(.,,,,			
			(b) provide details of the incident (date, time, location, a brief			
			description of what occurred and why it is classified as an incident);			
			(c) identify how the incident was detected;			
			(d) identify when the applicant became aware of the incident;			
			(e) identify any actual or potential non-compliance with conditions of			
			consent;			
			(f) describe what immediate steps were taken in relation to the incident;			
			(g) identify further action(s) that will be taken in relation to the incident;			
			and			
			(h) identify a project contact for further communication regarding the incident.			
G172	SSD-Mod2	3	Within 30 days of the date on which the incident occurred or as	19/10/2023:		
			otherwise agreed to by the Planning Secretary, the Applicant must	Deicorp (RL) stated that there was no incident during the Audit		
			provide the Planning Secretary and any relevant public authorities (as	period.		
			determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as			
			may be requested.			
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G173	SSD-Mod2	4	The Incident Report must include:	19/10/2023:			
				Deicorp (RL) stated that there was no incident during the Audit			
			(a) a summary of the incident;	period.			
			(a) a summary of the molecule,				
			(b) outcomes of an incident investigation, including identification of the	-			
			cause of the incident;				
			(c) details of the corrective and preventative actions that have been, or				
			will be, implemented to address the incident and prevent recurrence;				
			and				
			(d) details of any communication with other stakeholders regarding the				
			incident.				
Enviro	onmental Impac	t Statement					
G174	EIS	7	• The proposal is to implement the recommendations contained in Bush	19/10/2023:		1	
			Fire Assessment Report prepared by Clarke Dowdle and Associates	Record sighted:			
			dated 29 January 2020.	- Marcese Drawing A2.003 dated 23 Sept 2022 Rev G. Floor Plan			
			An Asset Protection Zone is required on Lot 0 in SP72557 which will	Level 1 showed the APZ (Asset Protection Zone). This will be part			
			require the establishment of an appropriate restriction in accordance	of the final CC.			
			with the Conveyancing Act 1919.				
G175	EIS	7	• All site workers and personnel involved in the site impact works within	19/10/2023:			
			the Project Area are to undertake Cultural Inductions led by Darkinjung	Record sighted:			
			Local Aboriginal Land Council (LALC) to ensure all contractors are	- RPS (20 May 2022), Aboriginal Cultural Heritage Management			
			aware of their obligations while working on site.	Plan, 89 John Whiteway Drive, Gosford.			
			All relevant staff and contractors should be made aware of their tatutary obligations for boritors under the National Darks and Wildlife	- Aboriginal Cultural Heritage Management Plan were prepared in consultation with Darkinjung Local Aboriginal Land Council (Corrine			
			statutory obligations for heritage under the National Parks and Wildlife Act 1974 and the Heritage Act 1977.	Quinlan)			
			 If suspected Aboriginal objects are identified during construction work 	- Aboriginal Cultural Heritage Management Protocols: 87-89 John			
			should stop immediately and Darkinjung LALC on 02 4351 2930,	Whiteway Avenue Gosford sign off sheets.			
			Department of Planning, Industry and Environment (DPIE) 1300 361	- Induction material covers Aboriginal heritage.			
			967 and an archaeologist contacted to identify and record the objects.	g			
			This procedure should be made accessible to all employees and	19/10/2023:			
			contractors working within the Project Area.	Interview:			
			 If human remains (or suspected human remains) are discovered 	- Deicorp (RL) stated that there has been no suspected Aboriginal			
			and/or harmed within the Project Area the proponent must:	object or human remains is found to date.			
			a) Immediately cease all activity at the site;	In a previous audit:			
			 b) Ensure no further harm occurs, secure the area so as to avoid further harm to the remains: 	 Deicorp (RL) stated that Darkinjung Local Aboriginal Land Council (LALC) did not wish to be involved with the induction. 			
			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.				
G176	EIS	7	• The proposal will be in accordance with the findings of the Biodiversity	19/10/2023:			
			Development Assessment Report prepared by Conacher Consulting	Record sighted:			
			dated February 2020.	AEP (28 November 2022), Biodiversity Management Sub-Plan 89			
				John Whiteway Drive, Gosford, NSW 2250.			
G177	FIS	7	The pruning of trees is to occur in accordance with Australian	19/10/2023:			
		ľ	Standard AS 4373-2007 'Pruning of Amenity Trees' and fencing and/or	Interview:			
			safety mesh is to be used for the duration of construction.	- 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.			
				The report shall include the area across the John Whiteway Drive.			
				Record sighted:			
				- AEP (27 May 2022), Biodiversity Management Sub-Plan 89 John			
				Whiteway Drive, Gosford, NSW 2250.			

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G178		7	. Tree protection will be provided in accordance with Australian	19/10/2023:		
GI/8	EIS	1	• Tree protection will be provided in accordance with Australian Standards (2009) AS4970: Protection of Trees on Construction Sites.	Interview:		I
			The proposal will be in accordance with the recommendations of the	- Deicorp (SR) stated that exclusion zones are set up with signs		ł
1			Vegetation Management Plan & Arboricultural Impact Assessment prepared by Conacher Consulting dated February 2020.	"No Unauthorised Entry. Vegetation Rehabilitation Area"		1
			prepared by Conacher Consulting dated February 2020.	Record sighted:		1
				- AEP (28 November 2022), Biodiversity Management Sub-Plan 89		ł
				John Whiteway Drive, Gosford, NSW 2250.		1
				Observation:		1
				- Signage was not observed as the area was no longer accessible.		ł
				No development was observed above the cliff.		ł
				Interview:		l
				- Deicorp (RL) stated that the exclusion zones is still in place, but is in accessible for inspection.		1
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G179	EIS	7	Waste will be in accordance with the recommendations of the Waste Management Plan propagad by Parker Plan Stewart dated 5 February	19/10/2023:		-
			Management Plan prepared by Barker Ryan Stewart dated 5 February 2020.	- Septic waste was collected by Kenny's Liquid Waste/Affordable Sanitation/Affordable Liquid Waste. EPL licence unable to be		ł
				sighted.		ł
				 No paint waste has been produced yet. No soils with visual or odorous signs of contamination have been 		ł
				transported off site.		
				- Skips and Scraps dockets (June to September 2023) show that		ł
				most materials are bricks, tiles, and concrete, with some timber, iron, and soil. More than 90% of the waste collected by Skips and		ł
				Scraps were reported to be recycled.		
						ł
G180	EIS	7	• The proposal will be in accordance with the recommendations of the Noise and Vibration Impact Assessment prepared by EMM Consulting	19/10/2023: Observation:		
			dated 11 February 2020.	- Vehicles were observed to have quackers.		ł
				he have down		ł
				Interview: - No noise or vibration monitoring remains.		ł
G181	EIS	7	The proposal will be in accordance with the recommendations of the	19/10/2023:		_
			Detailed Site Investigation and Remediation Action Plan prepared by	Interview:		
			TRACE Environmental dated 20 January 2020.	 Deicorp (RL) stated that site remediation has been completed by Trace in accordance with the recommendations of the Detailed Site 		ł
				Investigation and Remediation Action Plan prepared by TRACE		1
				Environmental dated 20 January 2020. Site Auditor (Kylie Lloyd)		ł
				has been engaged to conduct review of the site validation. Final validation report has been sent to Site Auditor for review.		ł
G182	EIS	7	A Construction Environmental Management Plan (CEMP) will be	19/10/2023:		-
			prepared by the appointed contractor prior to the commencement of works. The CEMP will establish site management principles generally	Record sighted: - DEICORP (April 2020 revised on 10 and 29 November 2022)		ł
			in accordance with Preliminary Construction Management Plan	Construction Environmental Management Plan, 87-89 John		ł
			prepared by Barker Ryan Stewart dated 5 February 2020.	Whiteway Drive Gosford ('the CEMP').		ł
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G183	EIS	7	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 sighted: Barker Ryan Stewart (11 May 2023), Construction Traffic		ł
				Pedestrian Management Plan (CTPMP), 89 John Whiteway Drive,		ł
				Gosford.		1
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onst	ruction Environ	mental					
	ement Plan	-					
3184	CEMP	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	 19/10/2023: Site induction checklist includes this information. Aboriginal Cultural Heritage Management Protocols: 87-89 John Whiteway Avenue Gosford sign off sheets. The recommendations provided in previous Audit are now included: waste disposal access restriction reference to all Management Plans 			
} 185	CEMP	10.1	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.	 19/10/2023: Observation: Sediment fencing was observed across the southern and eastern boundaries. Geotextile coir logs were observed on the stormwater drains on John Whiteway Drive, which adequately covered the stormwater pit. Road appeared to be generally clean. Record sighted: Site diaries (2/8/2023, 18/10/2023) which included sediment control. 			
186	CEMP	10.2	 Demolition work to comply with council's applicable guidelines for the control and regulation of noise on building sites and the required standard. As part of the noise mitigation treatment for the project, all trucks and machinery with defective exhaust systems will be removed from site until necessary service to rectify the issue have been carried out. Additional measures to reduce the impacts of noise to residents may be considered by substituting methods of excavation from rock hammering to use of surface miners. Piling, earthwork, or vehicular activities cause land vibration and potential dilapidation of nearby residences. Dilapidation reports of selected areas are to be undertaken. Vibration monitors are to be installed in accordance with the Geotechnical Monitoring Plan prepared by EI Australia with forms part of the Rockfall Mitigation Strategy Rev4 dated 11th August 2022. Limits are to be set and monitored by the Geotechnical Consultant and project team. 				

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G187	CEMP	10.3	To control dust, the following measures shall be implemented: - Always use water or dust extraction when cutting or grinding silicone	19/10/2023: Observation:		
			products. (NO Uncontrolled Cutting or grinding) - Always use correctly approved fitted face masks/PPE.	- No excessive dust was observed during the Audit, noting that earthworks were largely completed.		
			- When sweeping always use correct PPE and provide through flow	- The majority of the site was paved or occupied by building. Water		
			 ventilation when possible, to minimize exposure to others. Use exclusion zones when required to mitigate exposure. 	hosing was observed on the pavement near site gate.		
			- Constant watering of demolition material during demolition and	Record sighted:		
			loading activities to prevent air-born dust particles being generated to control dust	- Complaint register did not include dust complaint.		
			- Additional precautions include the covering of haulage trucks with a	Also assessed in G102.		
			tarpaulin and the use of mobile water points during the hammering of			
			concrete Dust suppression systems are to be installed on excavation			
			equipment where available.			
			 Additional measures to reduce the creation of dust may be considered by substituting methods of excavation from rock hammering to use of 			
			surface miners with dust extraction			
			devices fitted.			
G188	CEMP	10.4	The following activities may be required: - Avoid all unnecessary destruction of vegetation;	19/10/2023: Interview: - Trees have been partially removed, which were validated by AEP		
			- Do not disturb any animals that are encountered; let them move along			
			without interference;	additional trees to be removed.		
			- Where potentially dangerous animals are encountered (e.g. snakes), contact the Deicorp WHS Manager for advice; do not interfere with the	No injured enimals have been encountered		
			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 the BMSP			
G189	CEMP	10.6	 Provide adequate chemical storage and containment facilities. Provide adequate spill containment kits on site. 	19/10/2023: Observation:		
			- Prepare emergency response plan.	- Chemicals were observed to be stored in self-bunded chemical		
			- Provide Material Safety Data Sheets (MSDS) for all chemicals being	storage cabinet within the ventilated area of the building.		
			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			
G190	CEMP	4.1	- Excavated materials and concrete will be reused on site or other	19/10/2023: Interview:		_
			development	- Deicorp stated that only small amount of concrete waste is generated from concrete water.		
				generated nom concrete water.		
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G191	CEMP	10.8	 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. 	 19/10/2023: Septic waste was collected by Kenny's Liquid Waste/Affordable Sanitation/Affordable Liquid Waste. EPL licence unable to be sighted. No paint waste has been produced yet. No soils with visual or odorous signs of contamination have been transported off site. Skips and Scraps dockets (June 2023) show that most materials are bricks, tiles, and concrete, with some timber, iron, and soil. More than 90% of the waste collected by Skips and Scraps are recycled. 		
G192	CEMP	10.9	Where heritage / cultural building is identified on site prior to construction work, advice from Heritage Consultant and NSW Office of Environment and 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 prec	- Deicorp (RL) stated that no building was present onsite.		
G193	CEMP	10.9	Upon discovery of a cultural or Aboriginal object during construction activities, works should cease in the subject area and Deicorp should notify the relevant NSW Office of Environment and Heritage immediately for further advice.	Assessed in the previous audit and considered non-triggered. 22/11/2022: Interview: Deicorp (RL) stated that no cultural or Aboriginal object have been encountered onsite.		

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G194	CEMP	10.1	Complaints will be directed to the Project Manager who will issue the	19/10/2023:		
			complaint to the appropriate site personnel for action.	During Audit, record sighted:		
			A record of all complaints filed for future inspection, if requested by the community or other third parties.	Complaint register posted in https://rumbalaraportal.com.au/ and are covered within the main text of the report.		
			The Community Complaints Register will record the following			
			information:	During the preparation of the Audit report it is noted that the		
			1. Complaint Details: Name, Address and Phone No.	complaint register is not always available on the project website.		
			2. Nature of Complaint: Detail of the particular issue, date of incident,	See also item G62 above.		
			people involved, location of incident or concern and method of			
			communication for the complaint (i.e. in person, by phone or in writing).			
			3. Action Taken or required: Action proposed or undertaken to address			
			the complaint. Time/date of action.			
			4. Complainant Response to Action: Was complainant satisfied with			
			outcome of the complaint, if not what else needs to be done, or is it			
			outside the scope of this contract?			
C105	CEMP	11	The following inspection and monitoring program will be conducted at	19/10/2023: Record sighted:		
0133			the site. The results of these activities will be recorded.	- Site diaries (2/8/2023, 18/10/2023).		
				- Deicorp (2/6/2023) Internal Audit Check List.		
			On daily basis, Site Foreman:	- Master Builders Association (18/7/2023) Site Inspection Report.		
			1) Inspect the security fencing of site.			
			2) Inspect signage for dangerous areas of the site.	Interview:		
			3) Inspect security lighting locations.	- Deicorp (RL) stated the site diaries have replaced the		
			4) Inspect the content and quantity of material in bins.	environmental checklist.		
			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.			
			originating nom the construction activities of site.			
			As required, the asbestos contractor is to:			
			7) Monitor asbestos removal			
			As required, Site Foreman is to:			
			8) Monitor site remediation works in accordance with the			
			remediation plan.			
			Site Foreman:			
			9) 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.			
G106	CEMP	11.1	- Where breaches to WHSE requirements are identified, Deicorp will	19/10/2023: Interview:		
0180			determine appropriate corrective actions to remedy and also prevent	Deicorp (RL) stated no WHSE breaches have occurred onsite.		
			the re-occurrence of any similar non-conforming matter.			
			- Non-conformances shall be closed out by WHS Coordinator or Site			
			Foreman. If controls are inadequate, they shall be reviewed and			
			amended as appropriate, after consultation with the relevant			
			stakeholders.			
			- Any changes to controls or identified hazards; shall be documented in			
			the CEMP, and / or SWMS.			

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G197	CCS	5.1, Table	1. Clearly visible signs adjacent to the construction site access	19/10/2023:		
			providing relevant site information, website and contact details.	Observation:		
	Communication			- Site notice.		
	Strategy)		2. Development updates are to be on the website to ensure the			
			community is informed and up to date with construction / operational	Record sighted:		
			progress, key dates, staging, hours and provide contact details (email	- Website: https://rumbalaraportal.com.au/ on 27 September 2023.		
			and phone number) for feedback queries and/or complaints. Digital	Including the monthly updates in marketing website		
			community newsletter is to be distributed to all stakeholders via email	(www.rumbalararesidences.com.au)		
			with link to website at least 14 days prior to commencement of	- Complaint register.		
			construction and as required throughout the construction.	- Emails to body corporate of adjacent building regarding work		
			2. Chalkabaldana ann marida faadhaalk ay buit myaniaa and/an	status between April 2023 and August 2023.		
			3. Stakeholders can provide feedback, submit queries and/or			
			complaints via Website.			
			4. The stakeholders are to be informed with the website and			
			commencement of work at least 7 days prior to 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			
			5. The website/ forum will be operating at least 14 days prior to			
			commencement of construction			
			6. 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.			
G198	CCS	5.1, Table	Written notification to NSW Health Infrastructure / Air Ambulance	Assessed in the previous audit and considered compliant.		
	(Community	4	advising of crane use, to ensure there are no impacts on air aviation			
	Communication		relating to Gosford Hospital as required by relevant approvals.	Record sighted previously:		
	Strategy)		Time frame: At least 21 days prior to commencement of construction	- Avipro (23 February 2022), AVIATION IMPACT ASSESSMENT		
			and include details any crane use.	REPORT – 89 JOHN WHITEWAY DRIVE GOSFORD. Document		
				is prepared in response to Central Coast Local Health District. The		
				assessment concludes that		
				"a. the development at 89 John Whiteway Drive, Gosford will have		
				no impact on the approach and departure paths to and from the		
				HLS, b. there is no requirement to advise CASA, through Airservices		
				Australia of the development at 89 John Whiteway Drive, Gosford,		
				c. aviation standard crane lighting will not be required on the 89		
				John Whiteway Drive construction crane(s), and		
				d. permanent aviation obstruction lighting will not be required on		
				the 89 John Whiteway Drive buildings once they have been		
				developed."		

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G199	CCS	CEMP	- A record of all complaints filed as complaints register. For verbal	19/10/2023:	This item is considered as non-compliant to	
	(Community	Section		Record sighted:	the CEMP requirement as responses to	
		10.10,	address and contact details along with the nature of the complaint	Complaint register posted in https://rumbalaraportal.com.au/ and	complaints were provided after 7 days of	
	Strategy) and	CCS		are covered within the main text of the report.	the complaint.	
	CEMP	Section	is not supplied by the stakeholder, this should be noted in the	Two completes were recorded offer more than 7 days (within 9	De seman de tiens	
		5.3 and Table 6	complaints register.	Two complaints were responded after more than 7 days (within 8 days and 14 days). Other complaints were responded within 7	Recommendation:	
			- An initial response to any feedback and enquiries will be provided	days.	Initial response to complaints should be provided to the complainant in	
			within seven (7) business days. The stakeholder will be provided with		accordance to the requirement of the	
			appropriate updates until the enquiry is addressed. Follow up contact		Community Communication Strategy	
			will also be made 7 days following the resolution of any complaints.		(within 7 days of complaint). Follow up	
					contact should be conducted within 7	
			- Preventative actions should be implemented to reduce any		days following resolution of complaints.	
			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 be provided via the digital newsletters and website			
WMP (Waste Managen	nent Plan)				
G200	WMP (Waste	4.3	- All fixtures and fittings will be made to measure;	19/10/2023:		
	Management		- All materials will be ordered in accordance with a bill of quantities;	- Septic waste was collected by Kenny's Liquid Waste/Affordable		
	Plan)			Sanitation/Affordable Liquid Waste. EPL licence unable to be		
				sighted.		
			of the waste management procedures and adheres to appropriate	- No paint waste has been produced yet.		
			guidelines Salvage materials for recycling and reuse during the construction	- No soils with visual or odorous signs of contamination have been transported off site.		
			process; and	- Skips and Scraps dockets (June 2023) show that most materials		
			- The remaining waste to be transported to a recognised builders	are bricks, tiles, and concrete, with some timber, iron, and soil.		
			o	More than 90% of the waste collected by Skips and Scraps are		
				recycled.		
		4.4	Virgin Excavated Natural Materials would be transported off site for use	19/10/2023:		
	Management		on other development sites. Note the intended end location for waste	Interview:		
	Plan)		reuse or recycling would not be determined until tendering/ contract	- Deicorp (RL) stated no VENM disposal was recorded during Audit		
			award stage where the successful contractor would determine specific work methodology and intention for offsite reuse or recycling.	period.		
			work methodology and intention for offsite reuse of recycling.			

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		Section					
	•	Traffic and	Pedestrian Management Sub Plan)				
G202	-	4.1	- TCP prepared by Safeway Traffic Management Solutions shall be	19/10/2023: Observation:			
	(Construction Traffic and		implemented by appropriately qualified and authorised traffic controllers only. Traffic controllers must have completed SafeWork NSW	-			
	Pedestrian		accredited courses for traffic controllers and must wear yellow vests	- The road reserves bordering the site were not observed to be obstructed, noting that road occupancy licence is available for the			
	Management		with the words "Authorised Traffic Controller". Reflective white overalls	site for the use of traffic controller.			
	Sub Plan)		with reflective bands must be worn at night.				
	,		- All signs and devices shall be placed in accordance with the TCP prior				
			to works starting and in clear view of public road users to inform and				
			guide road users past the site. All devices and signs shall then be				
			removed upon the completion of the works.				
			- The road reserves bordering the site must not be obstructed by any				
			materials, vehicles, refuse, skips or the like without prior approval of Council.				
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G203	CTPMP (Construction	4.3	- The Vehicle Movement Plan (VMP) shows vehicles accessing the site from the state road network via the Central Coast Highway, Dane Drive,	19/10/2023: Observation: - Vehicle access is from John Whiteway Drive.			
	Traffic and		Donnison Street and John Whiteway Drive. Vehicles leaving the site	- venicie access is nom joint villeway Dilve.			
	Pedestrian		will return to the state road network by the same route (Appendix A).				
	Management		- Access to and from the north via Henry Parry Drive is not				
	Sub Plan)		recommended for use by heavy vehicles. However, this route would be				
			suitable for work vehicles such as standard utilities and vans.				
G204		CTPMP	- The companies that employ drivers of heavy vehicles removing	19/10/2023: Record sighted:			
	`	Section	materials and equipment from the site or delivering materials and equipment to the site are to be made aware, read and agree to the	- Deicorp (17/8/2022) Driver's Code of Conduct.			
			Driver's Code of Conduct attached at Appendix E.	19/10/2023: Observation:			
		to 5 and		- PPE was worn by workers.			
		11	- Drivers of heavy vehicles hauling spoil from the site or delivering	- Children and pets, and use of mobile phones were not observed.			
	Driver's Code of		materials, equipment or machinery to the site must:	- Vehicle movement was not observed at the time of the Audit.			
	Conduct (DCC)		- Hold a valid driver's licence for the class of vehicle that they operate;				
			- Operate the vehicle in a safe manner on public roads and within the				
			site; - Comply with the direction of authorised site personnel when entering,				
			leaving or within the site;				
			- Drivers and truck operators are to be aware of the "Three Strikes				
			Scheme" introduced by Transport for NSW (TfNSW) which applies to				
			all vehicles over 4.5 tonnes.				
			- All heavy vehicle drivers hauling spoil from the site or delivering				
			materials, equipment or machinery to the site are to be aware of their				
			adopted Fatigue 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.				

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C205	CTPMP	DCC	- All trucks arriving at or departing from the site whether loaded with	19/10/2023: Observation:		
6205			material or not are required to have an effective cover over their load	- No truck was observed entering or leaving the site during the		
			for the duration of the trip. The load cover may be removed upon arrival			
	Pedestrian	α <i>i</i>	at the delivery site.	- No loose debris was observed on the road.		
	Management		- All care is to be taken to ensure that all loose debris from the vehicle			
	Sub Plan) and		body and wheels are removed prior to leaving the site. Drivers must			
	Driver's Code of		ensure that, following tipping, the tailgate is locked before leaving the			
	Conduct (DCC)		site.			
			- The Construction Supervisor is to monitor loose material on the			
			haulage 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.			
G206			In the case of a breakdown the vehicle must be towed to the nearest	19/10/2023: Interview:		
	`		breakdown point as soon as possible. All breakdowns must be reported	- Deicorp (RL) stated that no vehicle breakdown or spills have		
	Traffic and Pedestrian		to the TMC (Transport Management Centre) on 131 700 and the vehicle protected in accordance with the Heavy Vehicle Drivers	occurred.		
	Management		handbook.			
	Sub Plan) and					
	Driver's Code of		To ensure that traffic impacts are minimised in the event of an incident,			
	Conduct (DCC)		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;			
			 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.			
G207	CTPMP	DCC	- The site incident register is to be made available, upon request, to an	19/10/2023: Interview:		
0201			authorised State government or Council officer.	- Deicorp (SR) stated no traffic incident has been recorded.		
	Traffic and	55566110	assessed etale gevenment of oodron onioor.			
	Pedestrian		- Any breach of the Code of Conduct will result in the offending driver			
	Management		being placed on a Driver's Code of Conduct Disciplinary Action			
	Sub Plan) and		Register.			
	Driver's Code of					
	Conduct (DCC)					
G208	CTPMP	4.5	Minor modifications to the TCP which have been identified in a Location			
	(Construction		Risk Assessment can be made by a person with a current SafeWork	- Barker Ryan Stewart (11 May 2023) Construction Traffic and		
	Traffic and		NSW TMP qualification. Should the TCP be changed, all relevant	Pedestrian Management Sub Plan, 87-89 John Whiteway Drive,		
	Pedestrian		permits and details are to be forwarded to the PCA/Council as required.			
	Management			- Central Coast Council (6/9/2023) Notice of Determination for		
	Sub Plan)		In the implementation of the TCP the following steps should be	Works Zone Application.		
			undertaken;	- Central Coast Council (28/8/2023) Notice of Determination of a		
			 Place all signs, devices and control measures; Complete a Location Risk Assessment (as per Traffic Control at Work 	Road Occupancy Licence Application (which applies to 1		
			Sites manual) and identify any modifications that may be required;			
			- Drive through and around the site to make sure the TCP is effective;	19/10/2023: Observation:		
			- Record implementation, risk assessment and any modifications; and	- Traffic signs observed.		
			- Monitor conditions and record observations.			

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	CTPMP (Construction Traffic and Pedestrian Management Sub Plan)	4.6	 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. 	 All work and vehicles were observed to be within work zone. Access roads were observed to have some potholes, particularly in front of the site gate. Record sighted: Email from Council to Deicorp (4/10/2023) regarding receipt of request to fix potholes near the site. 	The Auditor considered that Deicorp has adequately notified Council on the presence of potholes near the site.	
	(Construction Traffic and Pedestrian Management Sub Plan)	4.6	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.	19/10/2023: Observation: - Fencing observed and hoarding around the perimeter, however fencing in the southern corner was open at the time of the Audit. Photograph of rectification was provided following the audit. - Traffic signs were observed.		
	CTPMP (Construction Traffic and Pedestrian Management Sub Plan)	4.6	 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. 	19/10/2023: No evidence was sighted.	This item is considered as non-compliant as evidence of communication to the adjoining properties on temporary traffic control measures was unable to be sighted. Recommendation: Any temporary traffic control measures notification shall be provided to adjoining property owners 7 days prior to the implementation, aligned with the requirement in the Construction Traffic and Pedestrian Management Sub Plan.	
	CTPMP (Construction Traffic and Pedestrian Management Sub Plan)	Table 4.1	 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. 			
	CTPMP (Construction Traffic and Pedestrian Management Sub Plan)	5.1	 It is recommended that the CTPMSP including the Traffic Control Plans (TCP's) be formally reviewed at each substantial stage of construction. 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. 	19/10/2023: Interview: - Deicorp (RL) stated that CTPMSP and TCP are reviewed regularly. Record sighted: - Barker Ryan Stewart (11 May 2023) Construction Traffic and Pedestrian Management Sub Plan, 87-89 John Whiteway Drive, Gosford, which includes the updated TCP.		

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	CTPMP (Construction Traffic and Pedestrian Management Sub Plan)	5.2	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	 19/10/2023: Record sighted: Central Coast Council (6/9/2023) Notice of Determination for Works Zone Application. Central Coast Council (28/8/2023) Notice of Determination of a Road Occupancy Licence Application (which applies to 1 December 2023), which refers to the TCP. SafeWork NSW Traffic Control Work (RV). 19/10/2023: Interview: Deicorp (RL) stated that that no traffic incident has been recorded. Reviewed in previous Audit: 22/11/2022: Deicorp (SR) stated that there was no consultation required with contractor of adjoining site as the entrance to their deliveries is from another road. 			
NVM	SP (Constructio	n Noise an	9. Incident reports and corrective action d Vibration Management Sub-Plan)				
215	•	5.3.1	- Use appropriately sized plant and equipment and ensure that the	19/10/2023: Observation: observed at the time of the Audit. - No vehicle was observed to have been left idle during the Audit. - See Item G85 for maintenance records. - Quackers were used. - Noise or vibration monitoring have been completed.			
	CNVMSP (Construction Noise and Vibration Management Sub-Plan)	5.3.2	Should substantiated complaints arise during construction works that cannot 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.	19/10/2023: Record sighted: - Complaint records did not indicate any noise or vibration complaint. Interview: - Deicorp (RL) stated that vibration and noise monitoring had ceased as excavation has ceased.			

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swi	MSP (Construction	on Soil and	Water Management Sub-Plan)				
3217	CSWMSP (Construction Soil and Water Management Sub-Plan)	4	 Where practicable, the soil erosion hazard on the site will be kept as low as possible as recommended below: 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. 	19/10/2023: Observation: - Sediment fencing was observed on the southern and eastern boundaries (lowest point of site).			
218	CSWMSP (Construction Soil and Water Management Sub-Plan)	5	 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 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. 	19/10/2023: Interview: Deicorp (RL) stated: - Batters were conducted in accordance with the CSWMSP. - AEP contract includes revegetation onsite following completion of construction.			

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	CSWMSP (Construction Soil and Water Management Sub-Plan)	6	 Sediment fences (SD 6-8) will: 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 	 19/10/2023: Observation: Sediment fencing was observed across the southern and eastern boundaries. Geotextile coir logs were observed on the stormwater drains on John Whiteway Drive, which adequately covered the stormwater pit. Only 2 small stockpiles were observed, not located within 5m of hazard area. Stormwater tank is not yet connected to Council's stormwater. Stormwater onsite is collected in the stormwater tank, which is disposed offsite. Evidence of disposal record was unable to be sighted. Record sighted: Site diaries (2/8/2023, 18/10/2023) which included sediment control. 	While the sediment and stormwater management appeared to be compliant to the requirements, the Auditor was unable to sight evidence of disposal records of stormwater collected in the stormwater tank. This item has been considered as compliant for the purpose of the audit, however, a recommendation was made. Recommendation: Disposal record of water collected in stormwater tank shall be documented and be made available for future audits.	
C220	CSWMSD	7	completely rehabilitated.	40/40/2022-		
	CSWMSP (Construction Soil and Water Management Sub-Plan)		 Waste bins will be emptied as necessary. Disposal of waste will be in a manner approved by the site superintendent. 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. The site superintendent will inspect the site at least weekly and will: i. Ensure that drains operate properly and to undertake any necessary repairs; 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; Remove trapped sediment whenever less that design capacity remains within the structure; Ensure rehabilitated lands have effectively reduced the erosion hazard and to initiate upgrading or repair as appropriate; 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. 	Interview: Deicorp (RL) stated the following: - At the time of the Audit, only general waste skip bin onsite was collected by Skips and Scraps. No other waste bins needed on site at this stage. - Site diaries (2/8/2023, 18/10/2023). Observation: - Adequate bins were observed. - No rubbish was observed outside the bins. See also G219.		

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1		Section				
ACHM	ו P (Aboriginal Cu	ultural Herit	age Management Plan)			
G221	ACHMP	8.1	Should unexpected Aboriginal objects/features be encountered, work	19/10/2023:		
	(Aboriginal		must stop immediately, and the area cordoned off with a high visibility	Interview:		
	Cultural		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	- Deicorp (RL and SR) stated that there were no Aboriginal objects/features encountered.		
	Heritage Management		who is to assess the object(s) in consultation with RAPs (Registered	objects/reatures encountered.		
	Plan)		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.			
			works.			
			Ensure the implementation of heritage mitigation measures is			
			documented.			
G222	ACHMP	8.2	Should any clearly identifiable human remains or possible human	19/10/2023:		
	(Aboriginal		remains be encountered, work must stop immediately, and the area	Interview:		
	Cultural Heritage		cordoned off with a high visibility barrier. Notify the NSW Police, NSW Coroner's Office, the Darkinjung Local Aboriginal Land Council, and	- Deicorp (RL) stated that there were no human remains or possible human remains encountered.		
	Management Plan)		HNSW (formerly DPIE, OEH).	possible numan remains encountered.		
	i iany		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.			
ı.			Then implement heritage mitigation measures, if additional			
			investigation and salvage is also required, then arrange for			
			heritage consultant to undertake those works.			
l			Ensure the implementation of heritage mitigation measures is			
			documented.			
G223	ACHMP	9.1	Meetings between the Land Manager and RAPs (Registered Aboriginal	19/10/2023:		
	(Aboriginal Cultural		Parties) are to occur in accordance with the below:	Assessed in the previous audit and considered compliant. Interview:		
	Heritage		- The Land Manager will maintain liaison with RAPs, as necessary;	- Deicorp (RL) stated that RAP was consulted and had a meeting		
	Management		- RAPs may choose to meet if there is a change in Land Manager;	with RPS prior the development of management plan.		
	Plan)		- Any future applications required for development or extension works			
			will be developed in consultation with RAPs.			
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G224	ACHMP (Aboriginal Cultural Heritage Management Plan)	9.2	 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. 			
G225	ACHMP (Aboriginal Cultural Heritage Management Plan)		 In accordance with recommendation 1 in the 2020 ACHAR, ensure that all onsite personnel understand their responsibilities in this ACHMP by means of a heritage induction. Permanent and upper management personnel should undertake a heritage induction provided Darkinjung LALC; Provide a copy of this ACHMP for use onsite, and maintain a list of onsite personnel who have completed a heritage induction/s; 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; 	 19/10/2023: Record sighted: Deicorp Aboriginal Cultural Heritage Management Protocol at the site office. Ace Civil, Dynamic, H-built, Retaining specialist, Western Sydney Formworks, ANM, Crown Concreting, Foran Industries were inducted between September to May 2023. RPS (20 May 2022), Aboriginal Cultural Heritage Management Plan, 89 John Whiteway Drive, Gosford. 		

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ISP (Biodiversity	Management	t Sub-Plan)				
226 BMSP (Biodiversity Management Sub-Plan)		 Response plans are needed to be designed and implemented in construction plans to mitigate impacts in the event of disease or pathogen outbreaks Survey and clear marking between development and Management Zones (prior to civil works by project manager/civil contractor) Demarcation rural-style fencing (not barbed wire) and signage between development and MZs (prior and during civil works by project manager/civil contractor) Rock-catch fencing (prior and during civil works by project manager/civil contractor) Rock-catch fencing (prior and during civil works by project manager/civil contractor) Proclearing 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) Mark trees for Retention in MZ 1 & MZ 2 (all trees retained in MZ 3) (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.) Removal of rubbish and human structures in Management Zones (during civil works by the developer) Yegetation clearing in development footprint supervised by Project Ecologist (during civil works by the developer) Project earing in development footprint supervised by Project Ecologist (during civil works by the developer) Preclearing to establish and human structures in Management Zones (during civil works by the developer) Preclearing to establish and human structures in Management Zones (during civil works by the developer) Primary weeding works (note special				

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