



INDEPENDENT ENVIRONMENTAL AUDIT PROGRAM

Western Sydney University – Innovation Hub,
2-6 Hassall Street, Parramatta, NSW 2150

Richard Crookes Constructions Pty Ltd

19 March 2020

20061 R1



Quality Management

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Table of Contents

1	Introduction.....	1
2	Audit Methodology.....	3
3	Other Relevant Information.....	6

Appendices

Appendix A	Figures
Appendix B	Audit Schedule
Appendix C	Audit Table



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 (June 2018) 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 2018) prepared by Zoic prior to the commencement of the Audit.
Auditor	Person(s) who conduct(s) the Audit, as defined in this report. Lead Auditor and Auditor in Training
Audit Team	One or more persons conducting the Audit, supported if needed by technical experts.
Authorised Reporting Officer	A director, executive, employee or office of the proponent who is authorised by the proponent to submit formal reporting on the proponent's behalf.
Competence	Ability to apply knowledge and skills to achieve intended results.
Compliant	The Auditor has obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
CSSI	Critical State Significant Infrastructure
DoEE	The Commonwealth Department of the Environment and energy administering the EPBC Act, and includes the Minister for the DoEE
DP&E	NSW Department of Planning and Environment
DPIE	NSW Department of Planning, Industry and Environment, formerly DP&E
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 DPIE or delegate.
NSW CoA	NSW DPIE Condition of Approval



Term	Description
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.
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: <ul style="list-style-type: none">• 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

1.1 Project Overview

Zoic Environmental Pty Ltd (Zoic) was engaged by Richard Crookes Constructions Pty Ltd (RCC) on behalf of Charter Hall and the Western Growth Developments Pty Ltd to conduct an Independent Environmental Audit (IEA) of the proposed Western Sydney University Innovation Hub (UWSIH) development site, located at 2-6 Hassall Street, Parramatta, NSW 2150 ('the site'). The project is being managed by Solutions Consulting Australia.

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. The NSW Department of Planning, Industry and Environment (DPIE) has approved the following development at the site:

- Tertiary education, commercial and retail uses
- A single level basement containing car and bicycle parking
- Vehicular servicing areas and waste storage areas.
- Amphitheatre/exhibition space.
- Landscaping and public domain works.
- Plant and equipment.
- Installation of utilities and infrastructure works.

1.2 Objective of Audit

The overall objective of the Audit is to confirm compliance with IEA Conditions C29 to C34 of the NSW DPIE State Significant Development Approval (SSD 9670) ('SSD Approval') issued on 4 March 2020.

The Audit will be conducted in accordance with the requirements outlined in the NSW Government (June 2018) Independent Audit Post Approval Requirements (IAPAR).

This document is the 'Audit Program' to meet Condition C30 of the SSD Approval:

C30	Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifying Authority.
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This Audit Program provides an outline of the Audit Schedule and Table as required by IAPAR (2018).

1.3 Audit Schedule

The construction phase of the development is approximately 18 months. The Audit schedule is required to meet Condition C31 of the Consent. The proposed Audit schedule is presented in Table 1.1 and Appendix B:



Table 1.1: Proposed Audit Schedule

Phase	Indicative Commencement¹	Initial Audit²	Second Audit²	Subsequent Audit³
Construction	March 2020	Within 8 weeks of the commencement of the construction.	Within 6 months from the initial Independent Audit.	Within 1 year from the initial Independent Audit.

1 These timings are based on the current construction program but may be adjusted if delays are encountered

2 In accordance with Condition C31 of SSD consent.

3 In accordance with NSW Government (June 2018) IAPAR requirements.

1.4 Audit Table

The Audit Table outlines the environmental matters to be audited. The Audit Tables, as shown in Appendix C, are for the construction phase Audits, to be conducted at the frequency outlined in Table 1.1.

The Audit Tables present the requirements to address the following:

- An assessment of compliance with the Conditions of Consent and other relevant approvals and licences
- An assessment of environmental performance of the construction site, including:
 - Assessment of actual impacts compared to predicted impacts documented in the Environmental Impact Statement (EIS) and Return to Submission (RTS) documents.
 - Assessment of any incidents, non-compliances and complaints that have occurred on the project.
 - Assessment of any feedback received by DPIE, 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.

The Audit Table will be completed by the Auditor with the following recorded:

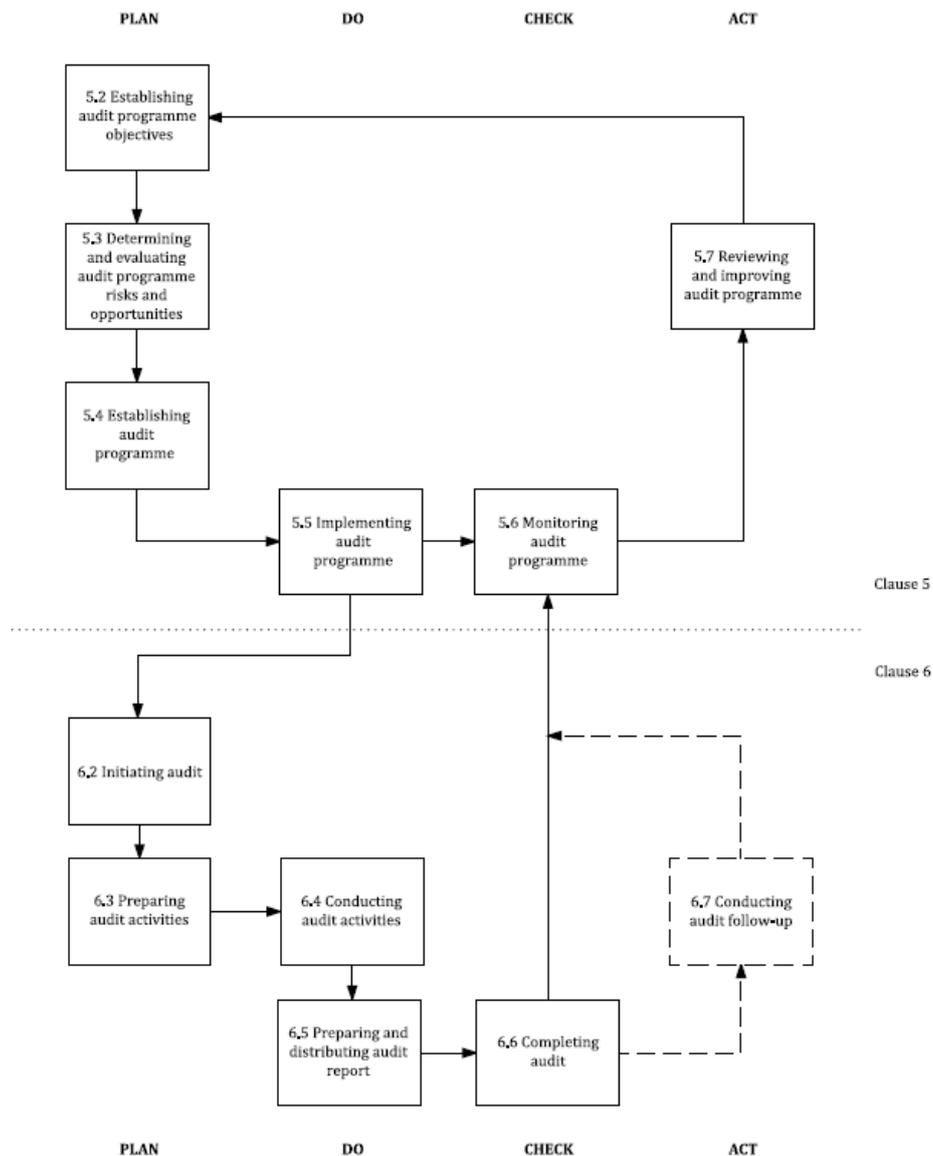
- Evidence collected
- Findings of each condition audited
- Compliance evaluation



2 Audit Methodology

2.1 Audit Approach

This Independent Environmental Audit Program considered the AS/NZS ISO 19011:2018 Guidelines for Auditing Management Systems, which is recommended by the NSW Government (June 2018) Independent Audit Post Approval Requirements. Section 5 of the AS/NZS ISO 19011:2018 provides recommendations for the approach to the management of audit program.



NOTE 1 This Figure illustrates the application of the Plan-Do-Check-Act cycle in this document.

NOTE 2 Clause/subclause numbering refers to the relevant clauses/subclauses of this document.

Figure 2.1. Process flow for the management of audit program

2.2 Approval of Independent Auditors

As required by Condition C29, the proposed Audit team is to be agreed in writing with the Planning Secretary prior to the commencement of Audit Program or commencement of Independent Audit.



It is understood that RCC has notified DPIE that the following Zoic Auditors are proposed for the IEA. Agreement from DPIE has not yet been received.

Table 2.1 Audit Team

Name	Role/Qualifications
Rebeka Hall	Lead Auditor <ul style="list-style-type: none">• Exemplar Global AU (ISO 19011:2018) (No. 7090575-5136510)• NSW EPA Accredited Site Auditor (under CLM Act) (No. 0802)• Certified Environmental Practitioner (General) EIANZ (No. 889)• Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40913)• BEnvSc (Hons) (Geology)
Dr Cheryl Halim	Audit Support <ul style="list-style-type: none">• BE (Chemical)• PhD (Chemical Engineering)

2.3 Audit Scope

2.3.1 Physical and Temporal Boundaries

This IEA Program, as submitted to DPIE and the PCA, will be implemented with the following physical and temporal boundaries:

- Physical boundary: The site is 2,647m² and located within Lot 22 in DP608861, Lot 62 in DP1006215 and Lot 7 in DP128820. The boundary of this Audit is shown in the site plan included in Appendix A. The site is bordered by Hassall Street on the southern boundary.
- Temporal boundary of the audit is for the duration of the construction phase. The construction of the Project is anticipated to take 18 months, commencing in March 2020 with completion targeted by August 2021.

2.3.2 Audit Works

The Audit works will comprise the following stages:

1. Initiation of Audit
 - a. Notification of Auditors to NSW DPIE (completed)
 - b. Consultation with relevant agencies (as required, see Section 2.4)
2. Preparation of Audit Material
 - a. Review of documentation (completed as part of developing the Audit Program)
 - b. Preparation of the Audit Program (this document)
3. Initial Audit
 - a. Opening and closing meeting
 - b. Site inspection, interviews and review of documentation and records
 - c. Preparation of Draft Audit Report including Audit Tables (Appendix C)
 - d. Finalisation of Audit Report



4. Subsequent Audits
 - a. Opening and closing meeting
 - b. Consider previous audit findings
 - c. Site inspection, interviews and review of documentation and records
 - d. Preparation of Draft Audit Report including Audit Tables (Appendix C)
 - e. Finalisation of Audit Report
5. Project Close out

2.4 Agency Consultation

Evidence of consultation with the following agencies, as required by the EIS and SSD, will be reviewed:

- City of Parramatta
- Government Architect NSW (GANSW)
- Heritage Division of the Office of Environment and Heritage (OEH)
- Transport for NSW (TfNSW)
- Roads and Maritime Services (RMS)
- Department of Education
- Surrounding landowners

2.5 Compliance Evaluation

Audit findings will be assessed in accordance with Table 2 of IAPAR (2018).

Table 2.2. Compliance Evaluation

Assessment	Criteria
Compliant	Sufficient verifiable evidence is available to demonstrate that all elements of the requirement have met
Non-Compliant	One or more specific elements of the conditions or requirements have not been met
Not-Triggered	A requirement has an activation of timing trigger that has not been met at the time of the audit, therefore compliance is not relevant



3 Other Relevant Information

This report has been prepared for use by the Client who commissioned the works in accordance with the project brief only, as per the Audit scope provided in Section 1 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 nominated third party in the agreement between Zoic 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).

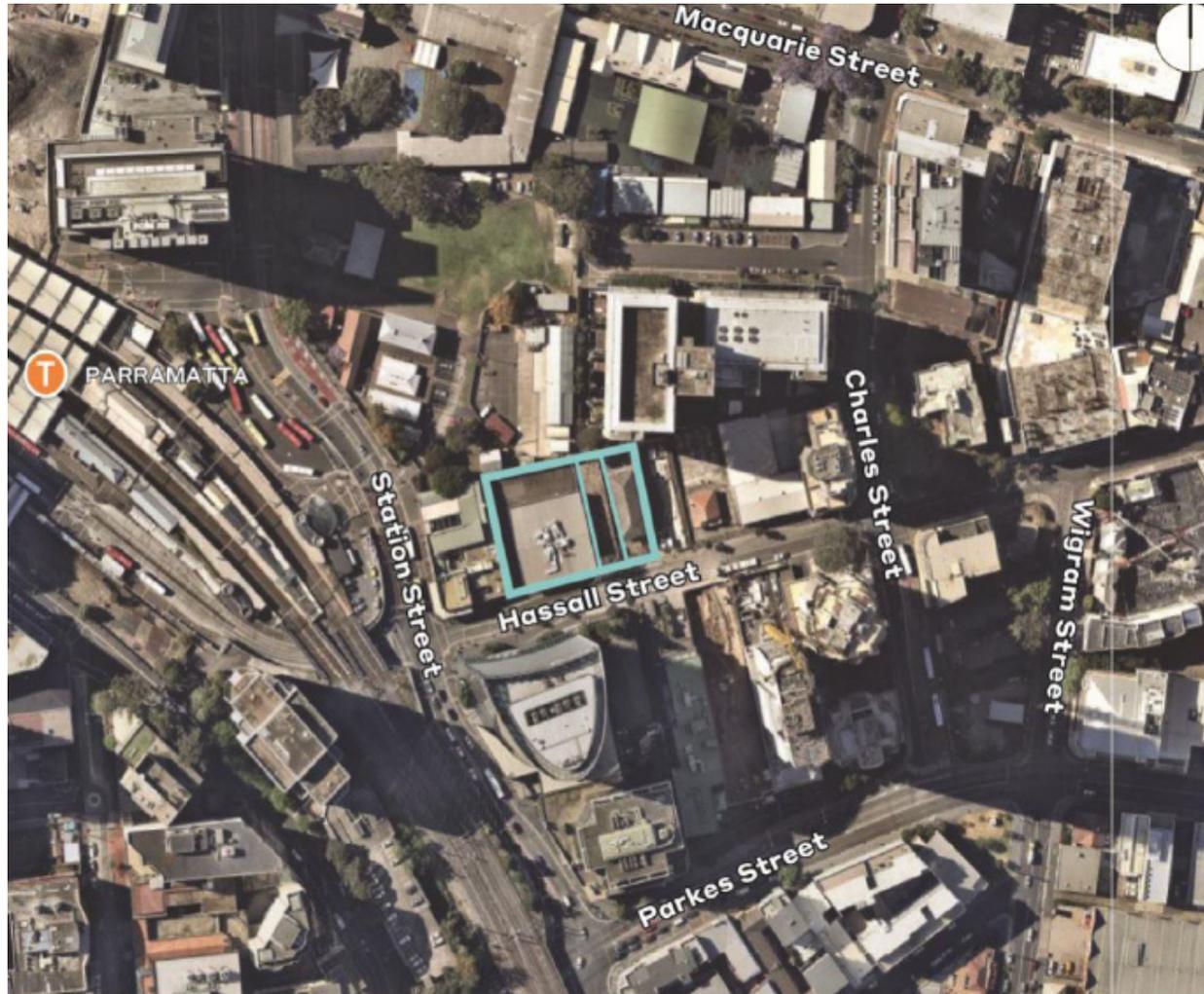
This report relates to only this project and was prepared based on the NSW Government (June 2018) Independent Audit Post Approval Requirements to satisfy approval conditions related to this Audit, as stated in the objectives and scope of work of this Audit. Subject to the scope of work, Zoic's assessment was limited strictly to identifying compliance to the conditions relevant to this Audit and does not include evaluation and opinion of any other issues. This report relates only to the objectives stated and does not relate to any other work conducted for the Client. The findings to this report were based on the observations made by the Auditor(s) during the scheduled Audits. Zoic cannot comment on compliances and non-compliances outside the scheduled Audits.

This report should not be reproduced without prior approval by the Client, or amended in any way without prior approval by Zoic.

All conclusions regarding the site are the professional opinions of the Zoic personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, Zoic assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Zoic, or developments resulting from situations outside the scope of this project.

Zoic 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



LEGEND

■ Site boundary

This product has been created to support the main report and is not suitable for other purposes. Image courtesy of Google Map.

Figure 1: Site Location Plan

Site Address: 2-6 Hassall St Parramatta NSW 2150

Client: Richard Crookes Constructions Pty Ltd

Job Number: 20061

Date: March 2020

Approx. 50 m

Datum: GDA 1994 MGA Zone 56 - AHD

Appendix B Audit Schedule



Table B1. Audit Schedule

Item No.	Phase	Audit Component			Scope of Audit	First Audit Approx. April 2020	Second Audit Approx. December 2020 (within 6 months of 1 st audit)	Third Audit Approx. July 2020 (within 1 year from 2 nd Audit)
		Component 1 SSD	Component 2 EIS	Component 3 CEMP				
		SSD Part No.	Area to Audit	Area to Audit				
1	Administrative Conditions	Part A			All requirements as per SSD under this Part	✓	*	*
2	Prior to Commencement of Construction	Part B			All requirements as per SSD under this Part	✓	*	*
3	During construction	Part C			All requirements as per SSD under this Part	✓	✓	✓
4	During construction		EIS and subplans		EIS and sub plans compliance	✓	✓	✓
5	During construction			CEMP and subplans	CEMP and sub plans compliance	✓	✓	✓
6	Prior to commencement of operation	Part D			All requirements as per SSD under this Part			
7	Post occupation	Part E			All requirements as per SSD under this Part			
8	Advisory notes	Appendix 1			All requirements as per SSD under this Part	✓	✓	✓
9	Written incident notification and reporting requirements	Appendix 2			All requirements as per SSD under this Part	✓	✓	✓

* All requirements 'Prior to Construction' to be closed out prior to Construction.

Planned
 Postponed
 Actual



Appendix C Audit Table

Zoic ID	Document	SSD Condition / CEMP Section	Category	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
								Compliant	Non-Compliant	Not Triggered
Part A Administrative Conditions										
Z1	SSD	A1.	Admin	Obligation to Minimise Harm to the Environment	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.	Reviewed as per implementation of relevant conditions and CEMP.				
Z2	SSD	A2.	Admin	Terms of Consent	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: see PDF for Table of plans	Note only				
Z3	SSD	A3	Admin	Terms of Consent	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a)the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b)any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c)the implementation of any actions or measures contained in any such document referred to in (a) above	Note only				
Z4	SSD	A4	Admin	Terms of Consent	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.	Note only				
Z5	SSD	A5	Admin	Limits of Consent	This consent lapses five years after the date of consent unless work is physically commenced	Note only				
Z6	SSD	A6	Admin	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Note only				
Z7	SSD	A7	Admin	Planning Secretary as Moderator	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Note only				
Z8	SSD	A8	Consultation	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: (a)consult with the relevant party prior to submitting the subject document for information or approval; and (b)provide details of the consultation undertaken including: (i)the outcome of that consultation, matters resolved and unresolved; and (ii)details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Note only				
Z9	SSD	A9	Admin	Staging	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the information 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).	Not relevant to IEA				
Z10	SSD	A10	Admin	Staging	A Staging Report prepared in accordance with condition A9 must: (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); (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.	Not relevant to IEA				

Zoic ID	Document	SSD Condition / CEMP Section	Category	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
								Compliant	Non-Compliant	Not Triggered
Z11	SSD	A11	Admin	Staging	Where staging is proposed, the project must be staged in accordance with the Staging Report, as submitted to the Planning Secretary.	Not relevant to IEA				
Z12	SSD	A12	Admin	Staging	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	Not relevant to IEA				
Z13	SSD	A13		Staging, Combining and Updating Strategies, Plans or Programs	With the approval of the Planning Secretary, the Applicant may: (a)prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (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).	Not relevant to IEA				
Z14	SSD	A14	Admin	Staging, Combining and Updating Strategies, Plans or Programs	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.	Not relevant to IEA				
Z15	SSD	A15	Admin	Staging, Combining and Updating Strategies, Plans or Programs	If approved by the Planning Secretary, 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.	Not relevant to IEA				
Z16	SSD	A16	Building	Structural Adequacy	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	Not relevant to IEA				
Z17	SSD	A17	Building	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Not relevant to IEA				
Z18	SSD	A18	Admin	Applicability of Guidelines	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Note only				
Z19	SSD	A19	Admin	Applicability of Guidelines	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.	Note only				
Z20	SSD	A20	IEA	Monitoring and Environmental Audits	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing. <i>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.</i>	Note only				

Zoic ID	Document	SSD Condition / CEMP Section	Category	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
								Compliant	Non-Compliant	Not Triggered
Z21	SSD	A21	Admin	Access to Information	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a)make the following information and documents (as they are obtained or approved) publicly available on its website: (i)the documents referred to in condition A2 of this consent; (ii)all current statutory approvals for the development; (iii)all approved strategies, plans and programs required under the conditions of this consent; (iv)regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v)a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi)a summary of the current stage and progress of the development; (vii)contact details to enquire about the development or to make a complaint; (viii)a complaints register, updated monthly; (ix)audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x)any other matter required by the Planning Secretary; and (b)keep such information up to date, to the satisfaction of the Planning Secretary.					
Z22	SSD	A22	Compliance	Compliance	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.					
Z23	SSD	A23	Incident/Non-Compliance	Incident Notification, Reporting and Response	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.					
Z24	SSD	A24	Incident/Non-Compliance	Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.					
Z25	SSD	A25	Incident/Non-Compliance	Non-Compliance Notification	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.					
Z26	SSD	A26	Incident/Non-Compliance	Non-Compliance Notification	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.					
Z27	SSD	A27	Incident/Non-Compliance	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Note only				

Zoic ID	Document	SSD Condition / CEMP Section	Category	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
								Compliant	Non-Compliant	Not Triggered
Z28	SSD	A28	Admin	Revision of Strategies, Plans and Programs	<p>Within three months of:</p> <p>(a)the submission of a compliance report under condition B36;</p> <p>(b)the submission of an incident report under condition C37;</p> <p>(c)the submission of an Independent Audit under condition C32;</p> <p>(d)the approval of any modification of the conditions of this consent; or</p> <p>(e)the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.</p> <p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review.</p> <p>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.</p>					
Z29	SSD	A29	Amenity	Signage	Details of the final signage design, content and illumination within the approved signage zones are to be submitted to the satisfaction of the Planning Secretary prior to the installation and display of any signage.					
Z30	SSD	A30	Building	Design Excellence and Integrity	<p>In order to ensure design excellence of the development is retained:</p> <p>(a)the lead architect is to have:</p> <p>(i)direct involvement in the design competition, contract documentation construction stages of the project</p> <p>(ii)access to the site and is to be authorised by the Applicant to respond directly to the consent authority where information or clarification is required in the resolution of the design issues throughout the life of the project.</p> <p>(b)in the event that the design architect for the application is not the lead architect (A24(a)), it must have a role in the Design Integrity Panel (DIP) or another review/oversight role as may be agreed by the Planning Secretary.</p>	Not relevant for IEA				
Z31	SSD	A31	Building	Design Excellence and Integrity	The DIP is to be provided with the opportunity to review and comment on the architectural drawings, landscape drawings and samples of all external materials, including revised 3D photomontages, prepared during design development prior to the issue of the relevant certification of Crown building works. This is to ensure that the construction certification drawings are consistent with the approved design.	Not relevant for IEA				
Z32	SSD	A32	Building	Design Excellence and Integrity	Any changes to the design must be referred to the Design Integrity Panel for endorsement.	Not relevant for IEA				
PART B Prior to Commencement of Construction										
Z33	SSD	B1	Admin	Notification of Commencement	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.					
Z34	SSD	B2	Admin	Notification of Commencement	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.					
Z35	SSD	B3	Building	Certified Drawings	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with the relevant clauses of the BCA and this development consent.	Not relevant for IEA				

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Z36	SSD	B4	Admin	Development Contributions	Prior to commencement of construction works, a Section 7.12 levy totalling \$1,735,200, is to be paid to Council in accordance with Section 7.12 of the EP&A Act and Parramatta City Centre S94A Development Contribution Plan (Amendment 4). The levy must be paid in cash, bank cheque or by credit card. The development is subject to an index to reflect quarterly variations in the Consumer Price Index (CPI) from the date of determination to the date of payment (note - Council should be contacted for the indexed contribution amount prior to payment). Evidence of the payment must be provided to the Certifying Authority prior to the commencement of any work subject to this consent.	Not relevant for IEA				
Z37	SSD	B5	Building	External Walls and Cladding	Prior to the commencement of construction, the Applicant must provide the Certifying Authority 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.	Not relevant for IEA				
Z38	SSD	B6	Building	External Walls and Cladding	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Not relevant for IEA				
Z39	SSD	B7	Infrastructure	Protection of Public Infrastructure	Prior to the commencement of construction, the Applicant must: (a)consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b)prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c)submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.					
Z40	SSD	B8	Building	Pre-Construction Dilapidation Report	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, NSW Heritage Division and the Certifying Authority. The report must provide an accurate record of the existing condition of adjoining private properties, heritage items and Council assets that are likely to be impacted by the proposed works.					
Z41	SSD	B9	Contamination	Site Contamination	The Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the proposed education, commercial and retail land uses and be provided to the satisfaction of the Certifying Authority.					
Z42	SSD	B10	ESD	Ecologically Sustainable Development	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by registering for a minimum 5 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority.	Not relevant for IEA				
Z43	SSD	B11	Amenity	Outdoor Lighting	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifying Authority 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.					
Z44	SSD	B12	Amenity	Wind Mitigation	Prior to the commencement of construction, the Applicant must submit amended documentation demonstrating the design includes the wind mitigation measures recommended in the Wind Impact Assessment WE531-01F02(REV3) WS Pedestrian Wind Environment Study WE531-01F04(rev1)-WE prepared by Windtech dated 11 April 2019 31 October 2019 including horizontal screening elevated above ground level through the plaza, planting or localised screening throughout the plaza and 1.5m high impermeable balustrades around the Level 12 terraces trees at the southern entrance to the through site link, to the satisfaction of the Certifying Authority.					

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Z45	SSD	B13	CEMP	Environmental Management Plan Requirements	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a)detailed baseline data;</p> <p>(b)details of:</p> <p>(i)the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii)any relevant limits or performance measures and criteria; and</p> <p>(iii)the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</p> <p>(c)a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d)a program to monitor and report on the:</p> <p>(i)impacts and environmental performance of the development;</p> <p>(ii)effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(e)a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</p> <p>(f)a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g)a protocol for managing and reporting any:</p> <p>(i)incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii)complaint;</p> <p>(iii)failure to comply with statutory requirements; and</p> <p>(h)a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.</p> <p>Note:The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>						
Z46	SSD	B14	CEMP	Construction Environmental Management Plan	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifying Authority and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a)Details of:</p> <p>(i)hours of work;</p> <p>(ii)24-hour contact details of site manager;</p> <p>(iii)management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv)stormwater control and discharge;</p> <p>(v)measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi)groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii)external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii)community consultation and complaints handling;</p> <p>(b)Construction Noise and Vibration Management Sub-Plan (see condition B15);</p> <p>(c)Construction Waste Management Sub-Plan (see condition B16);</p> <p>(d)Construction Soil and Water Management Sub-Plan (see condition B17);</p> <p>(e)an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(f)an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(g)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; and</p>						

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Z47	SSD	B15	CEMP	Construction Environmental Management Plan	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a)be prepared by a suitably qualified and experienced noise expert; (b)describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c)describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d)include strategies that have been developed with the community for managing high noise generating works; (e)describe the community consultation undertaken to develop the strategies in condition B15(d); (f)include a complaints management system that would be implemented for the duration of the construction; and (g)adherence to the recommendations of the report titled Noise Impact Assessment Issue B dated 11 April 2019 and prepared by Floth, as modified by the conditions of this consent.					
Z48	SSD	B16	CEMP	Construction Environmental Management Plan	The Construction Waste Management Sub-Plan must address, but not be limited to, the following: (a)detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b)removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.					
Z49	SSD	B17	CEMP	Construction Environmental Management Plan	The Construction Soil and Water Management Sub-Plan must address, but not be limited to the following: (a)be prepared by a suitably qualified expert, in consultation with Council; (b)describe all erosion and sediment controls to be implemented during construction; (c)provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (d)detail all off-Site flows from the Site; and (e)describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	- Email from PCA dated 12 March 2020 accepted that this condition has been fulfilled as part of early works approval, which includes preparation of Solutions Consulting (January 2019) 2b-6 Hassall St, Parramatta DA submission report Construction Management Plan - Site Retention and Excavation. - Based on information by RCC, there will be no excavation work as part of RCC activities.				

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Z50	SSD	B18	CEMP	Construction Traffic and Pedestrian Management Plan	<p>A Construction Traffic and Pedestrian Management Plan (CTPMP) 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:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with the TfNSW Sydney Coordination Office and Council; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on the Parramatta Light Rail project and rail replacement services and general traffic, cyclists and pedestrians and bus services; (d) location all proposed work zones; (e) proposed construction hours; (f) estimated number and type of construction vehicle movements including volume, time of day, vehicle routes, access and parking arrangements. All construction vehicles are to enter and exit site in a forward direction. No reversing into site should be allowed for pedestrian safety reasons. Construction vehicle movements should be limited during peak periods, AM (7am-9.30am) and PM (4pm-6.30pm) to reduce impacts on any bus operations and traffic flow. (g) construction program including details of peak construction activities and proposed construction staging; (h) cumulative construction impacts of projects in the Parramatta CBD precinct, and the duration of the impacts; (i) measures to reduce the likelihood of construction workers driving into the CBD to park, placing further demand on kerbside parking and the road network during construction. (j) include a Driver Code of Conduct to: <ul style="list-style-type: none"> (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (k) include a program to monitor the effectiveness of these measures; and (l) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. 						
Z51	SSD	B19	CEMP	Construction Traffic and Pedestrian Management Plan	A copy of the final CTPMP is to be submitted to the Coordinator General, Transport Coordination at TfNSW for endorsement prior to the commencement of any work.						
Z52	SSD	B20	CEMP	Construction Worker Transportation Strategy	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of the Certifying Authority. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities.						
Z53	SSD	B21	Soil & Water	Soil and Water	<p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> (a) install erosion and sediment controls on the site to manage wet weather events; and (b) divert existing clean surface water around operational areas of the site. 						
Z54	SSD	B22	Soil & Water	Soil and Water	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.						

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Z55	SSD	B23	Water	Stormwater Management System	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and approved by Council's Manager Development, Traffic and Services. The system must: (a)be designed by a suitably qualified and experienced person(s); (b)include a stormwater drainage pipeline with kerb inlet pits along the kerbline of Hassall Street from the site eastwards, then crossing Hassall Street to the point of connection near 13-15 Hassall Street with minimum 375mm diameter concrete spigot and socket pipe in accordance with Council's standards with an underground connection from the site to the kerb inlet (c)be designed in accordance with On-site Detention and Water Sensitive Urban Design requirements in Parramatta Development Control Plan 2011; (d)be in accordance with applicable Australian Standards; (e)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.	Not relevant for Construction IEA				
Z56	SSD	B24	Noise	Operational Noise – Design of Mechanical Plant and Equipment	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment Issue B prepared by Floth dated 11 April 2019, into the detailed design drawings. The Certifying Authority must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment Issue B prepared by Floth dated 11 April 2019.					
Z57	SSD	B25	Amenity	Landscaping	Prior to the commencement of construction, the Applicant must prepare a detailed Landscape Plan to manage the landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a)detail the location, species, maturity and height at maturity of plants to be planted on-site; (b)include species (trees, shrubs and groundcovers) indigenous to the local area; (c)include the provision of street tree planting. Species and spacing of trees to be determined in Consultation with Council.	Not relevant for Construction IEA				
Z58	SSD	B26	Waste	Construction and Demolition Waste Management	Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW (RMS) Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site					
Z59	SSD	B27	Waste	Operational Waste Storage and Processing	Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, the design of the operational waste storage area must be in accordance with Council's standards. Evidence of the design and Council endorsement (where relevant) must be provided to the Certifying Authority.	Not relevant for Construction IEA				
Z60	SSD	B28	Water	Rainwater Harvesting	Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Not relevant for Construction IEA				
Z61	SSD	B29	Traffic	Operational Car Parking and Service Vehicle Layout	Prior to the commencement of construction, compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority: (a)all vehicles must enter and leave the Site in a forward direction; (b)a minimum of 15 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; (c)the swept path of the longest construction vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with the latest version of AS 2890.2.	Not relevant for Construction IEA				

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Z62	SSD	B30	Traffic	Operational Car Parking and Service Vehicle Layout	Prior to the commencement of construction, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority: a) the provision of a minimum 196 bicycle parking spaces (including a minimum of 14 bicycle parking spaces at ground level); b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff; d) appropriate pedestrian and cyclist advisory signs are to be provided; and e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Not relevant for Construction IEA				
Z63	SSD	B31	Amenity	Public Domain Plan	A Detailed Public Domain Plan must be prepared by a suitable qualified architect, urban designer, landscape architect or engineer and must be lodged with Council's Public Domain Section and approved by Council prior to commencement of public domain work. The Public Domain alignment drawings must document all work required to ensure the public domain complies with the requirements outlined in Chapter 2 of Council's Public Domain Guidelines including: a) existing and proposed levels for roads, kerb and gutter, footways, forecourts and through- site links; b) positive drainage away from the building and interfaces of the public domain and new building entries via a series of engineering cross and long sections; c) proposed general layout of elements, services and finishes; d) a splay at the driveway crossover (in lieu of bollards) outside the pedestrian walking area as shown in Figure 3.3 of AS2890.1; and e) landscape drawings for internal site areas showing all proposed boundary treatments and compliant open space areas, including levels.	Not relevant for Construction IEA				
Z64	SSD	B32	Amenity	Public Domain Plan	Prior to the commencement of any construction work relating to the ground floor (including slab pour, public domain works or any other above ground structure), a set of detailed public domain construction drawings must be prepared in accordance with City of Parramatta Public Domain Guidelines, submitted to and approved by Council's Group Manager Development and Traffic Services. The drawings must address, but not be limited to, the following areas: a) the street frontages of the development site between the gutter and building line, including footpath, drainage, forecourt, front setback; b) any publicly accessible areas; and c) any works in carriageway.	Not relevant for Construction IEA				
Z65	SSD	B33	Security	Crime Prevention Through Environmental Design (CPTED)	Prior to the commencement of construction, details must be submitted to the satisfaction of the Certifying Authority demonstrating the glazing recommendations in the Noise Impact Assessment prepared by Floth Revision B dated 11 April 2019 have been incorporated into the design to achieve satisfactory internal noise levels for the development.	Not relevant for Construction IEA				
Z66	SSD	B34	Security	Crime Prevention Through Environmental Design (CPTED)	Prior to the commencement of construction, details must be submitted to the satisfaction of the Certifying Authority the recommendations in the Crime Prevention Through Environmental Design report prepared by Ethos Urban dated 27 March 2019 have been incorporated into the design to minimise crime risk and ensure the design is generally consistent with the principles in the CPTED principles.	Not relevant for Construction IEA				
Z67	SSD	B35	Compliance	Compliance Reporting	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifying Authority.					
Z68	SSD	B36	Compliance	Compliance Reporting	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.					
Z69	SSD	B37	Compliance	Compliance Reporting	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Note only				
PART C During Construction										

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Z70	SSD	C1	Building	Approved Plans to be On-site	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.					
Z71	SSD	C2	Amenity	Site Notice	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer is to satisfy the following requirements; (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.					
Z72	SSD	C3	Equipment	Operation of Plant and Equipment	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.					
Z73	SSD	C4	Hours	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7:00am and 6:00pm, Mondays to Fridays inclusive; and (b) between 8:00am and 1:00pm, Saturdays. No work may be carried out on Sundays or public holidays.					
Z74	SSD	C5	Hours	Construction Hours	Construction activities may be undertaken outside of the hours in condition C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.					
Z75	SSD	C6	Hours	Construction Hours	Notification of such construction activities as referenced in Condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.					
Z76	SSD	C7	Hours	Construction Hours	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.					
Z77	SSD	C8	CEMP	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans) and CTPMP.					
Z78	SSD	C9	Traffic	Construction Traffic	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.					
Z79	SSD	C10	Amenity	Hoarding Requirements	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 of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.					
Z80	SSD	C11	CEMP	Implementation of Management Plans	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Reviewed as part of SSD Condition C8				

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Z81	SSD	C12	Noise	Construction Noise Limits	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.					
Z82	SSD	C13	Noise	Construction Noise Limits	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 C4.					
Z83	SSD	C14	Noise	Construction Noise Limits	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.					
Z84	SSD	C15	Noise	Vibration Criteria	Vibration caused by construction at any residence or structure outside the site must be limited to: (a)for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (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).					
Z85	SSD	C16	Noise	Vibration Criteria	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C15.					
Z86	SSD	C17	Noise	Vibration Criteria	The limits in conditions C15 and C16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B15 of this consent.	Note only				
Z87	SSD	C18	Air	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.					
Z88	SSD	C19	Air	Air Quality	During construction, the Applicant must ensure that: (a)exposed surfaces and stockpiles are suppressed by regular watering; (b)all trucks entering or leaving the site with loads have their loads covered; (c)trucks associated with the development do not track dirt onto the public road network; (d)public roads used by these trucks are kept clean; and (e)land stabilisation works are carried out progressively on site to minimise exposed surfaces.					
Z89	SSD	C20	Sediment	Erosion and Sediment Control	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.					
Z90	SSD	C21	Soil & Water	Imported Soil	The Applicant must: (a)ensure that only VENM, ENM, or other material approved in writing 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 Certifying Authority upon request.					

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Z91	SSD	C22	Water	Disposal of Seepage and Stormwater	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal certifying authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter					
Z92	SSD	C23	Heritage	Unexpected Finds Protocol – Aboriginal Heritage	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.					
Z93	SSD	C24	Heritage	Unexpected Finds Protocol – Historic Heritage	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the NSW Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the NSW Heritage Division.					
Z94	SSD	C25	Waste	Waste Storage and Processing	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.					
Z95	SSD	C26	Waste	Waste Storage and Processing	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).					
Z96	SSD	C27	Waste	Waste Storage and Processing	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.					
Z97	SSD	C28	Waste	Waste Storage and Processing	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.					
Z98	SSD	C29	IEA	Independent Environmental Audit	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.					
Z99	SSD	C30	IEA	Independent Environmental Audit	Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifying Authority.					

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Z100	SSD	C31	IEA	Independent Environmental Audit	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a)An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b)A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced.					
Z101	SSD	C32	IEA	Independent Environmental Audit	Independent Audits of the development must be carried out in accordance with: (a)the Independent Audit Program submitted to the Planning Secretary and the Certifying Authority under condition C33 of this consent; and (b)the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).					
Z102	SSD	C33	IEA	Independent Environmental Audit	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a)review and respond to each Independent Audit Report prepared under condition C33 of this consent; (b)submit the response to the Planning Secretary and the Certifying Authority; and (c)make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.					
Z103	SSD	C34	IEA	Independent Environmental Audit	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Note only				
Z104	SSD	C35	Consultation	Community Engagement	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive residential receivers located in Hassall Street and the commercial receivers at Curtis Cheng Centre (NSW Police Headquarters), Lancer Military Barracks, Commercial Hotel, 7 Hassall Street and Eclipse Tower, relevant regulatory authorities and other interested stakeholders.					
Z105	SSD	C36	Consultation	Builders Details	The Applicant must provide the builder's direct contact number to surrounding stakeholders impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within TfNSW to resolve issues relating to traffic, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.					
Z106	SSD	C37	Amenity	Public Domain Work Inspections	All the public domain works must be constructed by licensed contractors. All the soft landscape works must be carried out by licensed landscape contractors.	Not relevant to IEA				

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Z107	SSD	C38	Amenity	Public Domain Work Inspections	The Applicant must give Council 48 hours notice prior to the commencement of the following to allow Council to inspect the public domain works: (a) commencement of public domain works, including tree protection measures installed and set out of tree pits; (b) subgrade inspection following excavation for footings, drainage and pavements, tree pits showing root barriers, structural soil cell, sub-surface drainage and irrigation system as required; (c) installation of required underground conduits; (d) blinding layer/concrete slab based completion and initial (indicative) set out of pavers street fixtures and fittings as applicable to ensure compliance with the requirements in the Public Domain Guidelines; (e) commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments; (f) completion of concrete blinding layer before any paver to be laid, and set out/location of furniture installation; (g) completion of (raised) planting beds with required sub-drainage layer installed as specified. (h) completion of unit (granite) paving and furniture (seatings) installation. Manufacturer's warranty and maintenance information for all proprietary products must be provided to Council's Inspection Officer; (i) completion of paving sealant application and tactile indicator installation as per Council's specification. (j) delivery of street trees to site, which must be installed within 24hrs of delivery. The contractor must provide Council's Officer with the NATSPEC document to prove the quality of the tree stock. (k) final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation and location of fixtures and fittings.	Not relevant to IEA				
APPENDIX 1 Advisory Notes										
Z108	SSD	AN1	Admin	General	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Reviewed as part of specific conditions on licences and approvals.				
Z109	SSD	AN2	Admin	Long Service Levy	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Not relevant for IEA				
Z110	SSD	AN3	Admin	Legal Notices	Any advice or notice to the consent authority must be served on the Planning Secretary.	Note only				
Z111	SSD	AN4	Amenity	Access for People with Disabilities	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority 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.	Not relevant for Construction IEA				
Z112	SSD	AN5	Utility	Utilities and Services	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.					
Z113	SSD	AN6	Utility	Utilities and Services	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.					
Z114	SSD	AN7	Infrastructure	Road Design and Traffic Facilities	All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works					
Z115	SSD	AN8	Infrastructure	Road Occupancy Licence	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.					
Z116	SSD	AN9	Safety	SafeWork Requirements	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.					

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Z117	SSD	AN10	Amenity	Hoarding Requirements	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.					
Z118	SSD	AN11	Waste	Handling of Asbestos	The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.					
Z119	SSD	AN12	Safety	Fire Safety Certificate	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council’s Fire Safety Statement.	Not relevant for Construction IEA				
APPENDIX 2 - Written Incident Notification and Reporting Requirements										
Z120	SSD	1	Incident/Non-Compliance	Written Incident Notification Requirements	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C37 or, having given such notification, subsequently forms the view that an incident has not occurred.	Reviewed as part of SSD Condition A23				
Z121	SSD	2	Incident/Non-Compliance	Written Incident Notification Requirements	Written notification of an incident must: a.identify the development and application number; 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.	Reviewed as part of SSD Condition A24				
Z122	SSD	3	Incident/Non-Compliance	Written Incident Notification Requirements	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.					
Z123	SSD	4	Incident/Non-Compliance	Written Incident Notification Requirements	The Incident Report must include: a.a summary of the incident; 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.					
ASSESSMENT OF COMPLIANCE TO ENVIRONMENTAL IMPACT STATEMENT (EIS) MITIGATION MEASURES										
Z124	EIS	7.0, Table 17	Building	Wind impacts	Inclusion of horizontal screening, such as a canopy or art work, elevated above ground level through the plaza. Inclusion of planting or localised screening, such as an art work, signage or baffle screens, throughout the plaza. Inclusion of 1.5m impermeable balustrades surrounding the Level 12 terraces.					
Z125	EIS	7.0, Table 17	Traffic	Transport, traffic, parking and access	WSU will encourage student travel by existing public transport networks and raise awareness of the future public transport options including the Parramatta Light Rail and the Sydney West Metro. A Loading Dock Management Plan (LDMP) can be prepared to limit servicing to outside peak commuter periods, therefore minimising the interaction of peak pedestrian flows with servicing vehicles. Construction traffic will be managed in accordance with the management principles outlined within the Traffic Impact Assessment at Appendix G.					

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Z126	EIS	7.0, Table 17	Heritage	Heritage and historical archaeology	An unexpected finds protocol will be implemented throughout construction. Depending on the nature of the find and its confirmation as an European or Aboriginal object, then the relevant regulatory authorities would be contacted for further advice.	Reviewed as part of SSD Condition C23 and 24				
Z127	EIS	7.0, Table 17	Noise	Noise and vibration	The proposal is to provide the recommended minimum glazing construction set out within Appendix T. Mechanical plant noise emissions can be controlled to acceptable levels at the nearest noise sensitive receivers with attenuation to the intake and discharge paths to the Level 18 plant room. A detailed review of all external mechanical plant and equipment will be undertaken at CC stage (once plant selections and locations are finalised). Any outdoor alfresco dining be limited to 7am to midnight unless an acoustic assessment is conducted during the fit-out stage that considers additional noise control measures. Acoustic and vibration management measures will be implemented through refinement of the CMP at the construction stage.	Reviewed in review of SSD Condition C12 to C14				
Z128	EIS	7.0, Table 17	Utility	Infrastructure and Utilities	Ongoing consultation and design development with the relevant utility providers will be undertaken throughout the design development and construction process.					
Z129	EIS	7.0, Table 17	Water	Water cycle management	Stormwater and water quality measures will be implemented in accordance with the Overland Flow Assessment and Stormwater Management Report at Appendix L in conjunction with this, the Ecologically Sustainable Development Report at Appendix Q.					
Z130	EIS	7.0, Table 17	Waste	Waste management	Adequate waste storage facilities will be provided to service the mix of uses Waste management and minimisation principles outlined within OWMP and the CWMP will be implemented (Appendix CC).					
Z131	EIS	7.0, Table 17	CEMP	Construction management	Construction activities will be performed in accordance with the Construction Management Plan (Appendix Z) and the Construction Traffic Management Plan (Appendix G) which details full mitigation measures to manage environmental impacts.	Reviewed as part of implementation of CEMP and CTMP				
Z132	EIS	7.0, Table 17	Geotechnical	Geotechnical Impact and Structural Adequacy	The detailed design will be informed by the Geotechnical Report (Appendix M) and the detailed structural design will be developed in accordance with the NCC and the BCA.	Not relevant for IEA				
Z133	EIS	7.0, Table 17	Security	Crime and Public Safety	Operate in accordance with WSU's security measures and integrate recommendations of the CPTED report into the detailed design.	Not relevant for IEA				
Z134	EIS	7.0, Table 17	Amenity	Lighting	All lighting emissions from the site will be control in order to comply with the requirements of Australian Standards AS 4282 and AS/NZS 1158.3.1. Select lighting will be dimmed after curfew hours and will increase in illumination in response to movement to ensure safety and security are not compromised.	Reviewed as part of SSD Condition B11				
ASSESSMENT OF COMPLIANCE TO CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (ASSESSMENT OF ENVIRONMENTAL PERFORMANCE)										
Z135	CEMP	4.1	Complaint	Community Complaints Register	RCC will maintain a Complaints Register in Appendix C that records the following: • Number of complaints received; • Number of people affected in relation to a complaint; and • Nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without mediation					

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Z136	CEMP	4.3	Admin	Competency, training and awareness	Records of induction and other training will be maintained by RCC. Pre starts and toolbox talks will be held on a regular basis in order to provide the Project decision makers with an update, including any key or recurring environmental issues. Workers will be made aware of this CEMP and Sub Plans including RCCs Management System policies, procedures, site rules and other requirements through the site-specific induction, consultation and communication processes. Further awareness may be achieved by: • Pre-start, toolbox talks and meetings; and • Environmental Risk Assessments • Spill kit training					
Z137	CEMP	5	Consultation	5 Stake Holder and Community Involvement	RCC will consult with the community regularly throughout construction, including consultation with the nearby sensitive residential receivers located in Hassall Street and the commercial receivers at Curtis Cheng Centre (NSW Police Headquarters), Lancer Military Barracks, Commercial Hotel, 7 Hassall Street and Eclipse Tower, relevant regulatory authorities and other interested stakeholders. RCC will notify stakeholders of any significant events or changes that affect or may affect individual properties, residences and businesses.	Reviewed as part of SSD condition A35				
Z138	CEMP	6	Incident/Non-Compliance	Emergency and incident response	The RCC Emergency and Incident Response Plan, as per the Work Health and Safety Plan, includes: • Categories for environmental emergencies and incidents; • Notification protocols for each category of environmental emergency or incident, including notification of notification to owners / occupiers in the vicinity of the incident. This is to include relevant contact details; • Identification of personnel who have the authority to take immediate action to shut down any activity, or to affect any environmental control measure (including as directed by an authorised officer of the EPA); • A process for undertaking appropriate levels of investigation for all incidents and the identification, implementation and assessment of corrective and preventative actions; • Notification requirements depending on the nature of the incident (i.e. the EPA, Department of Planning and Environment or OEH) will be notified by the RCC Project Manager.					
Z139	CEMP	7.1.1	Audit	Inspections	All RCC workers and Sub-contractors working on behalf of RCC are required to monitor work activities in accordance with their site-specific environmental documentation, the requirements of this CEMP and Sub Plans. - Management visit report - one per month - by senior management - Weekly environmental site inspection - once per week - by site team - Inspection test plans - as required - by site team - Plant inspection - Daily - by operators - Emergency preparedness inspections - at project start - by RCC site etam - Community complaints register - ongoing - by RCC site team - Waste tracking - ongoing - by ER - Noise/vibration - ongoing - by RCC site manager - Environmental audits - monthly - by Environmental representative - Independent environmental audits - As per conditions of consent and guideline - lead environmental auditor					
Z140	CEMP	8.5	Admin	Communication, consultation, cooperation and reporting	The RCC workplace monitoring program represented in Table 8: - Daily prestart meeting - daily - Toolbox meeting - Weekly - HSE meeting - quarterly - Notifiable incidents - as occurs					

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Z141	CEMP	9.1	Water	Water quality management - management strategy	<ul style="list-style-type: none"> • Provide and maintain erosion and sediment controls around the perimeter of the site. • Direct 'clean (offsite)' stormwater using GeoTech Sox around land disturbance activities. • Construct bunded area for concrete pumping. • Place an impervious plastic lining below the pump's hopper to contain any possible spillage or droppings; • Paint, form oil, solvents and fuels will be stored correctly and bunded. • Install a triple rinse wash out system for trade washout. • Painting subcontractor required to wash out into purpose-built tanks that will be disposed of by the painting contractor through a licensed transfer station. • All construction personnel undertaking discharge of water to on-site or off-site areas will undergo a toolbox talk to ensure the correct controls are in place to minimise the degradation of waters associated with the site. • Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal certifying authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter" • Excavation subcontractor to prepare de-watering management plan and implement the following controls: <ol style="list-style-type: none"> 1. Obtaining permission of authorities before pumping water out 2. Set up tank/pond to allow settlement of turbid water 3. Test water though a NATA accredited laboratory before pumping out 4. Monitor water for turbidity and PH before pumping out 5. Visually check pump out area for turbidity • The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises. • ensure that concrete waste and rinse water is not disposed of on the site and are prevented from entering any natural or artificial water course. 					
Z142	CEMP	9.2	Sediment	Erosion and sediment control management strategy	<ul style="list-style-type: none"> • Implement the Erosion and Sediment Control Management Plan reference Robert Bird • Install sediment fences in accordance with Erosion and Sediment Controls Plan • Hardstand material, rumble grids or other appropriate measures will be installed at entry and exit points to minimise the tracking of dirt on the roadways • All construction vehicles shall follow the traffic management plan and enter and exit the site via the temporary construction entry/exist points • All vehicles involved in excavation, soil transport or movements on unsealed roads shall have their wheels cleaned in a designated area before leaving the site • Street sweeping (never hosing down) will be conducted to reduce sediment on roads • Install sediment control barriers/filtration on local drains and maintain • When filling sedimentation socks for use in and around drains, only fill to 50% of capacity • Maintain erosion sediment control settings 					

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Z143	CEMP	9.3	Air	Dust and air quality management - management strategy	<ul style="list-style-type: none"> All construction staff shall be inducted on dust control measures and instructed on management actions required under the CEMP (i.e. speed limits, access tracks). Where a complaint is received regarding dust, visual dust monitoring will be undertaken and activities reviewed to minimise dust emissions. All construction plant and equipment with access to the site will be properly maintained prior to, and serviced, in accordance with the manufacturer's requirements during the works. Operating machinery and vehicles will be visually checked to ensure exhaust fumes are acceptable. Machinery and vehicles found emitting visible smoke for longer than 10 seconds while operational on site will be taken out of service and serviced to ensure smoke is no longer visible. Trucks transporting materials, such as sand, soil, landscape materials and gravel will have covered loads and tailgates secured. Paint-spraying activities will not be undertaken in adverse weather conditions. Measures (including watering or covering exposed areas) will be used to dampen exposed areas and access tracks to reduce dust generation. A shade cloth around site perimeter fencing and gates will be installed Haul roads shall be installed with gravel / road base where required to minimise dust production. Hardstand material, rumble grids or other appropriate measures will be installed at entry and exit points to minimise the tracking of dirt on the roadways Where applicable, sealed roads will be swept to remove deposited material that could generate dust Exposed surfaces and stockpiles will require dust suppression by regular watering; Public roads used by these trucks are kept clean 					
Z144	CEMP	9.4	Noise	Construction noise and vibration management - management strategy	<ul style="list-style-type: none"> All construction work will take place as determined by local council conditions. Noise monitoring will be undertaken if required by council conditions or if complaints are received due to unreasonable levels of noise in a noise sensitive area. Plant and equipment which are identified with excessive noise will be reviewed and strategies implemented to minimise noise levels During operation, if equipment is likely to cause excess vibration, it will be monitored for vibration levels if required. Rock breaking / blasting times will be limited to comply with council conditions. Where work outside normal operating hours or vibration is a likely for extended periods, a communication plan/strategy for nearby residents will be prepared. Communication and notification of nearby residents and owners that may be affected by noise and vibration will be undertaken A dilapidation report to adjoining property will be completed Strict enforcement of the hours of work to ensure compliance with Local Government conditions of consent particularly for deliveries and commencement of daily work routines will be undertaken The hours of work will be included in the workplace specific induction and displayed on the workplace notice board; 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. 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. 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 C15. 					

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Z145	CEMP	9.5	Contamination	Hazardous chemicals management - management strategy	<ul style="list-style-type: none"> Material Safety Data Sheets for each chemical stored or used on the project shall be maintained on site in an accessible location. All chemicals and dangerous goods used on site will require a material safety data sheet and appropriately labelled. Bunds capable of storing 110% of the container volume will be installed around areas where chemicals are stored or where the quantity is a potential threat. Bund walls and floors will be constructed with impervious materials and in accordance with legislation. Spill kits shall be established and readily available. Toolbox talks in the use of spill kits will be undertaken Any chemical or fuel spills will be cleaned as quickly as possible and placed in suitable receptacles for reclamation or disposal, in a manner that does not cause pollution. Fuelling of vehicles or construction plant will be carried out in areas from which fuel or oil will not be discharged to waters/street gutters or stormwater drainage systems. Under no circumstances shall trucks that leak any sort of mechanical fluid be permitted on or adjacent to the site. Oil contaminated stormwater will be disposed of to a licensed disposal site. In the event of a spill, the procedures contained in the Emergency Management Plan will be implemented Minimal volumes of fuels and chemicals will be kept on site Bunds will be covered to reduce water build up Containers of solvent based paints will be returned to solvent recycling depot 					
Z146	CEMP	9.6	Waste	Spoil and construction waste management	<p>All waste and recycling material removed from Richard Crookes construction sites including excavation construction and demolition waste will need to be classified. The Waste Classification Guidelines EPA (2014) is a step-by-step process for classifying waste.</p> <p>All excavation waste removed from site will be classified by a suitably qualified environmental consultant including</p> <ul style="list-style-type: none"> Virgin excavated natural material ENM in accordance with Excavated Natural Material Order 2014. The waste classification certificates will be provided to the receiving facility. Disposal docketts (for non VENM/ENM) from landfill will be provided and kept in a Data file onsite Material tracking/docketts will be provided for VENM/ENM. Disposal facility will have appropriate licence to receive the waste in accordance with the waste classification. <p>A Waste Data File will be maintained on-site and all entries will include: Excavation and Construction Waste this will include</p> <ul style="list-style-type: none"> The classification of the waste The time and date of material removed A description of and the volume of waste collected The location and name of the waste facility that the waste is transferred to The vehicle registration and the name of the waste contractor's company Disposal docketts 					
Construction Traffic Management Plan										
Z147	CTMP	4.2	Traffic	Construction Workers	A tool drop-off and storage facility has been provided within the site office at 12 Hassall Street, Parramatta. This would allow tradespeople to drop off and store their tools and machinery, allowing them to use public transport to travel to/ from the site on a daily basis. This will be incorporated into the site induction program. Workers will be directed not to use on-street parking in the vicinity of the site (including works zone).					

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Z148	CTMP	4.3	Traffic	Construction hours	<p>The approved hours of construction activity will be: 7.00am – 5.00pm Monday to Friday 8.00am – 5.00pm Saturday No work Sunday and public holidays</p> <p>The principal contractor shall ensure that all sub-contractors are aware of the permitted hours of operation and shall ensure that all vehicle activity occurs strictly within the hours stipulated by the Conditions of Consent. Should any works be required to take place within public roads (in the vicinity of the site), outside these hours, this would be subject to prior approval from City of Parramatta Council.</p>					
Z149	CTMP	4.5	Traffic	On-street work zones	<p>A 46m works zone would be required to accommodate trucks for the delivery of construction materials/equipment, as well as any construction-related works that cannot be undertaken on-site. It is proposed to provide the works zone on the northern side of Hassall Street, along the site frontage. The works zone would not be used for private kerbside parking by builders, tradesmen and visitors associated with the site. The works zone is proposed to be in operation during Monday to Saturday - 6am - 6pm.</p> <p>A separate application has been made to the Council to organise appropriate approvals for the proposed works zone prior to the start of works, as well as the parking and traffic changes.</p>					
Z150	CTMP	5.0	Traffic	Construction traffic management planning	<ul style="list-style-type: none"> - The construction program shall endeavour to restrict/minimise construction traffic to occur outside of peak traffic periods, i.e., 6 am to 9 am and 3 pm to 5 pm. - Truck drivers will be advised of the designated truck routes to/ from the site. No queuing or marshalling of trucks will be permitted on public roads in the vicinity of the site. - All drivers of vehicles transporting loose materials will be required to ensure the entire load is covered using a tarpaulin or similar impervious material. The vehicle driver will need to take all precautions to prevent any excess dust or dirt particles depositing onto the roadway during travel to and from the site. Truck shaker grids and wheel wash stations shall be positioned at all entry/exit points. - The respective trades will be inducted by the head contractor into the above procedures and will monitor all trucks entering and exiting the site to ensure the procedures are met. - If there is a requirement to operate any material handling machinery on public access roads, the contractor will be required to seek separate Council/Police/RMS/Sydney Buses approval prior to the event. - Any workers required to undertake works or traffic control within the public domain shall be suitably trained and will be covered by adequate and appropriate insurances. - Access to the site and neighbouring sites by emergency vehicles would not be affected by the proposed construction zones which are within the bounds of the construction site and the works zone. - The liaison would be maintained with the police and emergency services agencies throughout the construction period, and a 24-hour contact would be made available for 'out-of-hours' emergencies and access. - All workers and sub-contractors employed on the site will be required to undertake a formal 'site induction' process prior to the undertaking of any task, and all the inductions will be performed specifically to each trade according to Workplace Health and Safety requirements. 					
Z151	CTMP	5.10	Traffic	Traffic Guidance Scheme	<ul style="list-style-type: none"> - Construction vehicle activity, including the loading/ unloading of trucks to be conducted within the work site and the designated works zone on Hassall Street - Accredited traffic controller to manage pedestrian and control activity on the access off Hassall Street. - The movement of trucks to/ from the works zone will be under normal traffic conditions. - Pedestrians and all passing vehicles (including buses) will maintain priority at all times - Clear definition of the work site boundary to be provided by the erection of Class B construction hoarding adjacent to public roads with Class A fencing around the site's western, eastern and northern boundaries - Pedestrians to be guided around the vicinity via existing footpaths, with appropriate sight lines maintained - Pedestrian safety will be ensured by the erection of Class B hoarding over the footpath on Hassall Street - All signage will be clean, clearly visible and not obscured. 					

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								Compliant	Non-Compliant	Not Triggered
Z152	CTMP	6.6	Traffic	Consultation, communication and liaison	RCC shall maintain regular contact with the surrounding project contractors (especially 9 Hassall Street) to identify any potential overlap of major construction works and cooperate to ensure such overlaps are minimised during the lifecycle of the works.					
Z153	CTMP	6.7	Traffic	Site inspections and record keeping	A daily inspection before the start of the construction activity should take place to ensure that conditions accord with those stipulated in the plan and there are no potential hazards. Any possible adverse impacts will be recorded and dealt with if they arise.					
Construction Noise and Vibration Management Plan										
Z154	CNVMP	4.6	Noise	Construction noise management	<p>1. All plant and equipment are to be maintained such that they are in good working order.</p> <p>2. A register of complaints is to be recorded in the event of complaints being received, including location, time of complaint, nature of the complaint and actions resulting from the complaint.</p> <p>3. If required a noise level measurement of the offending plant item generating complaints is to be conducted and noise mitigations undertaken to reduce noise levels to within Noise Management levels in the event magnitude of noise levels is found to be above suitable levels.</p> <p>4. The use of percussive and concrete sawing should be undertaken behind a closed façade when possible.</p> <p>5. The use of percussive equipment including hydraulic hammering should be limited such that they are not undertaken prior to 7.30am on weekdays and prior to 8.30am on Saturdays.</p> <p>6. Where possible any excavation to be undertaken on the site is to include ripping of material where possible.</p> <p>7. Communication with the neighbouring receivers including the Commercial Hotel and the NSW Police Head Quarters should be undertaken such that high noise equipment such as hydraulic hammering, rock breaking, concrete cutting and the like should not be undertaken during sensitive periods in the event there are functions being conducted on external areas of the properties which would be impacted from construction noise.</p> <p>- In addition to the recommended mitigations above details of the proposed construction (including demolition) works to be conducted on the site, including type of activities to be conducted as well as the expected duration of activities should be provided to the neighbouring receivers.</p> <p>- 20048_090320_CNVMP_BW_R0 18</p> <p>In the event noise levels are found to required additional noise reduction then all possible and practical mitigations are required to be included in the construction of the project.</p>					
Z155	CNVMP	4.7	Noise	Construction vibration impacts	<p>In the event excavation is required on the site including removal of stone, the following management technique should be included in the excavation methodology:</p> <ul style="list-style-type: none"> • A saw cut at the perimeter of any excavation within rock on the site to the northern boundary is required to include a saw cut to the rick prior to use of any excavation or ripping. 					
Z156	CNVMP	4.8	Noise	Noise and vibration monitoring	<p>1. Noise – Attended noise level measurements of typical demolition, excavation and construction activities should be undertaken at site. A Attended construction noise surveys of the site and surrounding impacts on neighbours should be undertaken during the following as a minimum:</p> <ol style="list-style-type: none"> Start of Demolition Commencement of any rock breaking or sawing on the site. Periodically during the construction period. In response to any ongoing complaints received from neighbours. <p>2. Vibration – Attended vibration measurements are recommended at the site on the commencement of potentially high magnitude vibration generating activities on the site to ensure vibration criteria detailed in this report are being achieved. Vibration measurements should be conducted at the ground floor of the affected building to the west of the west of the site including the Commercial Hotel (or a representative location at a similar distance between works and the affected measurement location) including the following:</p> <ol style="list-style-type: none"> Commencement of rock breaking on the site. Commencement of pilling on the site. 					

Zoic ID	Document	SSD Condition / CEMP Section	Category	Item	Condition	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
								Compliant	Non-Compliant	Not Triggered
Z157	CNVMP	5	Consultation		The community interaction and notification are required to include the following: 1. Notification of the proposed works to be undertaken on the site and the periods when works will be conducted. 2. Details of the relevant site representative where complaints can be registered. 3. Details of the methodology to respond to complaints raised from the surrounding receivers. 4. A register of complaints, to be kept on site including record of time and nature of the complaint as well as the outcomes and comments regarding investigations resulting from the complaint.					
Construction Waste Management Plan										
Z158	CWMP	-	Waste	<p>Servicing arrangements, Waste classification of demolition, excavation and construction material</p> <p>A Waste Data File must be maintained on-site and all entries are to include:</p> <ul style="list-style-type: none"> • The classification of the waste • The time and date of material removed • A description of and the volume of waste collected • The location and name of the waste facility that the waste is transferred to • The vehicle registration and the name of the waste contractor's company • Disposal docket <p>All waste and recycling material removed from Richard Crookes construction sites including excavation construction and demolition waste will need to be classified. The Waste Classification Guidelines EPA (2014) is a step-by-step process for classifying waste. Excavation Material including all soils taken from the site during excavation and construction will require to be classified by a suitably qualified environmental consultant including</p> <ul style="list-style-type: none"> • Virgin excavated natural material means natural material (such as clay, gravel, sand, soil or rock fines): that has been excavated or quarried from areas that are not contaminated with manufactured chemicals, or with process residues, as a result of industrial, commercial, mining or agricultural activities • ENM must be classified in accordance with Excavated Natural Material Order 2014. The waste classification certificates must be provided to the receiving facility. • Disposal docket (for non VENM/ENM) from landfill must be provided. Material tracking/dockets must be provided for VENM/ENM. <p>Disposal facility must have appropriate licence to receive the waste in accordance with the waste classification.</p> <p>Richard Crookes will meet the requirement to ensure waste removed from sites is classified and transported to a licensed facility and over a calibrated weighbridge that can accept the waste.</p>	Covered under Item Z146					
Z159	CWMP	-	Waste	Waste management strategies	<ul style="list-style-type: none"> - Use the avoid, reuse, reduce, recycle principles - builder & waste contractor - Minimisation of recurring packaging materials - sub-contractors - Returning packaging to the supplier - builder & sub-contractor - Separation of recycling of materials off site - waste contractor - Audit & monitor the correct usage of bins - builder & waste contractor - Audit and monitor the Waste Contractor - builder 					

