



# FINAL INDEPENDENT ENVIRONMENTAL AUDIT REPORT

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


Richard Crookes Constructions Pty Ltd  
18 November 2020

20061 R3



# Quality Management

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This report was prepared in accordance with the scope of services set out in the contract between Zoic Environmental Pty Ltd, ABN 23 154 745 525, and the client.

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## Executive Summary

Zoic Environmental Pty Ltd (Zoic) was engaged by Richard Crookes Constructions Pty Ltd, on behalf of Charter Hall, to conduct an Independent Environmental Audit (IEA) of the development site, located on 2-6 Hassall Street, Parramatta NSW ('the site'). This is the second IEA completed on the construction phase of the development.

The boundary of the site covered by this IEA is provided in Appendix A. The site comprises Lot 7 DP128820, Lot 62 DP1006215, and Lot 22 DP608861.

The development site, which occupies an area of approximately 2672m<sup>2</sup>, is known as the Western Sydney University Innovation Hub (WSUIH). The development will include:

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

The overall objective of the current Audit is to meet Conditions C29 to C34 of the NSW Department of Planning, Industry and Environment (DPIE) State Significant Development Approval (SSD 9670) ('SSD Approval') issued on 4 March 2020.

The purpose of this IEA is to provide an independent and objective assessment of the environmental performance and compliance of the construction phase. This Audit is the second IEA for the project. The site inspection was conducted on 16 October 2020.

A total of 123 items were assessed as part of SSD consent conditions. A summary of the findings for the second IEA is as follows:

- Number of compliances = 106 items
- Number of non-compliances = 3 items
- Number of non-triggered = 14 items

A total of 36 items were assessed regarding compliance to the Project's management plans. A summary of the findings is provided as follows:

- Number of compliances = 33 items
- Number of non-compliances = 1 item
- Number of non-triggered = 2 items

A discussion of IEA findings is presented in this document. The Auditor also provides recommendations to address the non-compliances and opportunities for improvement.



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## Glossary

| Term                              | Description   |
|-----------------------------------|---|
| Audit                             | Systematic, independent and documented process for obtaining objective evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled (ISO 19011:2018). For the purpose of this report, Audit refers to an Independent Environmental Audit in accordance with the NSW Government (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 (previously 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"><li>• State significant development projects</li><li>• State significant infrastructure projects, including critical State significant infrastructure projects</li><li>• Transitional Part 3A projects</li><li>• Part 4 projects for which the Minister is the consent authority</li></ul> |



# 1 Introduction

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

The boundary of the site covered by this IEA is provided in Appendix A, and occupies an area of approximately 2,647m<sup>2</sup>. The site comprises Lot 7 DP128820, Lot 62 DP1006215, and Lot 22 DP608861.

## 1.1 Background of the Project

The development site at 2-6 Hassall St, Parramatta, is referred to as the 'Western Sydney University Innovation Hub (UWSIH)' project.

The development is State Significant Development (SSD 9670) and will include:

- 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 Audit Team

The Audit team comprised the following Zoic personnel:

**Table 1.1. Audit Team**

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

A declaration form indicating independence from the Project, is provided in Appendix B.





### 1.3 Purpose and Objective of Audit

The purpose of the Independent Environment Audit is to provide an independent and objective assessment of the environmental performance and compliance of the construction phase of the approved development at the WSUIH site. This audit is the Second Construction Audit to be completed within 6 months of the Initial Audit (27 April 2020).

The duration of construction works is anticipated to be 18 months. Construction commenced on 6 April 2020 and has a target completion date is the end of 2021.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions C29 to C34 of the NSW Department of Planning, Industry and Environment (DPIE) State Significant Development Approval (SSD 9670) ('SSD Approval') issued on 4 March 2020, which states:

|     |   |
|-----|---|
| C29 | Independent Environmental Audit<br>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.   |
| 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.  |
| C31 | 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:<br>(a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and<br>(b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.<br>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. |
| C32 | Independent Audits of the development must be carried out in accordance with:<br>(a) the Independent Audit Program submitted to the Planning Secretary and the Certifying Authority under condition C33 of this consent; and<br>(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).   |
| C33 | In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:<br>(a) review and respond to each Independent Audit Report prepared under condition C33 of this consent;<br>(b) submit the response to the Planning Secretary and the Certifying Authority; and<br>(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.  |
| C34 | 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.   |

This Independent Environment Audit was conducted in accordance with the requirements outlined in the NSW Government (June 2018) Independent Audit Post Approval Requirements.

The Auditor notes that a more recent guideline (NSW Government (May 2020) Independent Audit Post Approval Requirements) has been issued, which supersedes the NSW Government (2018) guideline. Key changes to the guideline are associated with:



1. Changes in the frequency of Audit
2. Approval of the Audit team by the Department
3. Assessment of the environmental management system associated with the project is no longer required
4. The type of evidence required in evidence-based evaluation
5. Details required for the Audit findings
6. Timing and format of submission of the final IEA report to DPIE
7. Review of the IEA report by DPIE

It is noted that Items 2, 4 and 5 are addressed within our IEA and the update of the guideline does not affect the report. RCC has been advised of the update to the Guideline. Zoic awaits confirmation from RCC on whether the project will adopt the NSW Government (June 2018) or the NSW Government (May 2020).

For this IEA, the NSW Government (June 2018) guideline is applied and is consistent with the SSD consent conditions. Based on telephone discussion with DPIE and the NSW Government (May 2020) Post-Approval Requirements for State-Significant Projects Fact Sheet, this is acceptable.

## 1.4 Audit Scope

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

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

- Physical boundary: The site is 2,647m<sup>2</sup> and is 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 current audit is the review of environmental performance information between 27 April 2020 and 16 October 2020. The construction of the development was well progressed.

### 1.4.2 Audit Criteria (Audit Works)

The Audit criteria are identified by the conditions for SSD 9670 and the requirements outlined in the NSW Government (June 2018) Independent Audit Post Approval Requirements. These include:

- An assessment of compliance with the Conditions of Consent and other relevant approvals and licences, including SSD Approval Conditions
- 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) documents and submitted reports
  - 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.

## 1.5 Audit Period

This Audit comprises the second construction IEA for the site and covers a period review of environmental performance from the completion of the Initial Audit (27 April 2019) and the time of Site Audit (16 October 2020). Additional supporting documents were provided to Zoic up to the completion of this report.

## 1.6 Environmental Representative

Richard Crookes Constructions Pty Ltd (RCC) was engaged to as the Principal Contractor to complete civil and construction works.

Caoimhe Crosbie (WHS&E Advisor) from RCC was the appointed Environmental Representative, who assisted Zoic during this Audit process.



## 2 Audit Methodology

### 2.1 Auditor Endorsement by DPIE

The Environmental Audit team was approved by DPIE approval in a letter dated 30 March 2020, attached in Appendix C, to meet Condition C29 of the SSD Approval.

### 2.2 Development of Audit Scope – Independent Audit Program

The Zoic (19 March 2020) Independent Environmental Audit Program Western Sydney University – Innovation Hub, 2-6 Hassall Street, Parramatta, NSW 2150 (Ref: 20061 R1) ('Audit Program') was prepared in accordance with AS/NZS ISO 19011:2018 Guidelines for Auditing Management Systems and the NSW Government (June 2018) guidelines. The Audit program provides the Audit scope, as listed in Section 1.3.

### 2.3 Summary of Site Audit Process

The Audit comprised:

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

#### 2.3.1 Opening Meeting

The opening meeting was conducted on 16 October 2020. The agenda for the meeting and the record of attendees is provided in Appendix D.

Representatives of the Solutions Consulting Australia were invited to the meeting but were not available. A follow-up email summarising the outcomes of the opening meeting, site visit and preliminary review of the documents was sent to Solutions Consulting Australia for their record.

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

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

- Review of project records, documentation and reports
- Interviews with key construction and project personnel (available during the site inspection)
- Site walkover and observation on the implementation of environmental controls
- Review of complaints registers for the project



### 2.3.3 Closing Meeting

Following completion of the Site Audit on 16 October 2020, an email was sent to the representatives of RCC, EcCell<sup>1</sup> and Solutions Consulting Australia on the preliminary outcomes of the audit, as the Closing Meeting. A copy of the email is provided in Appendix C. The email contains preliminary findings of the Audit and additional records that were requested to complete the audit process.

The email also sought feedback from Thomas Lay of Solutions Consulting Australia on RCC's performance. His response is provided in Appendix C, which states that no objections to the Audit Table provided and the observations included in the Closing Meeting.

### 2.3.4 Issue of Independent Environment Audit Report

The Draft Independent Environmental Audit Report was issued to RCC on 10 November 2020. RCC issued responses, which are attached in Appendix C. The Auditor's response to RCC is also provided in Appendix C.

### 2.3.5 Finalisation of Independent Environment Audit Report

The IEA report was finalised on 18 November 2020. There is no change to the Audit Table in the Final Report. There is a minor update on the recommendation with regards to complaints register, based on RCC comment and the Auditor's responses attached in Appendix C.

## 2.4 Interviews

Interviews with construction project personnel conducted on 16 October 2020. The following personnel were interviewed:

- Caoimhe Crosbie – RCC WHS&E Advisor (Environmental Representative for this Project)
- Daniel Vidovic – RCC Design Engineer
- Jo Drummond – EcCell Environmental Management Director<sup>1</sup>

## 2.5 Site Inspections

Site audit was conducted by Rebeka Hall, Cheryl Halim and Jack Braithwaite (Zoic Auditor in training) on 16 October 2020, accompanied by Caoimhe Crosbie (RCC), Daniel Vidovic (RCC) and Jo Drummond (EcCell). The site inspection comprised a walkover of the construction footprint, as well as the perimeter of the site.

## 2.6 Consultation

Zoic conducted consultation with DPIE, City of Parramatta Council (Council) and Transport for New South Wales (TfNSW)/Road and Maritime Services (RMS) via submission into Project Portal or email. Evidence of consultation is provided in Appendix C.

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<sup>1</sup> EcCell has been engaged by RCC to provide support in environmental management at the site, including conducting environmental audits and preparing plans.



## 2.7 Compliance Status Descriptors

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

**Table 2.1. Compliance Evaluation**

| Assessment    | Criteria   |
|---------------|--|
| Compliant     | Sufficient verifiable evidence is available to demonstrate that all elements of the requirement have 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. Items not considered for Independent Environment Audit have also been recorded as "Non-Triggered." |



## 3 Audit Findings

### 3.1 Approvals and Documents Audited

The following documents were audited:

**Table 3.1. Audited Documents**

| SSD Reference   | Document Details   |
|---|--|
| Environmental Impact Statement                          | Ethos Urban (12 April 2019) Environmental Impact Statement State Significant Development Application 2-6 Hassall Street, Parramatta Western Sydney University Innovation Hub (SSD 18_9670) (Ref: 218990).  |
| SSD 9670 Development Consent                            | SSD 9670 dated 4 March 2020, including its modifications: <ul style="list-style-type: none"><li>• Modification 1 - Amend conditions relating to bicycle parking, wind tunnel testing and construction hours</li><li>• Modification 2 - Design development amendments</li><li>• Modification 3 - Amend conditions relating to signage and stormwater infrastructure</li><li>• Modification 4 - Design amendments to ground floor retail component, building entry portals and basement parking (assessment not yet made on this modification)</li></ul> |
| B14 Construction Environmental Management Plan          | EcCell (17 March 2020) Construction Environmental Management Plan (CEMP) 2-6 Hassall Street, Parramatta (Version 1).   |
| B15 Construction Noise and Vibration Management Plan    | White Noise Acoustics (9 March 2020) Construction Noise and Vibration Management Plan 2b-6 Hassall Street, Parramatta (Ref: 20048_090320_CNVMP_BW_R0).   |
| B17 Construction Soil and Water Management Plan         | Email from Principal Certifying Authority (PCA) dated 12 March 2020 accepted that this condition has been fulfilled as part of early works, which included the preparation of the Solutions Consulting (January 2019) 2b-6 Hassall St, Parramatta DA submission report Construction Management Plan - Site Retention and Excavation. Based on information provided by RCC, there is no excavation work as part of RCC activities.  |
| B18 Construction Traffic and Pedestrian Management Plan | Transport and Traffic Planning Associates (TTPA) (March 2020) 6 Hassall Street, Parramatta Proposed Mixed Use Development Construction Pedestrian and Traffic Management Plan (Ref: 026/2020).   |
| B20 Construction Worker Transportation Strategy         | TTPA (February 2020) Construction Worker Transportation Strategy, 6 Hassall Street, Parramatta, Proposed Mixed-Use Development (Ref: 026/2020).  |

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

### 3.2 Assessment of Compliance

A total of 123 items were assessed as part of SSD consent conditions. A summary of the current IEA findings is as follows:

- Number of compliances = 106 items
- Number of non-compliances = 3 items
- Number of non-triggered = 14 items



A total of 36 items were assessed regarding compliance to the Project's management plans. A summary of the findings is provided as follows:

- Number of compliances = 33 items
- Number of non-compliances = 1 item
- Number of non-triggered = 2 items

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

DPIE provided several notices during the Audit period, as presented in Table 3.2.





**Table 3.2. Agency Notices**

| DPIE Notice   | Item   | Document Supplied by RCC  | Auditor's Assessment   |
|---|--|---|--|
| DPIE (3 July 2020) 2-6 Hassall Street Parramatta NSW (SSD 9670)- Notice to Furnish Information and Records. | 16 June 2020: Crane was operated until 7:30pm.   | RCC Response to Notice to Furnish Information and Records (Incident A) dated 16 June 2020.<br>RCC letter dated 14 August 2020 | <ul style="list-style-type: none"><li>• RCC responded within the time required by DPIE in the notice (20 July 2020).</li><li>• The out of hours work arising from incomplete installation of crane, and potential risk in leaving crane installation incomplete.</li><li>• Section P states that RCC will apply for an Out of Hours Permit from the Department of Planning for any foreseeable Out of Hours Work for any works that may run over time.</li><li>• DPIE provided "Official Caution" for the out of hours works on this date in an email dated 1 September 2020.</li><li>• The Auditor considers that implementation of the RCC Procedure for Applying for an Out of Hours Work Permit (see Section 3.4) may prevent reoccurrence.</li></ul>              |
|   | 20 June 2020: Support vehicles carrying timber, and another truck with a mounted crane arrived onsite at 6:00am. | RCC Response to Notice to Furnish Information and Records (Incident B) dated 20 June 2020.                                    | <ul style="list-style-type: none"><li>• RCC responded within the time required by DPIE in the notice (20 July 2020).</li><li>• Not yet resolved – still under DPIE investigation.</li><li>• The Auditor recommends reiterating to subcontractors and suppliers that delivery must be conducted within work hours.</li></ul>  |
|   | 24 June 2020: Concrete pour continued until midnight.  | RCC Response to Notice to Furnish Information and Records (Incident C) dated 24 June 2020.                                    | <ul style="list-style-type: none"><li>• RCC responded within the time required by DPIE in the notice (20 July 2020).</li><li>• The works (concrete pour) were conducted after approved work hours due to unforeseen movement of the hoarding, causing the pour to run over time.</li><li>• Section P states that RCC will apply for an Out of Hours Permit from the Department of Planning for any foreseeable Out of Hours Work for any works that may run over time.</li><li>• DPIE provided a penalty notice for the out of hours work on this date in an email dated 1 September 2020.</li><li>• The Auditor considers that implementation of the RCC Procedure for Applying for an Out of Hours Work Permit (see Section 3.4) may prevent reoccurrence.</li></ul> |



| DPIE Notice  | Item  | Document Supplied by RCC   | Auditor's Assessment   |
|--|---|--|--|
| DPIE (31 July 2020) Show Cause Alleged Breach of Section 4.2.(1)(b) of the Environmental Planning and Assessment Act 1979.   | 15 June 2020: Construction works, including noisy installation works and crane operations continued until 11:55pm.  | RCC Response to Show Cause 2-6 Hassall Street Parramatta NSW (SSD 9670) for Incident on 15 June 2020.<br>RCC letter dated 14 August 2020 | <ul style="list-style-type: none"><li>• RCC responded within the time required by DPIE in the notice (14 August 2020).</li><li>• The out of hours work arising from incomplete installation of crane, and potential risk in leaving crane installation incomplete</li><li>• Section P states that RCC will apply for an Out of Hours Permit from the Department of Planning for any foreseeable Out of Hours Work for any works that may run over time.</li><li>• Not yet resolved – still under DPIE investigation.</li><li>• The Auditor considers that implementation of the RCC Procedure for Applying for an Out of Hours Work Permit (see Section 3.4) may prevent reoccurrence.</li></ul> |
|  | 16 June 2020: As reported in DPIE (3 July 2020)   | See above entry  | <ul style="list-style-type: none"><li>• RCC responded within the time required by DPIE in the notice (14 August 2020).</li><li>• See above entry for assessment of this matter.</li></ul>  |
|  | 24 June 2020: As reported in DPIE (3 July 2020)   | See above entry  | <ul style="list-style-type: none"><li>• RCC responded within the time required by DPIE in the notice (14 August 2020).</li><li>• See above entry for assessment of this matter.</li></ul>  |
| DPIE (7 October 2020) Notice under Section 9.30(2) Varying Notice Under Section 9.22 of the Environmental Planning and Assessment Act 1979 to Furnish Information and Records. | 26 August 2020: A truck with semitrailer arrived outside Gate 1 in Hassall Street at 4:05am to deliver steel frame (labelled METSQUARE). At 6:04 am the chains were released generating excessive noise.          | RCC Response to Notice to Furnish Information and Records 2, Investigating Deliveries on 26, 27 & 31 August 2020 (dated 30 October 2020) | <ul style="list-style-type: none"><li>• RCC responded within the time required by DPIE in the notice (2 November 2020).</li><li>• Not yet resolved – still under DPIE investigation.</li><li>• The Auditor recommends reiterating to subcontractors and suppliers that delivery must be conducted within work hours.</li></ul>   |
|  | 27 August 2020: A truck with semitrailer arrived at 4:30am and parked in work zone. A large steel frame (labelled METSQUARE) was secured to semitrailer. Witness states a fixed crane tower hoisted up the frame. | RCC Response to Notice to Furnish Information and Records 2, Investigating Deliveries on 26, 27 & 31 August 2020 (dated 30 October 2020) | <ul style="list-style-type: none"><li>• RCC responded within the time required by DPIE in the notice (2 November 2020).</li><li>• Not yet resolved – still under DPIE investigation.</li><li>• The Auditor recommends reiterating to subcontractors and suppliers that delivery must be conducted within work hours.</li></ul>   |



| DPIE Notice | Item   | Document Supplied by RCC   | Auditor's Assessment   |
|-------------|--|--|--|
|             | 31 August 2020: A truck with trailer arrived at 4:18am and parked in work zone near Gate 1. A digger was delivered to Gate 1 of site via tilt tray. The digger was being reversed that generated an alarm near Gate 1. | RCC Response to Notice to Furnish Information and Records 2, Investigating Deliveries on 26, 27 & 31 August 2020 (dated 30 October 2020) | <ul style="list-style-type: none"><li>• RCC responded within the time required by DPIE in the notice (2 November 2020).</li><li>• Not yet resolved – still under DPIE investigation.</li><li>• The Auditor recommends reiterating to subcontractors and suppliers that delivery must be conducted within work hours.</li></ul> |



In response to the above notices, RCC has prepared the following procedures:

- RCC Procedure for Applying for an Out of Hours Work Permit.
- RCC Procedure for Communicating with Authorities and Community after an Environmental Incident.
- RCC Procedure for Communicating with Authorities After a Non-Conformance<sup>2</sup>.

RCC also states that these procedures are communicated to their contractors during their Toolbox Meetings. The Auditor has provided feedback on the above procedures and considers that implementation of the procedures may prevent unauthorised out of hours work occurring. Additionally, the Auditor considers that ongoing communication between RCC and suppliers/delivery drivers/contractors is paramount to ensure compliance with approved working hours.

### 3.4 Discussion of Non-Compliances

Details of the non-compliances to the SSD consent conditions are provided in Table 3.3.

**Table 3.3. Non-Compliances to SSD Consent Conditions**

| Zoic ID | Document  | SSD Condition No. | Details of Non-Compliance  | Recommendations  |
|---------|-----------|-------------------|--|--|
| Z2a     | SSD MOD 1 | A2                | Two conditions assessed as non-complaint (C4 (Item Z73a), AN1 (Item Z108)).  | See recommendations for Items Z73a and Z108.   |
| Z73a    | SSD MOD 1 | C4                | Out of hours work on 16 June and 24 June, 10 July 2020 were non-compliance to this condition.<br><br>It is considered that implementation of RCC Procedure for Applying for an Out of Hours Work Permit 2-6 Hassall Street Parramatta NSW (SSD 9670) may prevent reoccurrence.<br><br>Other out of hours work (on 15 June, 20 June, 26 August, 27 August and 31 August 2020) are under DPIE investigation. | <ul style="list-style-type: none"> <li>• RCC Procedure for Applying for an Out of Hours Work Permit 2-6 Hassall Street Parramatta NSW (SSD 9670) is implemented, with due consideration of review comments provided by Zoic.</li> <li>• Ongoing communication be conducted to delivery drivers and subcontractors to follow the above procedure and to meet the approve work hours.</li> </ul> |
| Z108    | SSD       | AN1               | Out of hours work on 16 June and 24 June and 10 July 2020 were non-compliances to this condition as permits were not obtained prior to out of hours work. Implementation of RCC Procedure for Applying for an Out of Hours Work Permit 2-6 Hassall Street Parramatta NSW (SSD 9670) may prevent reoccurrence.<br><br>Other out of hours work are still being investigated by DPIE.                         | <ul style="list-style-type: none"> <li>• RCC Procedure for Applying for an Out of Hours Work Permit 2-6 Hassall Street Parramatta NSW (SSD 9670) is implemented, with due consideration of review comments provided by Zoic.</li> <li>• Ongoing communication be conducted to delivery drivers and subcontractors to follow the above procedure and to meet the approve work hours.</li> </ul> |

Details of the non-compliances to the CEMP are provided in Table 3.4.

<sup>2</sup> This procedure is associated with communication after a non-compliance. The Auditor has recommended the title be amended to RCC Procedure for Communicating with Authorities After a Non-Compliance.

**Table 3.4. Non-Compliances to CEMP Requirements**

| Zoic ID | Document | CEMP Section No. | Detail of Non-Compliance   | Recommendations   |
|---------|----------|------------------|--|---|
| Z144    | CEMP     | 9.4              | Out of hours work on 16 June and 24 June 2020 were considered as non-compliance to this condition as permits were not obtained prior to out of hours work and noise complaints were made. It is considered that implementation of RCC Procedure for Applying for an Out of Hours Work Permit 2-6 Hassall Street Parramatta NSW (SSD 9670) will prevent reoccurrence. Other out of hours work are still being investigated by DPIE. | <ul style="list-style-type: none"> <li>RCC Procedure for Applying for an Out of Hours Work Permit 2-6 Hassall Street Parramatta NSW (SSD 9670) is implemented, noting the Auditor's comments on this procedure.</li> <li>Ongoing communication be conducted to delivery drivers and subcontractors to follow the above procedure and to meet the approve work hours.</li> </ul> |

The information in Table 3.3 and Table 3.4 indicate that the three non-compliances of the SSD consent conditions and the one non-compliance to the CEMP with all associated with the out of hours work conducted without an out of hours permit by DPIE. RCC has since prepared a Procedure for Applying for an Out of Hours Work Permit. Based on the information provided by RCC, this procedure is communicated to subcontractors during their weekly Toolbox meeting. Additionally, RCC states that they have listed activities that are anticipated to require an 'out of hours permit' and will require an application to the DPIE.

The Auditor also recommends that ongoing communication be conducted to delivery drivers and subcontractors to follow the procedure and to ensure works within the approved timeslot.

### 3.5 Assessment from Previous Audits

No non-compliances were identified during the first IEA conducted on 27 April 2020, with a summary provided below:

- A total of 123 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:
  - Number of compliances = 50 items
  - Number of non-compliances = 0 items
  - Number of non-triggered = 73 items
- A total of 36 items were assessed as part of assessment of review of management plans compliance. A summary of the findings is provided as follows:
  - Number of compliances = 27 items
  - Number of non-compliances = 0 items
  - Number of non-triggered = 9 items

However, a number of recommendations were made to improve work practices. Assessment of the measures conducted on the recommendations made during the previous Audit is provided below.

**Table 3.5. Measures Conducted Based on Recommendations Made in Previous Audit**

| Recommendation                      | Measures Conducted by RCC  |
|-------------------------------------|--|
| The incident report should include: | The RCC incident report form has been updated to include the recommended criteria from the previous Audit. |



## Recommendation

## Measures Conducted by RCC

|   |  |
|---|--|
| <ul style="list-style-type: none"> <li>The outcomes of incident investigation, including identification of the cause of the incident; and</li> <li>Detail on any corrective and/or preventative actions that have been, or will be, implemented to address the incident and to prevent recurrence.</li> </ul> |  |
| Provide a secondary bund around the flammable goods cupboard and establish a dedicated area for fuel decanting/equipment maintenance.   | During site visit on 16 October 2020, secondary bunding around flammable goods cupboard and a dedicated area for fuel decanting/equipment maintenance were observed.   |
| The toolbox talk signing sheet should include a column showing the employer of the contractors entering the site.   | Toolbox talk signing sheet have been amended and now include the employer of the contractor entering the site.   |
| Site speed limits should be included in the induction material.   | The site induction slides provided did not indicate what the site speed limit was for the site, however, site speed limit signs were observed on-site during the site inspection (16 October 2020) in several locations.   |
| Daily inspections of traffic/pedestrian controls should be conducted, with inspection observations recorded.  | The Auditor was provided with a daily traffic checklist.   |
| A construction noise survey of the site and surrounding impacts on neighbours should be conducted periodically during the construction phase, with the survey results recorded.   | White Noise Acoustics completed a Construction Noise Testing Report for the site dated 2/7/2020 indicating that there was an exceedance of noise levels during concrete pouring. However, White Noise Acoustics state that background noise was also present from other construction activities around the site and the activity (concrete pouring) is an isolated activity. Additionally, a noise barrier has been installed (as mentioned) to mitigate this issue. |

## 3.6 CEMP, Sub-plans and Post Approval Documents

The Auditor considers that the CEMP and sub-plans are appropriate for the works to be undertaken to minimise environmental impact, noting the Auditor recommends:

- The CEMP be reviewed to meet the requirement of Condition xx of the SSD consent.
- The CEMP be updated to include the following procedures:
  - RCC Procedure for Applying for an Out of Hours Work Permit.
  - RCC Procedure for Communicating with Authorities and Community after an Environmental Incident.
  - RCC Procedure for Communicating with Authorities After a Non-Conformance<sup>3</sup>.

<sup>3</sup> This procedure is associated with communication after a non-compliance. The Auditor has recommended the title be amended to RCC Procedure for Communicating with Authorities After a Non-Compliance.



### 3.7 Environmental Management System

The Auditor conducted a high-level review of the adequacy of the RCC environmental management system (EMS) being implemented for the project. The audit findings are summarised in Table 3.6

**Table 3.6. Environmental Management System Components Evaluated**

| EMS Component                                    | Requirement  | Auditor's Review  |
|--|--|---|
| Legal requirements and third-party certification | Identification of applicable legislative requirements, standards, codes of practice, industry guidelines, third party certification with respect to the project scope.     | Legislative requirements were listed in the CEMP.   |
| Environmental policy                             | Availability of environmental policy for the project scope.  | The Auditor has sighted the Contractor's Environmental Policy.  |
| Planning   | Preparation of appropriate documentations as required by the development consent to address environmental risk.  | The EMS during the construction phase comprised the implementation of the CEMP and associated subplans. Plans were prepared and submitted to relevant agencies to meet SSD conditions.  |
| Implementation and operation                     | Implementation of environmental management plans during the project.   | This was assessed as part of the compliance assessment with results documented in the Audit Table in Appendix F.  |
| Checking and corrective action                   | Monitoring of the performance during the implementation of the environmental management plan and implementation of corrective actions when non-compliances are identified. | <p>The CEMP provides a mechanism for monitoring the implementation of the environmental management plans and any corrective actions.</p> <p>RCC implements monitoring of environmental performance, which is documented on a checklist, with performance reported in monthly environmental audits. This was sighted by the Auditor. A Complaint Register was provided and is available on the project website &lt; <a href="https://www.6hsl.com">https://www.6hsl.com</a>&gt;. There have been no complaints received as of the time of the Audit.</p> |
| Management review                                | Program to review the project EMS to demonstrate its continued application to the project.   | <p>Section 7.1.20 of the CEMP provides a requirement for RCC to conduct regular audits of the environmental management systems (EMS).</p> <p>Implementation of this requirement will be subject of each Audits.</p>   |

### 3.8 Discussion of Other Matters

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

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

Prior to conducting the site audit, Zoic consulted with DPIE, Council and TfNSW/RMS. Consultation with Council and TfNSW/RMS was at a request of DPIE. Consultation correspondence and



responses from the Agencies are provided in Appendix C. The feedback, which was captured under the current IEA, is presented in Table 3.7.

**Table 3.7. Consultation with Stakeholders**

| Agency  | Feedback  | Zoic's Assessment  |
|---------|---|--|
| DPIE    | <p>Feedback from DPIE on 2 October 2020 state:</p> <p>"The Department considers that the upcoming audit should be conducted in accordance with Schedule 2, Conditions C32 and C33 of the Consent."</p> <p>"It is further requested that the IEA should examine the adequacy of the management of the construction hours and steps the principal contractor has taken to prevent incidents relating to out of hours works and out and deliveries from reoccurring. This may be undertaken by reviewing records and interviewing representatives of the entity who is responsible for construction works and delivery of construction related materials including plant, vehicles and equipment."</p> <p>"Additionally, each item in section 4.2.3 of the Independent Audit Post Approval Requirements (Department, 2018) (IAPAR) should be examined and reported in the same sequence set out in the IAPAR."</p> | <p>This IEA has been conducted in accordance with Schedule 2, Conditions C32 and C33 of the Consent.</p> <p>As part of the IEA, Zoic conducted interviews with key RCC representatives and reviewed available documentation/records regarding out of hours works.</p> <p>RCC has since developed the following procedures:</p> <ul style="list-style-type: none"> <li>• RCC Procedure for Communicating with Authorities and Community After an Environmental Incident 2-6 Hassall Street Parramatta NSW (SSD9670)</li> <li>• RCC Procedure for Applying for an Out of Hours Work Permit 2-6 Hassall Street Parramatta NSW (SSD 9670).</li> <li>• RCC Procedure for Communicating with Authorities After a Non-Conformance</li> </ul> <p>The Auditor has reviewed the above documents and provided comments for RCC to consider.</p> <p>The RCC Procedure for Applying for an Out of Hours Work Permit 2-6 Hassall Street Parramatta NSW (SSD 9670) was prepared to avoid any future out of hours work breaches and RCC has incorporated out of hours work within the RCC Procedure for Communicating with Authorities and Community After an Environmental Incident 2-6 Hassall Street Parramatta NSW (SSD9670). This requires an incident report if an out of hours breach occurs in the future. Based on interview with RCC, these two procedures are now communicated weekly to contractors through Toolbox Meetings.</p> <p>During the interview, it was identified that several notices were issued by DPIE on out of hours breaches. Responses to these notices were reviewed as presented in Section .</p> <p>The Auditor considers that the above procedures are sufficient to prevent future breaches on out of hours work, if implemented correctly. Recommendations made on this item are provided in Section 4.</p> <p>This IEA Report has been reported in the same sequence set out in the IAPAR.</p> |
| Council | <p>Feedback from Council on 14 October 2020 state</p> <p><i>"The Draft of the scope has been reviewed by Council's Environmental Health Team and I can</i></p>  | <p>No further action required.</p>   |





| Agency    | Feedback   | Zoic's Assessment           |
|-----------|--|-----------------------------|
|           | <i>advise that there are no specific areas of concern or comments to be included for the Audit."</i>   |                             |
| TfNSW/RMS | Feedback from TfNSW/RMS on 30 September 2020 state "TfNSW/RMS have no concerns with the development and we have no issues or comments to raise for consideration as part of the second IEA." | No further action required. |

### 3.10 Complaints and Management of Complaints

RCC provided a complaint register, which is also available online at the Project website (<https://www.6hsl.com/>), which indicated that one complaint where was in the current Audit period. The details of the complaints are provided in Table 3.8.

**Table 3.8. Complaint Details**

| Date Received | Nature of Complaint  | RCC's Response  | Auditors Comment  |
|---------------|--|---|---|
| 5/06/2020     | Complaint received from a resident regarding construction works extending past the approved construction hours of work. The resident also contacted Council which subsequently contacted RCC the following week. | RCC states in the complaint register, "The situation on-site was explained to the resident over the phone; i.e. there was a large concrete pour that had been operating all day and unforeseen circumstances delayed works on-site and the pour couldn't be stopped at the approved time. Parramatta Council also attended site the following week to discuss the complaint and process moving forward for unexpected extended construction works. An agreed process was formalised moving forward to avoid complaints. | <p>Zoic was provided with the following procedures that were developed following this complaint and incident:</p> <ul style="list-style-type: none"> <li>• RCC Procedure for Applying for an Out of Hours Work Permit – 2-6 Hassall Street Parramatta NSW (SSD 9670).</li> <li>• RCC Procedure for Communicating with Authorities and Community After an Environmental Incident – 2-6 Hassall Street Parramatta NSW (SSD 9670)</li> <li>• RCC Procedure for Communicating with Authorities after a Non-Conformance.</li> </ul> <p>The Auditor considers that implementation of these procedures may prevent this issue reoccurring.</p> |

Three notices were obtained from DPI regarding complaints for after-hours work. These complaints and RCC responses are detailed in Section 3.3. It is recommended future complaints documented by Council, DPIE, or other parties be included in complaints register or a separate register.

### 3.11 Incidents and Management of Incidents

Table 3.9 lists incidents and response to/management of each incident.



**Table 3.9. Incident Management**

| Date       | Incident Description   | Management of Incident   | Auditor's Assessment of Adequacy of Incident Management   |
|------------|--|--|---|
| 10/07/2020 | Concrete pump line blockage resulting in concrete pumping (out of hours) to clear the line until approximately 6:40pm. | <ul style="list-style-type: none"> <li>At 6:10pm (10/07/2020) Parramatta Council was contacted by RCC. An Environmental Incident report was prepared by Jo Drummond of EcCell (Environmental Representative) and submitted to DPIE on 13 July 2020 (receipt from DPIE sighted).</li> <li>Email from DPIE (19 August 2020), which references the receipt of Environmental Incident Report 01 Revision 2 related to SSD-9670 Condition A23.</li> </ul> | <p>RCC prepared the following procedures to address incidents moving forward:</p> <ul style="list-style-type: none"> <li>RCC Procedure for Applying for an Out of Hours Work Permit – 2-6 Hassall Street Parramatta NSW (SSD 9670).</li> <li>RCC Procedure for Communicating with Authorities and Community After an Environmental Incident – 2-6 Hassall Street Parramatta NSW (SSD 9670)</li> <li>RCC Procedure for Communicating with Authorities after a Non-Conformance.</li> </ul> <p>The Auditor considers that implementation of the above procedures may prevent an out of hours work incident from reoccurring, should there be delays in site activities. Zoic notes that the incident (concrete pump line blockage) did not result in any material harm to the environment.</p> |

### 3.12 Performance of Environmental Impact Assessment

The assessment of suggested mitigation measures from the EIS versus actual impact is assessed in the Audit Table in Appendix F and is summarised in **Error! Reference source not found.**10.

**Table 3.10. Environmental Impact Assessment**

| Environmental Aspect                   | Requirement  | Auditor's Review  |
|--|--|---|
| Boundary                               | Work conducted within the approved boundary.   | <ul style="list-style-type: none"> <li>Construction work was observed to have been conducted within the approved boundary.</li> </ul>   |
| Transport, traffic, parking and access | Construction traffic will be managed in accordance with the management principles outlined within the Traffic Impact Assessment. | <ul style="list-style-type: none"> <li>All construction vehicles were observed to be contained wholly within the site.</li> <li>Traffic access and flow were observed to be adequate.</li> <li>No occurrence of soil/silt arising from site observed on public roads at the time of the site inspection (16 October 2020).</li> <li>Turnstiles were observed to the construction site and to the break room area. The turnstiles maintain a time stamp of sign in/sign out.</li> <li>Understanding the requirements of the CTMP is a component of the site induction for all site personnel.</li> </ul> |



| Environmental Aspect                | Requirement   | Auditor's Review   |
|-------------------------------------|---|--|
|                                     |   | <ul style="list-style-type: none"><li>• Pedestrian pathways were not blocked.</li><li>• Hoarding was observed around the Hassall Street frontage over the pedestrian footpath.</li><li>• A tool drop-off area is provided in 12 Hassall Street.</li><li>• Signage was clear, clean and visible.</li><li>• An inspection checklist of traffic controls completed by RCC was sighted.</li><li>• Daily inspections were provided on traffic / pedestrian controls are required.</li><li>• No incidents or complaints were received regarding transport, traffic, parking and access.</li></ul>  |
| Heritage and historical archaeology | An unexpected finds protocol will be implemented.   | <ul style="list-style-type: none"><li>• PCA has confirmed that this item is not relevant to RCC's scope of work.</li></ul>   |
| Noise and vibration                 | <p>Acoustic and vibration management measures will be implemented through refinement of the CMP at the construction stage.</p> <p>No excessive noise is observed. Mechanical plant noise emissions can be controlled to acceptable levels at the nearest sensitive receivers.</p> | <ul style="list-style-type: none"><li>• During the site inspection (16 October 2020), site activities did not appear to generate excessive noise, noting that the site is located on a busy road with other construction zones in the area. Noise barriers were observed lining a portion of the eastern boundary of the site.</li><li>• Communication with neighbouring properties / tenants was observed in the format of a newsletter.</li><li>• The use of conventional reverse alarms was not observed during the site inspection (16 October 2020).</li><li>• Records of plant servicing/maintenance were observed.</li><li>• Complaints were made on noise, which were associated with out of hours work. The out of hours work on 16 and 24 June 2020 and associated noise complaints were considered non-compliance to the SSD consent, with a warning and fine issued by DPIE. RCC has since prepared Procedure for Applying for an Out of Hours Work Permit, which may prevent the non-compliance from reoccurring. It is noted that DPIE is still investigating several out of hours work and noise complaints.</li><li>• White Noise Acoustics completed a Construction Noise Testing Report for the site dated 2/7/2020 indicating that there was an exceedance of the noise management levels during concrete pouring. However, White Noise Acoustics also states that background noise was also present from other construction activities around the site. A noise barrier has since been installed to mitigate this issue.</li></ul> |
| Infrastructure and Utilities        | Ongoing consultation and design development with the relevant utility providers will be undertaken through the design development and construction process.   | <ul style="list-style-type: none"><li>• Floth has provided a 'Lighting (General – Design Certificate' dated 22 May 2020 for outdoor lighting and light (general) indicating the drawings and specifications are in accordance with relevant standards.</li><li>• Correspondence with RCC and Endeavour Energy was sighted.</li><li>• Documentation of approval from telecommunication and gas carriers has not been seen and has been requested by the Auditor.</li><li>• Lighting design as per AS1158.3.1:2005 and AS4282-2019 was confirmed in the Floth certificate identified above.</li><li>• No incidents or complaints were received regarding infrastructure and utilities.</li></ul>   |
| Water Cycle Management              | Stormwater and water quality measures will be implemented in accordance with the Overland Flow Assessment   | <ul style="list-style-type: none"><li>• Concrete slurry is dried and reused where able and wash out is collected in an IBC and disposed off-site by a waste contractor.</li><li>• Kerbside sediment controls were observed along Hassall Street. No sediment was observed within the drain.</li></ul>  |



| Environmental Aspect                  | Requirement  | Auditor's Review   |
|---------------------------------------|--|--|
|                                       | and Stormwater Management Report in conjunction with the Ecologically Sustainable Development Report.  | <ul style="list-style-type: none"><li>• Site trafficable areas are all hardstand.</li><li>• The site has a temporary stormwater discharge permit approved by Council.</li><li>• No incidents or complaints were received regarding water cycle management.</li></ul>   |
| Waste Management                      | Adequate waste storage facilities will be provided to service the mix of uses.<br>Waste management and minimisation principles outlined within the CWMP will be implemented.   | <ul style="list-style-type: none"><li>• The following was observed during the site inspection completed on 16 October 2020:<ul style="list-style-type: none"><li>- Skip bins were available for comingled waste which is sorted by the waste contractor offsite thereby minimising landfill contribution.</li><li>- A bunded oily waste drum</li></ul></li><li>• The Waste Contractor provides a monthly waste report which will be sighted.</li><li>• No incidents or complaints were received regarding waste.</li></ul>   |
| Construction Management               | Construction activities will be performed in accordance with the Construction Management Plan and the Construction Traffic Management Plan which detail full mitigation measures to manage environmental impacts.                  | <ul style="list-style-type: none"><li>• Observations during site inspection on 16 October 2020 indicated:<ul style="list-style-type: none"><li>- Sediment controls were observed along Hassall Street both up and downgradient. No sediment was observed within the drain.</li><li>- Hoarding was installed along Hassall Street.</li><li>- No sediment / tracking of soils was observed on Hassall Street.</li><li>- The trafficable areas of the site were hardstand</li><li>- No dust generation was observed during the inspection.</li><li>- No odour was observed at the time of the inspection.</li><li>- Traffic was flowing without observable obstructions.</li></ul></li><li>• No incidents or complaints were received regarding construction management, with the exception of out of hours noise (discussed under "Noise and vibration" above).</li></ul>  |
| Contamination and Hazardous Materials | The DSI prepared for the site confirms that the site is suitable for the proposed education and commercial uses and that there is not likely to be any significant contamination risks to human health or ecology within the site. | <ul style="list-style-type: none"><li>• The following was observed during the site inspection completed on 16 October 2020 regarding site chemicals / hazardous materials management:<ul style="list-style-type: none"><li>- Small volume of fuel was stored in a bunded flammables cabinet and contained within secondary bunding on a sealed surface.</li><li>- A spill kit was located adjacent to the flammables cupboard with sufficient absorbent material.</li><li>- Gas cylinders were stored in an upright holder, however one cylinder was observed to be unchained. This was corrected during the site inspection.</li><li>- A waste oil drum was stored in a bunded area.</li><li>- A diesel fuel tank was bunded with a spill kit adjacent.</li></ul></li><li>• The site induction includes instruction on spill kit use / emergency procedures.</li><li>• MSDS/SDS for site chemicals were available.</li><li>• A dedicated area was established for fuel/chemical decanting with appropriate control measures.</li><li>• No incidents or complaints were received regarding contamination and hazardous materials</li></ul> |



### 3.13 Evidence Collected through Site Inspection

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

- Observation of construction vehicles, traffic access and flow, pedestrian pathways, signage, hoarding.
- Observation of acceptable noise and the presence of noise mitigation measures
- The absence of migration of contamination (dust, sediment on the road, sediment into stormwater system).
- The presence of appropriate sediment control.
- Observation of no dust and dust mitigation measures in place.
- Appropriate a waste storage, segregation and disposal.
- Appropriate chemical storage and decanting area.

### 3.14 Evidence to Support Compliance Assessment

Evidence provided by the personnel interviewed during the Audit included, as listed in Appendix F:

- Work records (daily inspections of traffic/pedestrian controls, record of plant servicing/maintenance)
- Incident report
- Compliance report
- Complaints record
- Communications with neighbouring properties and tenants.
- Communications with utility companies (Floth and Endeavour Energy).
- Monthly waste report
- Site induction and induction records, Toolbox records.
- MSDS.
- Permits and licences.
- Revised CEMP and new procedures, including:
  - RCC Procedure for Applying for an Out of Hours Work Permit – 2-6 Hassall Street Parramatta NSW (SSD 9670).
  - RCC Procedure for Communicating with Authorities and Community After an Environmental Incident – 2-6 Hassall Street Parramatta NSW (SSD 9670)
  - RCC Procedure for Communicating with Authorities after a Non-Conformance.

### 3.15 Actions from Previous Annual Review and Compliance Reports

Two compliance reports were provided:

- RCC (5 March 2020) Western Sydney University Innovation Hub 2-6 Hassall St, Parramatta Construction Compliance Report SSD 9670 Condition C35.



- RCC (7 April 2020) Western Sydney University Innovation Hub 2-6 Hassall St, Parramatta Construction Compliance Report SSD 9670 Condition C35.

The above compliance reports list the status of applicable conditions to each construction certificate (CC1 and CC2), rather than providing assessment of 'compliance to the condition'. As such, the Auditor is unable to review these reports to assess whether any actions were raised. It is understood that DPIE has requested RCC to update the latest compliance report (July 2020) to meet the requirements of Department of Planning and Environment (June 2018) Compliance Reporting Post Approval Requirement 1. The actions raised in the updated Compliance Report and any subsequent Compliance Reports may form part of the next IEA.

### 3.16 Environmental Management Improvement Opportunities

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

### 3.17 Key Strengths of the Project's Environmental Management and Performance

The key strengths demonstrated in the project include:

- RCC has an organised system and robust record keeping.
- It was demonstrated that RCC has a positive approach to environmental management.
- During the audit process, RCC demonstrated high level of understanding on the requirements of the environmental management with high level record keeping. Where potential environmental issues were identified and flagged during the site inspection, RCC demonstrated positive behaviour in rectifying such issues and was open to discussions on suggested improvements.
- RCC has adequately implemented recommended improvements made in the first IEA.
- While it was identified that RCC had breached Consent conditions with regard to working hours, RCC has developed a Procedure for Applying for an Out of Hours Work Permit 2-6 Hassall Street Parramatta NSW (SSD 9670) to avoid future breaches and incorporated out of hours work, the RCC Procedure for Communicating with Authorities and Community After an Environmental Incident and the RCC Procedure for Communicating with Authorities after a Non-Conformance, which requires an incident and non-compliance reporting, respectively, where out of hours work occurs in the future.

Based on interview with RCC, these two procedures are now communicated weekly to contractors through Toolbox Meeting. The Auditor considers that the implementation of these three procedures may prevent future breaches.



## 4 Recommendations and Opportunities for Improvement

The Auditor makes the following recommendations to improve work practices onsite:

- The comments made by the Auditor on the following procedures are considered by RCC in updating the procedures:
  - RCC Procedure for Applying for an Out of Hours Work Permit – 2-6 Hassall Street Parramatta NSW (SSD 9670).
  - RCC Procedure for Communicating with Authorities and Community After an Environmental Incident – 2-6 Hassall Street Parramatta NSW (SSD 9670)
  - RCC Procedure for Communicating with Authorities after a Non-Conformance.
- The above procedures must be implemented during future work.
- The CEMP be reviewed to meet the requirement of Condition A28 of the SSD consent.
- The CEMP be updated to include the above three procedures.
- Approved work hours are communicated to contractors, delivery drivers and suppliers prior to the delivery being scheduled onsite to ensure delivery is conducted within approved hours only.
- Some soil was identified in a skip bin on-site. It is expected that this soil disposal will be reflected in the future waste monthly report and will be in accordance with appropriate waste classification documentation.
- Gas cylinders must be chained/secured at all times, unless being moved for use.
- It would be beneficial if the monthly waste audit makes commentary on whether the waste objectives for the project are on target.
- Future complaints documented by Council, DPIE, or other parties be included in complaints register or a separate register, which should be provided in future Audit.



## 5 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 Auditor Declaration



## Independent Audit Declaration Form


|                        |  |
|------------------------|--|
| Project Name           | Western Sydney University Innovation Hub (WSUIH)   |
| Consent Number         | 9670   |
| Description of Project | Construction of the WSUIH, comprising tertiary education, commercial and retail facilities, with a single level basement parking, landscaping and public domain works. |
| Project Address        | 2-6 Hassall St, Parramatta NSW 2150  |
| Proponent              | Richard Crookes Constructions Pty Ltd, on behalf of Charter Hall.<br>The project is being managed by Solutions Consulting Australia.                                   |
| Title of Audit         | Independent Environmental Audit of the Western Sydney University Innovation Hub  |
| Date                   | 18 November 2020   |

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

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2018)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

### Notes:

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

|                      |   |
|----------------------|---|
| Name of Lead Auditor | Rebeka Hall   |
| Signature            |    |
| Qualifications       | <ul style="list-style-type: none"><li>• Exemplar Global AU (ISO 19011:2018) (No. 7090575-5136510)</li><li>• NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 0802)</li><li>• Certified Environmental Practitioner (General) EIANZ (No. 889)</li><li>• Certified Environmental Practitioner (Site Contamination Specialist) EIANZ (No. SC40913)</li><li>• BEnvSc (Hons) (Geology)</li></ul> |



---

|                                      |              |
|--------------------------------------|--------------|
| Name of Auditor/Technical Specialist | Cheryl Halim |
|--------------------------------------|--------------|

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Signature

---

|                |  |
|----------------|--|
| Qualifications | <ul style="list-style-type: none"><li>• BE (Chemical)</li><li>• PhD (Chemical Engineering)</li></ul> |
|----------------|--|

---



## Appendix C Correspondence

Western Sydney University  
Locked Bag 1797  
Penrith NSW 2751

Contact: Alfarid Hussain  
Phone: 02 9274 6456  
Email: [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

30 March 2020

Attn: Michelle Lee

Via email: [Michelle.Lee@westernsydney.edu.au](mailto:Michelle.Lee@westernsydney.edu.au)

Dear Ms Lee,

**Agreement of Independent Auditor  
Western Sydney University Innovation Hub (SSD 9670)**

I refer to your letter dated 20 March 2020 seeking the agreement of the Secretary of the Department of Planning, Industry and Environment (**Department**) of a suitably qualified, experienced and independent auditor to undertake an independent audit of the Western Sydney University Innovation Hub.

In accordance with Condition C29 of SSD 9670 the Secretary has agreed to the following audit team:

- 1) Rebeka Hall, lead auditor; and
- 2) Cheryl Halim, assistant auditor.

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

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (Department 2018). Failure to meet these requirements will require revision and resubmission.

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

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

If you have any questions, please contact Alfarid Hussain on (02) 9274 6456 or [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).

Yours sincerely,



Julia Pope  
**Team Leader- Compliance (Metro)**  
As the Secretary's Nominee

## Cheryl Halim

---

**From:** Rebeka Hall  
**Sent:** Friday, September 25, 2020 4:27 PM  
**To:** adam.tanner@transport.nsw.gov.au  
**Cc:** Cheryl Halim  
**Subject:** Western Sydney University Innovation Hub, 2-6 Hassall St Parramatta - Consultation with TfNSW

Dear Adam

Zoic Environmental Pty Ltd (Zoic) has been engaged by Richard Crookes Constructions Pty Ltd to conduct an independent environmental audit (IEA) of the construction phase for the **Western Sydney University – Innovation Hub, 2-6 Hassall Street, Parramatta, NSW 2150** ('the site') development.

The State Significant Development (SSD) consent for the site (**SSD 9670**) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2018).

Approval of Rebeka Hall as the Lead Auditor and Cheryl Halim as Assistant Auditor was provided by the DPIE on 30 March 2020.

In accordance with the Independent Audit PAR (2018), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Planning has requested we consult with RMS. Meg Kong from TTPA has provided us with your contact details.

We trust you are the correct RMS person to consult regarding this SSD project  
Could you please advise if RMS/TfNSW has any comments/concerns regarding environmental issues related to the project that you would like us to consider as part of the second independent audit to be conducted next month.

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

We look forward to hearing back from you

### Rebeka Hall

NSW EPA Accredited Site Auditor/Principal Environmental Scientist  
Certified Environmental Practitioner (CEnvP) Contaminated Land Specialist



ZOIC Environmental Pty Ltd  
A: Suite 1, Level 9, 189 Kent Street Sydney NSW 2000  
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M: 0402 265 537  
[www.zoic.com.au](http://www.zoic.com.au)

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## Cheryl Halim

---

**From:** Adam Tanner <Adam.Tanner@transport.nsw.gov.au>  
**Sent:** Wednesday, September 30, 2020 9:41 AM  
**To:** Rebeka Hall  
**Cc:** Cheryl Halim  
**Subject:** RE: Western Sydney University Innovation Hub, 2-6 Hassall St Parramatta - Consultation with TfNSW

Hi Rebeka,

Thank you for contacting TfNSW to obtain our input into the second independent environmental audit (IEA) of the construction phase for the Western Sydney University – Innovation Hub, 2-6 Hassall Street, Parramatta, NSW 2150 development.

I have consulted within TfNSW (including stakeholders from the former RMS) with regard to this development site and any issues that may have been raised since the start of construction.

I can confirm that TfNSW/RMS have no concerns with the development and we have no issues or comments to raise for consideration as part of the second IEA.

Kind regards,

Adam Tanner  
A/Principal Transport Planner, Sydney Region Planning  
Sydney Coordination Office  
Transport Coordination, Greater Sydney  
**Transport for NSW**

M 0403 787 375 | E [adam.tanner@transport.nsw.gov.au](mailto:adam.tanner@transport.nsw.gov.au)  
Level 44, 680 George Street, Sydney, NSW 2000



---

**From:** Rebeka Hall [mailto:[rebeka.hall@zoic.com.au](mailto:rebeka.hall@zoic.com.au)]  
**Sent:** Friday, 25 September 2020 4:27 PM  
**To:** Adam Tanner <Adam.Tanner@transport.nsw.gov.au>  
**Cc:** Cheryl Halim <[cheryl.halim@zoic.com.au](mailto:cheryl.halim@zoic.com.au)>  
**Subject:** Western Sydney University Innovation Hub, 2-6 Hassall St Parramatta - Consultation with TfNSW

Dear Adam

Zoic Environmental Pty Ltd (Zoic) has been engaged by Richard Crookes Constructions Pty Ltd to conduct an independent environmental audit (IEA) of the construction phase for the **Western Sydney University – Innovation Hub, 2-6 Hassall Street, Parramatta**, NSW 2150 ('the site') development.

The State Significant Development (SSD) consent for the site (**SSD 9670**) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2018).

Approval of Rebeka Hall as the Lead Auditor and Cheryl Halim as Assistant Auditor was provided by the DPIE on 30 March 2020.

In accordance with the Independent Audit PAR (2018), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Planning has requested we consult with RMS. Meg Kong from TTPA has provided us with your contact details.

We trust you are the correct RMS person to consult regarding this SSD project  
Could you please advise if RMS/TfNSW has any comments/concerns regarding environmental issues related to the project that you would like us to consider as part of the second independent audit to be conducted next month.

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

We look forward to hearing back from you

**Rebeka Hall**

NSW EPA Accredited Site Auditor/Principal Environmental Scientist  
Certified Environmental Practitioner (CEnvP) Contaminated Land Specialist



ZOIC Environmental Pty Ltd  
A: Suite 1, Level 9, 189 Kent Street Sydney NSW 2000  
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**Consider the environment. Please don't print this e-mail unless really necessary.**

## Cheryl Halim

---

**From:** Rebeka Hall  
**Sent:** Thursday, September 24, 2020 11:31 AM  
**To:** Alfarid.Hussain@planning.nsw.gov.au  
**Cc:** Cheryl Halim  
**Subject:** 20061 SSD9670 - Consultation with DPIE

Dear Alfarid,

Zoic Environmental Pty Ltd (Zoic) has been engaged by Richard Crookes Constructions Pty Ltd to conduct an independent environmental audit (IEA) of the construction phase for the Western Sydney University – Innovation Hub, 2-6 Hassall Street, Parramatta, NSW 2150 ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 9670) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2018).

Approval of Rebeka Hall as the Lead Auditor and Cheryl Halim as Assistant Auditor was provided by the DPIE on 30 March 2020.

In accordance with the Independent Audit PAR (2018), we are required to consult with DPIE and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if DPIE has any comments regarding environmental issues relating to the project that you would like us to consider as part of the second independent audit.  
We will also be consulting with Council.

Please advise if there are any other stakeholders with whom we need to consult.

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

We look forward to hearing back from you  
Kind regards

**Rebeka Hall**  
NSW EPA Accredited Site Auditor/Principal Environmental Scientist  
Certified Environmental Practitioner (CEnvP) Contaminated Land Specialist



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Rebeka Hall  
ZOIC Environmental Pty Ltd  
Suite 1, Level 9  
189 Kent Street  
Sydney NSW 2000

Our Ref: SSD-9670-PA-20

2 October 2020

Dear Ms Hall

**2-6 Hassall St Parramatta NSW- Western Sydney University Innovation Hub (SSD 9670)  
Second Independent Environmental Audit**

I refer to your letter, dated 24 September 2020 and submitted to the Department on 25 September 2020 via the Major Projects website requesting comments regarding the scoping of the second Independent Environmental Audit (**IEA**) for the development at 2-6 Hassall St Parramatta NSW (**Site**) approved under SSD 9670, as modified (**Consent**).

The Department considers that the upcoming audit should be conducted in accordance with Schedule 2, Conditions C32 and C33 of the Consent.

It is further requested that the IEA should examine the adequacy of the management of the construction hours and steps the principal contractor has taken to prevent incidents relating to out of hours works and out and deliveries from reoccurring. This may be undertaken by reviewing records and interviewing representatives of the entity who is responsible for construction works and delivery of construction related materials including plant, vehicles and equipment.

Additionally, each item in section 4.2.3 of the *Independent Audit Post Approval Requirements* (Department, 2018) (**IAPAR**) should be examined and reported in the same sequence set out in the IAPAR.

If you wish to discuss the matter further, please contact me on 02 9274 6456

Yours sincerely

**Alfarid Hussain**  
**Compliance Officer**

## Cheryl Halim

---

**From:** Rebeka Hall  
**Sent:** Thursday, September 24, 2020 11:36 AM  
**To:** tfernandez@cityofparramatta.nsw.gov.au  
**Cc:** Cheryl Halim  
**Subject:** 20061 SSD9670 - Consultation with Council

Dear Thomas

Zoic Environmental Pty Ltd (Zoic) has been engaged by Richard Crookes Constructions Pty Ltd to conduct an independent environmental audit (IEA) of the construction phase for the Western Sydney University – Innovation Hub, 2-6 Hassall Street, Parramatta, NSW 2150 ('the site') development.

The State Significant Development (SSD) consent for the site (SSD 9670) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2018).

Approval of Rebeka Hall as the Lead Auditor and Cheryl Halim as Assistant Auditor was provided by the DPIE on 30 March 2020.

In accordance with the Independent Audit PAR (2018), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if Council has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the second independent audit.

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

We look forward to hearing back from you  
Kind regards

**Rebeka Hall**  
NSW EPA Accredited Site Auditor/Principal Environmental Scientist  
Certified Environmental Practitioner (CEnvP) Contaminated Land Specialist



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## Cheryl Halim

---

**From:** Thomas Fernandez <TFernandez@cityofparramatta.nsw.gov.au>  
**Sent:** Wednesday, October 14, 2020 6:03 PM  
**To:** Cheryl Halim  
**Cc:** Rebeka Hall  
**Subject:** RE: 20061 SSD9670 - Consultation with Council

Hi Cheryl,

Thank you for consulting with Council in this process.

The Draft of the scope has been reviewed by Council's Environmental Health Team and I can advise that there are no specific areas of concern or comments to be included for the Audit.

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

Thank you,

**Thomas Fernandez**  
Development Assessment Officer | City Significant Development  
☎ 9806 5571  
✉ [tfernandez@cityofparramatta.nsw.gov.au](mailto:tfernandez@cityofparramatta.nsw.gov.au)

City of Parramatta  
126 Church Street, Parramatta NSW 2150  
PO Box 32, Parramatta, NSW 2124  
[cityofparramatta.nsw.gov.au](http://cityofparramatta.nsw.gov.au)



I acknowledge the Traditional Owners of the land I work on, the Darug Peoples, and pay my respects to their Elders past and present.

---

**From:** Cheryl Halim <cheryl.halim@zoic.com.au>  
**Sent:** Wednesday, 14 October 2020 2:55 PM  
**To:** Thomas Fernandez <TFernandez@cityofparramatta.nsw.gov.au>  
**Cc:** Rebeka Hall <rebeka.hall@zoic.com.au>  
**Subject:** RE: 20061 SSD9670 - Consultation with Council

\*\*\*[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. \*\*\*

Good afternoon Thomas.

We are wondering if you have feedbacks regarding the project for our Independent Environmental Audit that will take place this Friday yet. Please let us know, so we can include any of your concerns during the Audit. Thank you.

Kind regards,  
**Dr Cheryl Halim**  
Senior Environmental Engineer



**ZOIC Environmental Pty Ltd**

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

P: 02 9251 8070

M: 0430 013 246

[www.zoic.com.au](http://www.zoic.com.au)

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---

**From:** Thomas Fernandez <[TFernandez@cityofparramatta.nsw.gov.au](mailto:TFernandez@cityofparramatta.nsw.gov.au)>

**Sent:** Wednesday, September 30, 2020 3:53 PM

**To:** Rebeka Hall <[rebeka.hall@zoic.com.au](mailto:rebeka.hall@zoic.com.au)>

**Cc:** Cheryl Halim <[cheryl.halim@zoic.com.au](mailto:cheryl.halim@zoic.com.au)>

**Subject:** RE: 20061 SSD9670 - Consultation with Council

Thanks Rebeka, I will refer on to our Environmental Health Team and advise accordingly.

**Thomas Fernandez**

Development Assessment Officer | City Significant Development

☎ 9806 5571

✉ [tfernandez@cityofparramatta.nsw.gov.au](mailto:tfernandez@cityofparramatta.nsw.gov.au)

City of Parramatta

126 Church Street, Parramatta NSW 2150

PO Box 32, Parramatta, NSW 2124

[cityofparramatta.nsw.gov.au](http://cityofparramatta.nsw.gov.au)



I acknowledge the Traditional Owners of the land I work on, the Darug Peoples, and pay my respects to their Elders past and present.

---

**From:** Rebeka Hall <[rebeka.hall@zoic.com.au](mailto:rebeka.hall@zoic.com.au)>

**Sent:** Wednesday, 30 September 2020 12:55 PM

**To:** Thomas Fernandez <[TFernandez@cityofparramatta.nsw.gov.au](mailto:TFernandez@cityofparramatta.nsw.gov.au)>

**Cc:** Cheryl Halim <[cheryl.halim@zoic.com.au](mailto:cheryl.halim@zoic.com.au)>  
**Subject:** RE: HPRM: 20061 SSD9670 - Consultation with Council

\*\*\*[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. \*\*\*

Hi Thomas

Thanks for your email.

Attached is the first independent audit report we completed at the commencement of the construction  
This document is publicly available.

If you look at Appendix F we audit the project against the SSD conditions relevant at the time of audit.  
We are conducting the second construction audit next month, and revisiting the SSD consent conditions as some new ones have been triggered.

Please let us know if there are any environmental aspects of the development Council would like us to include/focus on as part of the next IEA.

Thanks and regards

**Rebeka Hall**

NSW EPA Accredited Site Auditor/Principal Environmental Scientist  
Certified Environmental Practitioner (CEnvP) Contaminated Land Specialist



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---

**From:** Thomas Fernandez <[TFernandez@cityofparramatta.nsw.gov.au](mailto:TFernandez@cityofparramatta.nsw.gov.au)>  
**Sent:** Monday, 28 September 2020 2:49 PM  
**To:** Rebeka Hall <[rebeka.hall@zoic.com.au](mailto:rebeka.hall@zoic.com.au)>  
**Cc:** Cheryl Halim <[cheryl.halim@zoic.com.au](mailto:cheryl.halim@zoic.com.au)>  
**Subject:** RE: HPRM: 20061 SSD9670 - Consultation with Council

Hi Rebeka,

Thank you for your e-mail and apologies for my delay.

I have been in touch with Council's Environmental Health Team Leader. Would it be possible if we could please request the draft of the scope for Council to review and provide comment if required?

Regards,

**Thomas Fernandez**

Development Assessment Officer | City Significant Development

☎ 9806 5571

✉ [tfernandez@cityofparramatta.nsw.gov.au](mailto:tfernandez@cityofparramatta.nsw.gov.au)



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[cityofparramatta.nsw.gov.au](http://cityofparramatta.nsw.gov.au)



I acknowledge the Traditional Owners of the land I work on, the Darug Peoples, and pay my respects to their Elders past and present.

---

**From:** Rebeka Hall <[rebeka.hall@zoic.com.au](mailto:rebeka.hall@zoic.com.au)>  
**Sent:** Thursday, 24 September 2020 11:36 AM  
**To:** Thomas Fernandez <[TFernandez@cityofparramatta.nsw.gov.au](mailto:TFernandez@cityofparramatta.nsw.gov.au)>  
**Cc:** Cheryl Halim <[cheryl.halim@zoic.com.au](mailto:cheryl.halim@zoic.com.au)>  
**Subject:** HPRM: 20061 SSD9670 - Consultation with Council

**\*\*\*[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. \*\*\***

Dear Thomas

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The State Significant Development (SSD) consent for the site (SSD 9670) issued by the Department of Planning, Industry and Environment (DPIE) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2018).

Approval of Rebeka Hall as the Lead Auditor and Cheryl Halim as Assistant Auditor was provided by the DPIE on 30 March 2020.

In accordance with the Independent Audit PAR (2018), we are required to consult with Planning and other agencies / key stakeholders to obtain their input into the scope of the Audit.

Please advise if Council has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the second independent audit.

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

We look forward to hearing back from you  
Kind regards

**Rebeka Hall**  
NSW EPA Accredited Site Auditor/Principal Environmental Scientist  
Certified Environmental Practitioner (CEnvP) Contaminated Land Specialist

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M: 0402 265 537  
[www.zoic.com.au](http://www.zoic.com.au)

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## Cheryl Halim

---

**From:** Thomas Lay <thomas.lay@solutionsconsulting.com.au>  
**Sent:** Wednesday, November 4, 2020 12:16 PM  
**To:** Cheryl Halim; Matt Stanway; Andrew Steventon; 'Lauren Kalina'  
**Subject:** RE: 20061 Closing meeting for IEA SSD 9670, 2-6 Hassall St, Parramatta

Hi Cheryl

Thank you for your call earlier.

Regarding the independent audit processes undertaken with RCC, on behalf of Charter Hall, we advise no objections to the audit table provided and the observations enclosed below.

We trust the above meets with your requirements.

Regards,  
**Thomas Lay**

M 0414 505 020  
Level 16, 1 Martin Place  
Sydney NSW 2000  
E [thomas.lay@solutionsconsulting.com.au](mailto:thomas.lay@solutionsconsulting.com.au)



[www.solutionsconsulting.com.au](http://www.solutionsconsulting.com.au)

---

**From:** Cheryl Halim <cheryl.halim@zoic.com.au>  
**Sent:** 27 October, 2020 6:15 PM  
**To:** Daniel Vidovic <VidovicD@richardcrookes.com.au>; Caoimhe Crosbie <CrosbieC@richardcrookes.com.au>  
**Cc:** Thomas Lay <thomas.lay@solutionsconsulting.com.au>; Nick Grobler <nick.grobler@solutionsconsulting.com.au>; Rebeka Hall <rebeka.hall@zoic.com.au>; Jack Braithwaite <jack.braithwaite@zoic.com.au>; jodrummond71@gmail.com  
**Subject:** 20061 Closing meeting for IEA SSD 9670, 2-6 Hassall St, Parramatta

Dear All,

Thank you to Richard Crookes Constructions and EcCell for facilitating our second IEA site visit at 2-6 Hassall St, Parramatta on Friday 16 October 2020.

Please accept this email correspondence as our close-out meeting summary for the Project's Second IEA, on behalf of Rebeka Hall.

### 1. Background and Objective of Email

During the site visit, Zoic observed environmental management practices and conducted interviews with key site representatives. During our site visit, we also completed a review of the information provided by RCC to complete the IEA Audit Table included in our Audit Program.

As discussed onsite, the compliance status of each Condition is evaluated as follows:

- Compliant
- Non-compliant
- Non-triggered

The purpose of this email is to provide an overview of our findings, and a request for additional information to address outstanding items.

## 2. Status of Review and Timing.

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

The Draft Report will be sent to RCC and Solution Consulting Australia by 6 November 2020.

RCC will have an opportunity to provide additional information and rectify any potential non-compliances by 13 November 2020, after which we will issue our final report.

## 3. Identified Strengths

RCC has an organised environmental procedural system and record keeping, which greatly assisted our audit. During the site audit, it was demonstrated that RCC has a proactive approach to environmental management and is amenable to suggestions on improvement.

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

Zoic identified the following potential non-compliances / opportunities for improvements subject to further follow-up with RCC:

| Item           | Potential Non-compliance / Opportunities for Improvements   |
|----------------|---|
| Z21            | A number of documents have not been uploaded to the website as required by Conditions, including <ul style="list-style-type: none"> <li>• EIS (Note-this was flagged during previous Audit)</li> <li>• All approved plans traffic, management, waste, dewatering management plan, and drawings.</li> <li>• Monitoring results (e.g. noise, water quality).</li> </ul>   |
| Z23, Z24, Z122 | <ul style="list-style-type: none"> <li>• One incident has been reported (10 July 2020). EcCell monthly report (4 June 2020) indicated a diesel spill, considered to be an incident. Please provide the report.</li> <li>• Reportedly a number of other incidents based on complaints report to DPIE have occurred. Please provide this list of these incidents/non compliances and subsequent follow up/close out reports.</li> </ul>   |
| Z25, Z26       | RCC should review and update procedures related to the reporting of an incident and the reporting of a non-compliance as they are triggered by different conditions.  |
| Z28            | <p>The condition requires that a review be conducted within 3 months for each item listed (including the IEA). As the IEA was conducted on 27 April 2020, a review should have been conducted by July 2020.</p> <p>Did RCC notify the Planning Secretary that a review was being conducted in July (with CEMP and subplans amended within 6 weeks of review)?</p> <p>We note that RCC has submitted an updated CEMP to the PCA on 18<sup>th</sup> September, which does not comply with the timing stated in the condition.</p> <p>Please confirm whether all the other subplans were reviewed.</p> |
| Z38            | An acknowledgement from DPIE indicates that the document was received on 22 July 2020, which exceeded the 7 day timing from PCA's acceptance (2 July 2020) to   |

|                  |  |
|------------------|--|
|                  | submission to DPIE. Was the document sent by the PCA within 7 days (by 9 July 2020)?   |
| Z61              | A truck was observed leaving the site in reverse, which is a non-compliance to conditions. However, a traffic controller was present to stop traffic. Zoic observed that the RCC WHS&E Advisor spoke to the truck driver and requested them to turn the vehicle around next time.  |
| Z67              | Was a Compliance Monitoring and Reporting Program (not Compliance report) submitted to PCA and Planning Secretary at least two weeks before the commencement of construction? If so, can you please provide evidence of submission and a copy of the Program?  |
| Z73a, Z144, Z148 | Out of hours work on 10 July 2020 was considered a non-compliance of this condition, although it is noted that this non-compliance was a result of an incident and an Environmental Incident Report submitted to DPIE.<br>RCC to provide other out of hours work that has occurred at the site including any DPIE notifications.   |
| Z81              | Noise exceedance was identified in White Noise Acoustics (2/7/2020) 'Construction Noise Testing Report - 2-6 Hassall Street, Parramatta indicating exceedances of the Interim Construction Noise Guideline (DECC, 2009) during concrete pouring. The Auditor will comment that no excessive noise was identified during site visit and the exceedance could be attributed to other developments in the area. To close this item, RCC should provide any mitigation measures implemented to prevent similar occurrence. |
| Z95, Z146        | Recommendation: During the Audit, soil in a skip bin was observed. Its appropriate disposal and record keeping will be assessed as part of the next Audit. All soil must be classified in accordance with NSW EPA (2014) guidelines prior to disposal.   |
| Z123             | This item is non-compliant as the "Preventative action" section is not completed. It is recommended that all sections will be completed in future reports.   |
| Z138             | Auditor comments on the RCC (10 August 2020) Emergency Management Plan - 6 Hassall Street Parramatta and the RCC Procedure for Communicating with Authorities and Community after an Environmental Incident will be provided in a separate email. Please consider comments in revising the procedures.   |
| Z145             | Recommendation: Gas cylinders must be chained/secured at all times except when being moved for use.  |

## 5. Outstanding Items in Audit Table

See attached table. Please provide a response and supporting documentation for **items in yellow** by 3 November 2020.

## 6. Input from Solutions Consulting Australia (SCA)

As part of the IEA Zoic is required to seek feedback from Solutions Consulting Australia, who is the Project Manager for the development.

Could SCA please provide ZOIC feedback on RCC's environmental management practices and performance to date on the project? Please respond to Zoic directly.

Thank you.

Kind regards,

**Dr Cheryl Halim**

Senior Environmental Engineer



**ZOIC Environmental Pty Ltd**

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

P: 02 9251 8070

M: 0430 013 246

[www.zoic.com.au](http://www.zoic.com.au)

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Cheryl Halim  
ZOIC ENVIRONMENTAL PTY LTD

Draft Independent Environmental Audit Report 2. Wester...  
ADVICE  
10/11/2020  
ZOIC-ADVICE-000001

Daniel Vidovic  
RICHARD CROOKES CONSTRUCTIONS PTY LIMITED

Re: Draft Independent Environmental Audit Report 2. We...  
GENERAL CORRESPONDENCE  
11:45 AM  
RCC-GCOR-005141

**2b-6 Hassall Street**  
2b-6 Hassall Street  
Parramatta  
NSW 2150 Australia

**RICHARD CROOKES**  
  
**CONSTRUCTIONS**

MAIL TYPE  
General Correspondence

MAIL NUMBER  
RCC-GCOR-005141

REFERENCE NUMBER  
Zoic-ADVICE-000001

## Re: Draft Independent Environmental Audit Report 2. Western Sydney University Innovation Hub, SSD 9670

From Mr Daniel Vidovic - Richard Crookes Constructions Pty Limited

To Cheryl Halim - Zoic Environmental Pty Ltd

Cc (7) Ms Jo Drummond - EcCell Environmental Management Pty Ltd (+6 more...)

Sent Thursday, 12 November 2020 11:45:34 AM AEDT (GMT +11:00)

Status N/A

### ATTRIBUTES

Attribute 1 Base Build

### MESSAGE

Hi Cheryl,

Thanks for issuing the below draft report. RCC have reviewed the report and have the following comments:

#### Section 4 Recommendations:

- The CEMP will be reviewed after the audit is finalised in accordance with A28, and will include updating the plan to include the new procedures.
- Approved work hours are already communicated to all subcontractors and workers in the site induction - no further action required.
- Soil/sand quantities are already identified in Bingo monthly reports - no further action required.
- Gas cylinders are chained - observation.
- Bingo will need to confirm if the project objectives status can be included in their monthly report.
- RCC do not agree that complaints provided to the DPIE should be included in the project complaint register since the complaint information is not provided to RCC/CH. The DPIE will not provide this information. Please remove the recommendation from the report (its also included in sections 3.10).

#### Appendix F Audit Table:

- Z2a non-complaint due to non-compliance to condition Z73a - accepted

- Z73a non-complaint due to out of hours works - accepted
- Z108 non-compliant due to legislative license/permit requirements - RCC do not agree that there is a non-compliance against this condition. This condition calls for '*all licenses, permits, approvals and consents as required by law must be obtained and maintained as required for the development*'. RCC believe permits for out of hours works are only required by the conditions of this consent, not by law. RCC believe this condition is in relation to obtaining SSDA consents, construction certificates, builder licenses, plant use licenses, etc. Please confirm this non-compliance can be removed.
- Z144 - CEMP 9.4 non-compliant due to out of hours works - accepted

Please confirm the above is agreed before finalising the audit report.

Regards,

**Daniel Vidovic**, Design Coordinator

**RICHARD CROOKES**  
  
**CONSTRUCTIONS**

Direct 02 9902 4700 | Fax 02 9439 1114 | Mobile 0431 068 763

Level 3, 4 Broadcast Way, Artarmon NSW 2064

[www.richardcrookes.com.au](http://www.richardcrookes.com.au)

---

**From:** C Halim

**Sent:** 10/11/2020 9:41:15 PM AEDT (GMT +11:00)

**To:** Caoimhe Crosbie, Daniel Vidovic

**Cc:** Jake Khalil, Jack Braithwaite, Rebeka Hall

**Mail Number:** Zoic-ADVICE-000001

**Subject:** Draft Independent Environmental Audit Report 2. Western Sydney University Innovation Hub, SSD 9670

Dear Daniel and Caoimhe,

Please find attached our Draft IEA Report for your site. Please provide your feedback before we finalise the report next week. Please don't hesitate to contact Rebeka and myself if you have any questions.

Thank you.

Kind regards,

Dr Cheryl Halim

Senior Environmental Engineer

---



ZOIC Environmental Pty Ltd

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

P: 02 9251 8070

M: 0430 013 246



[www.zoic.com.au](http://www.zoic.com.au)

Tasks

Models

Documents

Mail

Field

Tenders

**2b-6 Hassall Street**2b-6 Hassall Street  
Parramatta  
NSW 2150 Australia**Zoic Environmental Pty Ltd**Suite 1, Level 9, 189 Kent Street  
Sydney  
NSW 2000 Australia  
Ph. +61 2 92518070

## MAIL TYPE

General Correspondence

## MAIL NUMBER

Zoic-GCOR-000019

## REFERENCE NUMBER

Zoic-ADVICE-000001

**Re: Draft Independent Environmental Audit Report 2. Western Sydney University  
Innovation Hub, SSD 9670**

From Cheryl Halim - Zoic Environmental Pty Ltd

To Mr Daniel Vidovic - Richard Crookes Constructions Pty Limited

Cc (7) Ms Jo Drummond - EcCell Environmental Management Pty Ltd (+6 more...)

Sent Wednesday, 18 November 2020

## MESSAGE

Dear Daniel,

Thank you for your responses. We have the following comments regarding your responses:

1. Recommendation on registration of DPIE complaints on complaints register: A complaints register is used to track how a complaint (whether it is considered substantiated or not) is handled by RCC, any investigation process, and how it is closed. Registration of DPIE notice in the complaints register would provide a transparent list for us and for DPIE showing the status of each of the items. If your investigation (or DPIE investigation) indicates the complaint is unsubstantiated, the register can indicate this and provides the mechanism how it is closed (e.g. through correspondence by DPIE). Our role is to review how each of the items is addressed and we will need to be able to track that information easily. In the current Audit, we were provided with several notices by DPIE and your responses, and we have to make our own interpretation on how each of the items were handled. Should RCC wish to separate the list of notices from the complaints register for the site, we will recommend that a separate register be prepared that includes similar items as complaints register as required by the consent.
2. Item Z108: SSD consent conditions are required by law by the Environmental Planning and Assessment Act 1979 (see DPIE Compliance Policy in <https://www.planning.nsw.gov.au/-/media/Files/DPE/Plans-and-policies/compliance-and-enforcement-compliance-policy-11-2020.pdf?la=en>). Section 4.2 provides how DPIE assess compliances, which identify compliance to SSD consent. Section 5 provides regulatory response



## Appendix D Record of Meeting and Agenda

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 ABN 23 154 745 525  
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20061 L4 Opening and closing meeting agenda 15Oct20.docx

## Second Independent Environmental Audit – Opening Meeting Agenda

**Site:** Western Sydney University Innovation Hub

**SSD:** 9670

**Date & Time:** 16 October 2020 9am (Opening Meeting) (Duration <30mins)

### Invitees:

|                                     |                       |                                   |
|-------------------------------------|-----------------------|-----------------------------------|
| Rebeka Hall (Zoic)                  | Cheryl Halim (Zoic)   | Jack Braithwaite (Zoic)           |
| Daniel Vidovic (RCC)                | Caoimhe Crosbie (RCC) |                                   |
| <b>Optional</b>                     |                       |                                   |
| Kevin Morgan (RCC)                  | Greg Tischmann (RCC)  | Thomas Lay (Solutions Consulting) |
| Nick Grobler (Solutions Consulting) | Jo Drummond (EcCell)  | Peter Woodfield (RCC)             |

## AGENDA

### OPENING MEETING

1. Introductions
  - a. Participants and Roles
  - b. Purpose and Objective of Audit
  - c. Scope of Audit (boundary, activities, processes)
  - d. Criteria for Audit (SSD Conditions, CEMP commitments)
2. Audit Methodology
  - a. Recap initial Audit key findings
  - b. Timing – site based/desktop based
  - c. Evidence based (record and observation)
  - d. Recording of observations (notes, photos, discussions)
  - e. Cultural, religious, social sensitivities (if any)
  - f. Additional Audit requirements from Agency Consultation
3. Reporting
  - a. Method (at time of observation, closing meeting (re-cap), formal report)
  - b. Grading – Compliant, Non-Compliant, Not Triggered, Recommendations
  - c. Post Audit opportunity to response prior to final report
4. Close – out meeting – timing via Teams (Wed 21 Oct)



## Independent Environmental Audit – Opening & Closing Meeting Attendance Sheet

| Date            | Attendee & Company                  | Signature  |
|-----------------|-------------------------------------|------------|
| Opening Meeting |                                     |            |
| 16 Oct 2020     | Jo Drummond<br>Eccell Environmental |            |
| 16-Oct 2020     | Cawmle Crosbie<br>Richard Crookes   | e. Crosbie |
| 16/10/2020      | DANIEL VIDOVIC RCL                  |            |
| 16/10/2020      | Jack Brinkman ZOIC                  |            |
| 16/10/2020      | Cheryl Halim ZOIC                   |            |
| 16/10/2020      | Rebeka Hall                         |            |

## Cheryl Halim

---

**From:** Cheryl Halim  
**Sent:** Tuesday, October 27, 2020 6:15 PM  
**To:** Daniel Vidovic; Caoimhe Crosbie  
**Cc:** Thomas Lay; Nick Grobler; Rebeka Hall; Jack Braithwaite; jodrummond71@gmail.com  
**Subject:** 20061 Closing meeting for IEA SSD 9670, 2-6 Hassall St, Parramatta  
**Attachments:** Appendix F. Audit Table.xlsx

Dear All,

Thank you to Richard Crookes Constructions and EcCell for facilitating our second IEA site visit at 2-6 Hassall St, Parramatta on Friday 16 October 2020.

Please accept this email correspondence as our close-out meeting summary for the Project's Second IEA, on behalf of Rebeka Hall.

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During the site visit, Zoic observed environmental management practices and conducted interviews with key site representatives. During our site visit, we also completed a review of the information provided by RCC to complete the IEA Audit Table included in our Audit Program.

As discussed onsite, the compliance status of each Condition is evaluated as follows:

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|                  |   |
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| Z38              | An acknowledgement from DPIE indicates that the document was received on 22 July 2020, which exceeded the 7 day timing from PCA's acceptance (2 July 2020) to submission to DPIE. Was the document sent by the PCA within 7 days (by 9 July 2020)?  |
| Z61              | A truck was observed leaving the site in reverse, which is a non-compliance to conditions. However, a traffic controller was present to stop traffic. Zoic observed that the RCC WHS&E Advisor spoke to the truck driver and requested them to turn the vehicle around next time.   |
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| Z95, Z146        | Recommendation: During the Audit, soil in a skip bin was observed. Its appropriate disposal and record keeping will be assessed as part of the next Audit. All soil must be classified in accordance with NSW EPA (2014) guidelines prior to disposal.  |
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Could SCA please provide ZOIC feedback on RCC's environmental management practices and performance to date on the project? Please respond to Zoic directly.

Thank you.

Kind regards,

**Dr Cheryl Halim**

Senior Environmental Engineer



#### **ZOIC Environmental Pty Ltd**

A: Suite 1, Level 9, 189 Kent Street, Sydney NSW 2000

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M: 0430 013 246

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## Appendix E Photographs

**Client Name:**

Richard Crookes Constructions  
Pty Ltd


**Site Location:**

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

**Project Number:**

20061

|   |            |   |
|---|------------|---|
| Zoic Ref.:  | Date:      |  |
| Z53, Z54, Z88,<br>Z89, Z94, Z96,<br>Z142  | 16/10/2020 |   |
| Description:  |            |   |
| <p>Roadways observed to be free of tracked soils/material and generally clear.</p> <p>Hassall Street ~15m east of the site access.</p> <p>Sediment control on Hassall Street and one at the kerbside drain on Charles Street.</p> |            |   |

|  |                         |   |
|--|-------------------------|---|
| Zoic Ref.:<br><br>Z71  | Date:<br><br>16/10/2020 |  |
| Description:<br><br>Richard Crookes Constructions sign on Hassall Street hoarding. Project Building Certifier and Project Structural Engineer contact details and the project hours of work sign on hoarding along Hassall Street. |                         |   |

**Client Name:**

Richard Crookes Constructions  
Pty Ltd


**Site Location:**

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

**Project Number:**

20061

|   |                         |   |
|---|-------------------------|---|
| Zoic Ref.:<br><br>Z78   | Date:<br><br>16/10/2020 |  |
| Description:<br><br>Construction vehicles located wholly within the site/designated area. |                         |   |

|   |                         |  |
|---|-------------------------|--|
| Zoic Ref.:<br><br>Z79, Z116, Z127,<br>Z151, Z154  | Date:<br><br>16/10/2020 |  |
| Description:<br><br>Hoarding along Hassall Street and delivery access roller door. Covered footpath. Lockable gates and turnstile access. |                         |  |

**Client Name:**

Richard Crookes Constructions  
Pty Ltd

**Site Location:**

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

**Project Number:**

20061

|   |                         |  |  |
|---|-------------------------|--|--|
| Zoic Ref.:<br><br>Z94, Z97, Z130,<br>Z142, Z143   | Date:<br><br>16/10/2020 |    |  |
| Description:<br><br>Waste in designated areas.<br>Site is on hardstand swept<br>clear of dust. Concrete slurry<br>is reused on-site where able.<br>Concrete wash/rinse water is<br>collected in an IBC and<br>removed by a waste<br>contractor. |                         | <br><br> |  |

|   |                         |  |  |
|---|-------------------------|--|--|
| Zoic Ref.:<br><br>Z95                                       | Date:<br><br>16/10/2020 |  |  |
| Description:<br><br>Soil within skip bin to be<br>disposed. |                         |  |  |

**Client Name:**


Richard Crookes Constructions  
Pty Ltd

**Site Location:**

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

**Project Number:**

20061

|   |                         |  |
|---|-------------------------|--|
| Zoic Ref.:<br><br>Z127, Z154  | Date:<br><br>16/10/2020 |  |
| Description:<br><br>Noise barriers erected on the northern site boundary. |                         |  |

|  |                         |  |
|--|-------------------------|--|
| Zoic Ref.:<br><br>Z129, Z141   | Date:<br><br>16/10/2020 |   |
| Description:<br><br>Chemical storage and cylinders in bund. Triple rinse washout system.<br><br>One gas cylinder was observed unchained. |                         |  |

|   |                         |  |
|---|-------------------------|--|
| Zoic Ref.:<br><br>Z141  | Date:<br><br>16/10/2020 |   |
| Description:<br><br>Bunding for waste oil storage and diesel tank. Tarps over the bund to prevent water build up. |                         |  |



**Client Name:**

Richard Crookes Constructions  
Pty Ltd

**Site Location:**

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

**Project Number:**

20061

|   |                         |   |
|---|-------------------------|---|
| Zoic Ref.:<br><br>Z141, Z145  | Date:<br><br>16/10/2020 |  |
| Description:<br><br>Emergency spill kit<br>signposted and available at<br>the decanting area at 10<br>Hassall Street and the diesel<br>fuel tank on-site.<br><br>Flammable chemical storage<br>cabinet which is self-bunded<br>and within secondary<br>bunding. |                         |   |

|  |                         |   |
|--|-------------------------|---|
| Zoic Ref.:<br><br>Z143   | Date:<br><br>16/10/2020 |  |
| <p>Description:</p> <p>Plant and equipment on-site were observed to be maintained and no smoke emissions observed.</p> |                         |   |



## Appendix F Audit Table

|                                  |           |                              |          |  |  | Second Audit   |   |                   |               |               |
|----------------------------------|-----------|------------------------------|----------|--|--|--|---|-------------------|---------------|---------------|
| 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.   | Based on review of available information, there is no evidence that any material harm to the environment has resulted from the construction of the development.  |   |                   |               |               |
| Z2                               | SSD       | A2.                          | Admin    | Terms of Consent                               | <del>The development may only be carried out:<br/>(a)in compliance with the conditions of this consent;<br/>(b)in accordance with all written directions of the Planning Secretary;<br/>(c)generally in accordance with the EIS and Response to Submissions;<br/>(d)in accordance with the approved plans in the table below:<br/>see PDF for Table of plans</del>   | This condition is superseded in SSD-9670-MOD1. Addressed in Condition Z2a.   |   |                   |               |               |
| Z2a                              | SSD MOD 1 | A2                           | Admin    | Terms of Consent                               | The development may only be carried out:<br>(a)in compliance with the conditions of this consent;<br>(b)in accordance with all written directions of the Planning Secretary;<br>(c)generally in accordance with the EIS and Response to Submissions, and the Western Sydney University Innovation Hub Statement of Environmental Effects Section 4.55(1A) Modification and accompanying documents, prepared by Ethos Urban, dated December 2019<br>(d)in accordance with the approved plans in the table below:  | a. Two conditions assessed as non-complaint<br>b. Record Sighted 12/10/2020: Email from RCC stating that no written directions have been issued for the site.<br>c. compliance assessed as part of this audit.<br>d. 12/10/2020 Record Sighted: Steve Watson & Partners Construction Certificates 1 - 3 issued under the Environmental Planning and Assessment Act 1979 stating that the building in sin accordance with the approved plans. The latest CC(No. 3) was dated 3 July 2020. | Conditions identified during this IEA assessed as not compliant are: C4 (Item Z73a), AN1 (Item Z108). |                   |               |               |
| 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:<br>(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;<br>(b)any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and<br>(c)the implementation of any actions or measures contained in any such document referred to in (a) above | 6/11/20: Record Sighted:<br>- DPIE (3 July 2020) 2-6 Hassall Street Parramatta NSW (SSD 9670)- Notice to Furnish Information and Records.<br>- DPIE (31 July 2020) Show Cause Alleged Breach of Section 4.2.(1)(b) of the Environmental Planning and Assessment Act 1979.<br>- DPIE (7 October 2020) Notice under Section 9.30(2) Varying Notice Under Section 9.22 of the Environmental Planning and Assessment Act 1979 to Furnish Information and Records.                            | The issue of the records is noted.  |                   |               |               |
| 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.   | Noted, noting no inconsistencies, ambiguity or conflict in conditions and directions observed.   |   |                   |               |               |
| Z5                               | SSD       | A5                           | Admin    | Limits of Consent                              | This consent lapses five years after the date of consent unless work is physically commenced   | Development commenced on 6 April 2020, SSD was issued on 4 March 2020 therefore within 5 years of consent.   |   |                   |               |               |
| 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.   | 12/10/2020 Record Sighted: Steve Watson & Partners Construction Certificates 1 - 3 issued under the Environmental Planning and Assessment Act 1979 stating that the building is in accordance with the approved plans. The latest CC(No. 3) was dated 3 July 2020.<br><br>No requirement under Home Building Act since this is not a residential development.  |   |                   |               |               |
| 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.  | 12/10/2020 Record Sighted:<br>- RCC email stating that no disputes have occurred.  |   |                   |               |               |



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|         |          |                              |              |                          |  |   |  |                   |               |               |
| Z8      | SSD      | A8                           | Consultation | Evidence of Consultation | Where conditions of this consent require consultation with an identified party, the Applicant must:<br>(a)consult with the relevant party prior to submitting the subject document for information or approval; and<br>(b)provide details of the consultation undertaken including:<br>(i)the outcome of that consultation, matters resolved and unresolved; and<br>(ii)details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.  | a. Consultation conducted to meet Conditions B7, B15, B17, B18, and B25. The following documents were prepared in consultation with the relevant agencies:<br>- C7- Dilapidation Survey Report by James Tonsend Dilapidation Survey Pty Ltd provided. Email submission from Ethos Urban to PCA dated 6 March 2020 sighted. Email dated 26 February 2019 indicating consultation with Endeavour Energy regarding energy supply.<br>- B15 - CNVMP 'Community Consultation and Engagement Plan', 6 Hassall Street Parramatta 1193.<br>Register of complaints is available on the project website < <a href="https://www.6hsl.com/">https://www.6hsl.com/</a> >. Complaints can be lodged on the website.<br>Sighted 4 E-mails as listed in Z105 with neighbour engagement and provisioning of contact details.<br>Contact details of Site Manager are provided on site hoarding.<br>- B17 - As per previous Audit this Condition has been fulfilled as part of the early works approval, which includes preparation of Solutions Consulting (Jan 2019) 2b-6 Hassall St, Parramatta DA submission report Construction Management Plan.<br>- B18 - CPTMP - Email dated 6 May 2020 from TfNSW endorsing Issue 3 CTMP with some Conditions. Consultation evident.<br>- B25 - City of Parramatta Letter dated 11 May 2020 indicating that the Public Domain drawings submission were satisfactory.<br><br>b(i) and (ii). Details of consultation discussed in the review of the above conditions. |  |                   |               |               |
| 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).  | 12/10/2020 Record Sighted:<br>- RCC email stating that the construction of the development is not staged.   |  |                   |               |               |
| Z10     | SSD      | A10                          | Admin        | Staging                  | A Staging Report prepared in accordance with condition A9 must:<br>(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;<br>(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);<br>(c)specify how compliance with conditions will be achieved across and between each of the stages of the project; and<br>(d)set out mechanisms for managing any cumulative impacts arising from the proposed staging. | 12/10/2020 Record Sighted:<br>- RCC email stating that the construction of the development is not staged.   |  |                   |               |               |
| 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.   | 12/10/2020 Record Sighted:<br>- RCC email stating that the construction of the development is not staged.   |  |                   |               |               |
| 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.   | 12/10/2020 Record Sighted:<br>- RCC email stating that the construction of the development is not staged.   |  |                   |               |               |

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| Z13     | SSD      | A13                          |          | Staging, Combining and Updating Strategies, Plans or Programs | With the approval of the Planning Secretary, the Applicant may:<br>(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);<br>(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<br>(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). | 12/10/2020 Record Sighted:<br>- RCC email stating that the construction of the development is not staged.  |  |                   |               |               |
| 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.  | 5/11/2020: Record Sighted:<br>- RCC email stating that the Project is not staged and as such the plans and programs will remain the same.  |  |                   |               |               |
| 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.  | 22/10/20: Record sighted:<br>Aconex correspondence from RCC to PCA dated 18 September 2020 indicates submission of amended CEMP to update operating hours (COVID-19 update, refuelling environmental control procedure, dewatering procedure).<br>Implementation of CEMP is reviewed under Items Z135 to Z159.   |  |                   |               |               |
| 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.   | 12/10/2020 Record Sighted: Steve Watson & Partners Construction Certificates 1 - 3 issued under the Environmental Planning and Assessment Act 1979 stating that the building is in accordance with the approved plans. The latest CC(No. 3) was dated 3 July 2020. No insurance requirements required under the Home Building Act 1989 as it is not a residential development. |  |                   |               |               |
| 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.  | 12/10/2020 Record Sighted:<br>- Email (Aconex ref SWP-GCOR-000185) between the façade engineer, RCC, Steve Watson & Partners (Building Regulations Consultant) provides compliance to this condition.  |  |                   |               |               |
| 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.   | Noted, reviewed in relevant items. No non-compliance was observed on the guideline, protocol, standard or policy was identified.   |  |                   |               |               |
| 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.  | 12/10/2020 Record Sighted:<br>- RCC email stating that no requests have been issued by the Planning Secretary.   |  |                   |               |               |
| 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.<br><i>Note:For the purposes of this condition, as set out in the EP&amp;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>   | Noted, reviewed in relevant items.   |  |                   |               |               |

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|         |          |                              |                         |   |   |  |  |                   |               |               |
| 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:<br>(a)make the following information and documents (as they are obtained or approved) publicly available on its website:<br>(i)the documents referred to in condition A2 of this consent;<br>(ii)all current statutory approvals for the development;<br>(iii)all approved strategies, plans and programs required under the conditions of this consent;<br>(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;<br>(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;<br>(vi)a summary of the current stage and progress of the development;<br>(vii)contact details to enquire about the development or to make a complaint;<br>(viii)a complaints register, updated monthly;<br>(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;<br>(x)any other matter required by the Planning Secretary; and<br>(b)keep such information up to date, to the satisfaction of the Planning Secretary. | 20/10/2020 Record Sighted:<br>a) Website accessed <https://www.6hsl.com/leasing> and the following documents were sighted in the website:<br>i iv, v) - Previous independent Audit completed by Zoic<br>i) - Link to Planning Portal Website (https://www.planningportal.nsw.gov.au/major-projects/project/10676, link provided), which includes EIS, waste management plan<br>i) - Construction compliance reports.<br>ii) - Link to Planning Portal Website, which indicates statutory approvals of the development.<br>iii) - Approved Plans are in Planning Portal Website, provided in a link<br>iv & v) - EcCell monthly environmental audit.<br>ii) - NSW DPIE State Significant Development Application.<br>vi) - Current project status<br>vii) - Contact details.<br>viii) - Complaint register<br>ix) - Previous IEA report (Zoic) and RCC response to IEA<br><br>Sighted a correspondence between RCC and Charter Hall to upload noise monitoring report (dated 3 November 2020).<br>b) information that was available was up to date. The condition considered compliant. |  |                   |               |               |
| 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.  | 12/10/2020 Record Sighted:<br>- RCC email stating that relevant documents are provided at tender for each subcontractor and consultant, and is included in their contracts.<br>6/11/2020 Record Sighted:<br>- A copy of the Aconex distribution of the tender showing all the plans, consent condition and SSD.  |  |                   |               |               |
| 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.  | 15/10/2020 Record Sighted:<br>- RCC incident report dated 10/07/2020 regarding the concrete pump line blockage resulting in concrete pumping (out of hours) to clear the line until approximately 6:40pm. At 6:10pm Parramatta Council was contacted to by RCC about the incident. An Environmental Incidence report was prepared by Jo Drummond of EcCell (Environmental Representative) and submitted to DPIE on 13 July 2020 (evidence of DPIE receipt sighted).<br>- Email from DPIE (19 August 2020) with two attached Post Approval Forms. The email references the receipt of Environmental Incident Report 01 Revision 2 related to SSD-9670 Condition A23.  |  |                   |               |               |
| 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.  | Email from DPIE dated 19 August 2020 with two attached Post Approval Forms. The email references the receipt of Environmental Incident Report 01 Revision 2 related to SSD-9670 Condition A23.   |  |                   |               |               |

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|         |          |                              |                         |  |   |   |   |                   |               |               |
| 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.   | 3/11/20: Sighted RCC correspondence stating no non compliance has occurred.<br>Additionally, the Auditor considers that after hours work identified by the three DPIE notices form non-compliances covered within this consent. Records sighted include:<br>3/11/2020 Record Sighted:<br>- RCC Response to Show Cause 2-6 Hassall Street Parramatta NSW (SSD 9670) for Incident on 15 June 2020, in response to DPIE correspondence on 30 July 2020 for the 3 out of hours breaches on 15 June 2020 (crane installation) & 16 June 2020 (crane installation) (referred to as Incident A) and 24 June 2020 (referred to as Incident C) . The incidence on 16 June 2020 and 24 June 2020 detailed in Response to Furnish Information detailed below. The out of ours breach on 15 June 2020 is addressed in this letter.<br>- RCC Response to Notice to Furnish Information and Records (Incident A) dated 16 June 2020.<br>- RCC Response to Notice to Furnish Information and Records (Incident B) dated 20 June 2020 regarding construction material delivery vehicles arriving before approved hours.<br>- RCC Response to Notice to Furnish Information and Records (Incident C) dated 24 June 2020.<br>- RCC Response to Notice to Furnish Information and Records for Investigating Deliveres on 26, 27 & 31 August 2020 (dated 30 October 2020)<br>- Email submissions of the above documents to DPIE. The submission dates are within the timeframe required by each notice. | Some of the out of hours work listed in the Notices form non-compliances of Condition C4 (Item Z73a). RCC provided Responses to DPI Notices within the timeframe required by the notices. Therefore, the Auditor considers this condition to have been met.<br><br>Recommendation:<br>- The Auditor has reviewed the following procedures and provide comments, which should be considered by RCC:<br>- RCC Procedure for Applying for an Out of Hours Work Permit – 2-6 Hassall Street Parramatta NSW (SSD 9670).<br>- RCC Procedure for Communicating with Authorities and Community After an Environmental Incident – 2-6 Hassall Street Parramatta NSW (SSD 9670)<br>- RCC Procedure for Communicating with Authorities after a Non-Conformance.<br>- The above procedures must be implemented during future work.  |                   |               |               |
| 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.  | See Item Z26  | The DPIE Notices listed in Item Z3 provide specific items which need to be provided in the responses. The Auditor considers that the specific items have been provided, indicating that this condition is met.  |                   |               |               |
| 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.  | Noted   |   |                   |               |               |
| Z28     | SSD      | A28                          | Admin                   | Revision of Strategies, Plans and Programs | Within three months of:<br>(a)the submission of a compliance report under condition B36;<br>(b)the submission of an incident report under condition C37;<br>(c)the submission of an Independent Audit under condition C32;<br>(d)the approval of any modification of the conditions of this consent; or<br>(e)the issue of a direction of the Planning Secretary under condition A2 which requires a review,<br>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.<br>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.<br>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. | 22/10/20: Record sighted:<br>Aconex correspondence from RCC to PCA dated 18 September 2020 on submission of updated CEMP to update operating hours (COVID-19 update, refuelling environmental control procedure, dewatering procedure).<br><br>3/11/2020: Correspondence with RCC indicates that the plans were not reviewed after the first IEA (27 April 2020) as the first IEA did not indicate non-conformance.<br><br>6/11/2020: Aconex correspondence from PCA stating PCA approval on updated CEMP.  | The condition requires plans to be reviewed within 3 months of IEA. While the Auditor accepts that no non-compliance occurred, several recommendations were made during the first IEA.<br><br>The Auditor also notes that an incident occurred on 10 July 2020 and notified to DPIE on 13 July 2020. The submission of updated CEMP occurred within the 3 months timeframe after the incident. RCC has prepared a Procedure for Communicating with Authorities after an Environmental Incident, a Procedure for Applying for an Out of Hours Permit in response to the incident and a Procedure for Communicating with Authorities after a Non-Conformance . The Auditor considers this as appropriate.<br><br>The submission of the CEMP in September 2020 is sufficient to address this condition.<br><br>Recommendation: The CEMP and associated subplans are reviewed after completion of this IEA. |                   |               |               |
| 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.   | 12/10/2020 Record Sighted:<br>- RCC email stating that this is the client's responsibility. Final signage design has not been provided to RCC at this stage.  | The installation and display of any signage for operation has not been constructed yet. This item is considered non-triggered given that it can only be non-compliant if installation and display of signage occurs prior to submission of the signage design and Planning Secretary approval.  |                   |               |               |

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|  |          |                              |          |                                 |   |   |  |                   |               |               |
| Z30  | SSD      | A30                          | Building | Design Excellence and Integrity | In order to ensure design excellence of the development is retained:<br>(a)the lead architect is to have:<br>(i)direct involvement in the design competition, contract documentation construction stages of the project<br>(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.<br>(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. | 6/11/2020 Record Sighted:<br>- Tzannes + Blight Rayner (10 February 2020) confirmation that he has been appointed as the Lead Architect.  |  |                   |               |               |
| 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.  | 13/10/2020 Record Sighted:<br>- Email dated 2 July 2020 from Ethos Urban to the DIP with the drawings.<br>- Email dated 6 July 2020 from Kim Crestani from Order Architects of the DIP indicating satisfaction with the supplied documentation and that the CC is consistent with the approved SSD.                                     |  |                   |               |               |
| Z32  | SSD      | A32                          | Building | Design Excellence and Integrity | Any changes to the design must be referred to the Design Integrity Panel for endorsement.   | 13/10/20 Record Sighted:<br>- Letter dated 26 March 2020 from Rory Toomey, the Design Integrity Panel Chair, confirming that some minor amendments to the building's roof parapet and precast panels were accepted by the DIP.  |  |                   |               |               |
| 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.  | Addressed under First IEA, noted as compliant.<br>22/4/2020: RCC letter dated 3 April 2020 to DPIE was sighted.   |  |                   |               |               |
| 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.   | 12/10/2020 Record Sighted:<br>- RCC email (Aconex 'RCC-GCOR-004397') state that the construction will not be staged; and<br>- that operation is not relevant to construction.   |  |                   |               |               |
| 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 practicing Structural Engineer that demonstrates compliance with the relevant clauses of the BCA and this development consent.   | 13/10/2020 Record Sighted:<br>- RCC email (Aconex ref: RCC-TRANSMIT-000116), requesting that structural drawings and design certificate be observed by Joshua Hawke of Steve Watson & Partners. The response from Joshua was that the condition is satisfied.   |  |                   |               |               |
| Z36  | SSD      | B4                           | Admin    | Development Contributions       | Prior to commencement of construction works, a Section 7.12 levy totaling \$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).<br>Evidence of the payment must be provided to the Certifying Authority prior to the commencement of any work subject to this consent. | 13/10/2020 Record Sighted:<br>- RCC email dated 25 Feb 2020 (Aconex ref SCAPL-GCOR-000947), to Joshua Hawke of Steve Watson & Partners attached with the Long Service Levy and first 50% of the S94A contribution receipts for CC1 application. Response email dated 23 March 2020 stating that this condition is considered satisfied. |  |                   |               |               |
| 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.  | 13/10/2020 Record Sighted:<br>- Aconex email chain (Aconex reference RCC-GCOR-001567) that includes details of the of the products and systems proposed for the construction of the external walls. Steve Watson & Partners confirmed that the submitted items were satisfactory on 2 July 2020.  |  |                   |               |               |

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| 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.   | 13/10/2020 Record Sighted:<br>- Aconex email chain (Aconex reference RCC-GCOR-001567) that includes detail on products and systems proposed for the construction of the external walls. Steve Watson & Partners confirmed that the submitted items were satisfactory on 2 July 2020. Acknowledgement receipt from the Dept indicates that it was on the 22/07/2020 which is greater than 7 days after approval from the PCA.<br><br>3/11/2020 Records sighted:<br>- Correspondence from Ethos Urban on 4 July 2020 on attempt to upload the document to Major Projects Portal website, which failed.<br>- Correspondence from RCC on 3 November 2020 stating that Ethos Urban attempted to upload the document on 4 July 2020 but failed. RCC managed to upload the document on return from parental leave on 22 July 2020. | The Auditor accepts the reason for the late upload into Major Projects Portal and considers this item as compliant. |                   |               |               |
| Z39     | SSD      | B7                           | Infrastructure | Protection of Public Infrastructure  | Prior to the commencement of construction, the Applicant must:<br>(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;<br>(b)prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and<br>(c)submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council. | Addressed under First IEA:<br>15/10/2020 Record Sighted:<br>- Email from Endeavour Energy dated 26 February 2020 indicating electricity supply arrangements.<br>b. Record sighted: 'Dilapidation Survey Report' by James Tonsend Dilapidation Surveys Pty Ltd (12 January 2020). Email from Ethos Urban to PCA dated 6 March 2020 was sighted.<br>c. Record sighted: Email from Ethos Urban to PCA date 6 March 2020. Email dated 6 march 2020 from Ethos Urban to Planning on behalf of the proponent including the Dilapidation Report. Letter from Heritage Council dated 6 April 2020 indicating receipt of the Pre-Construction Dilapidation Report. Email Receipt from City of Parramatta indicating receipt of a message dated 28 February 2020.   |   |                   |               |               |
| 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.   | Addressed under First IEA:<br>22/4/2020:<br>*Sighted confirmation letter dated 6 April 2020 stating that the submitted dilapidation report sufficiently addressed condition B8.<br>*Sighted email from Richard Crookes dated 28 February 2020 addressed to City of Parramatta Council which provided a link to the dilapidation report. Sighted confirmation of email receipt from City of Parramatta Council on 28 February 2020.  |   |                   |               |               |
| 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.   | Not relevant for current IEA, addressed under First IEA, addressed under First IEA<br>23/4/2020:<br>Record sighted: SAS and SAR (2b-6 Hassall Street, Parramatta, Project No. E019, Audit No. JE068) completed by Envirocene NSW EPA Accredited site Auditor dated 20 and 30 January 2020 respectively.   |   |                   |               |               |
| 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.  | 15/10/2020 Record Sighted:<br>- Green Building Council Australia email indicating the project is registered (30 May 2019).  |   |                   |               |               |
| 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.  | 15/10/2020 Record Sighted:<br>- Floth 'Lighting (General) - Design Certificate' dated 22 May 2020, for Outdoor lighting and light (general) indicating the drawings and specifications are in accordance with relevant standards.<br>- PCA acceptance email of the above certificate dated 26 May 2020.   |   |                   |               |               |



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| 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.   | This condition is superseded in SSD-9670-MOD1. Addressed in Condition Z44a.   |  |                   |               |               |
| Z44a    | SSD MOD 1 | B12                          | Amenity  | Wind Mitigation                            | Prior to the commencement of construction, the Applicant must submit amended documentation demonstrating the design includes the Pedestrian Wind Environment Study WE531-01F04(rev1)- WE prepared by Windtech dated 31 October 2019 including trees at the southern entrance to the through site link, to the satisfaction of the Certifying Authority.   | Addressed under First IEA.<br>22/4/2020: Record sighted: Letter 'RE: Modification of Development Consent SSD-9670 stating that the design of the Western Sydney University Innovation Hub will adhere to the wind mitigation measures outlined in the Wind Report WE531-01F04(rev1)-WE by incorporating trees at the southern entrance to the through site link.<br><br>6/11/2020 Record Sighted:Aconex from Steve Watson & Partners stating this condition is satisfied. |  |                   |               |               |
| Z45     | SSD       | B13                          | CEMP     | Environmental Management Plan Requirements | Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:<br>(a)detailed baseline data;<br>(b)details of:<br>(i)the relevant statutory requirements (including any relevant approval, licence or lease conditions);<br>(ii)any relevant limits or performance measures and criteria; and<br>(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;<br>(c)a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;<br>(d)a program to monitor and report on the:<br>(i)impacts and environmental performance of the development;<br>(ii)effectiveness of the management measures set out pursuant to paragraph (c) above;<br>(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;<br>(f)a program to investigate and implement ways to improve the environmental performance of the development over time;<br>(g)a protocol for managing and reporting any:<br>(i)incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);<br>(ii)complaint;<br>(iii)failure to comply with statutory requirements; and<br>(h)a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.<br>Note:The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans | 15/10/2020 Record Sighted:<br>- Richard Crookes Constructions, Construction Environmental Management Plan (CEMP), 2-6 Hassall Street, Parramatta first version dated 17/03/2020. Updated Version 2 provided, dated 10/08/2020, which was sighted.   |  |                   |               |               |

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| Z46     | SSD      | B14                          | CEMP     | Construction Environmental Management Plan | 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:<br>(a)Details of:<br>(i)hours of work;<br>(ii)24-hour contact details of site manager;<br>(iii)management of dust and odour to protect the amenity of the neighbourhood;<br>(iv)stormwater control and discharge;<br>(v)measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;<br>(vi)groundwater management plan including measures to prevent groundwater contamination;<br>(vii)external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;<br>(viii)community consultation and complaints handling;<br>(b)Construction Noise and Vibration Management Sub-Plan (see condition B15);<br>(c)Construction Waste Management Sub-Plan (see condition B16);<br>(d)Construction Soil and Water Management Sub-Plan (see condition B17);<br>(e)an unexpected finds protocol for contamination and associated communications procedure;<br>(f)an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;<br>(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 | Addressed under First IEA<br>(a)(i-viii), (b), (c), (d), (f) and (g). Record sighted: EcCell (17 March 2020) Construction Environmental Management Plan (CEMP) 2-6 Hassall Street, Parramatta (Version 1) was sighted to contain information required for (a), (b), (c), (d), (f) and (g).<br>e. Record sighted: Email by PCA dated 20 March 2020 confirms that unexpected finds protocol for heritage is not required for RCC work and had been covered as part of early works (covered under a separate DA).  |  |                   |               |               |
| 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:<br>(a)be prepared by a suitably qualified and experienced noise expert;<br>(b)describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);<br>(c)describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;<br>(d)include strategies that have been developed with the community for managing high noise generating works;<br>(e)describe the community consultation undertaken to develop the strategies in condition B15(d);<br>(f)include a complaints management system that would be implemented for the duration of the construction; and<br>(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.  | Addressed under First IEA<br>(a) to (g) Record sighted: White Noise Acoustics 'Construction Noise and Vibration Management Plan', 2b-6 Hassall Street Parramatta, dated 9/3/2020 was reviewed and was observed to contain items (a) to (g).   |  |                   |               |               |
| Z48     | SSD      | B16                          | CEMP     | Construction Environmental Management Plan | The Construction Waste Management Sub-Plan must address, but not be limited to, the following:<br>(a)detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and<br>(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.  | Addressed under First IEA<br>(a) & (b). Record sighted: EcCell Environmental Management's 'Construction Waste Management Plan Western Sydney Campus' Version 1, dated 27/02/2020.<br>Communication from PCA sighted that agreed that waste requirement is not required because RCC scope of work (within the SSD) does not include any bulk excavation.   |  |                   |               |               |
| 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:<br>(a)be prepared by a suitably qualified expert, in consultation with Council;<br>(b)describe all erosion and sediment controls to be implemented during construction;<br>(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);<br>(d)detail all off-Site flows from the Site; and<br>(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.   | Addressed under First IEA.<br>(a) to (e). Record sighted: Email from PCA dated 12 March 2020 accepted that this condition has been fulfilled as part of early works approval (not covered within the SSD), which includes preparation of Solutions Consulting (January 2019) 2b-6 Hassall St, Parramatta DA submission report Construction Management Plan - Site Retention and Excavation.<br>- Based on information by RCC, there will be no excavation work as part of RCC activities.<br>Based on this, this item is considered as being non-triggered. |  |                   |               |               |



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| Z50     | SSD      | B18                          | CEMP         | Construction Traffic and Pedestrian Management Plan | 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:<br>(a)be prepared by a suitably qualified and experienced person(s);<br>(b)be prepared in consultation with the TfNSW Sydney Coordination Office and Council;<br>(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;<br>(d)location all proposed work zones;<br>(e)proposed construction hours;<br>(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.<br>(g)construction program including details of peak construction activities and proposed construction staging;<br>(h)cumulative construction impacts of projects in the Parramatta CBD precinct, and the duration of the impacts;<br>(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.<br>(j)include a Driver Code of Conduct to:<br>(i)minimise the impacts of earthworks and construction on the local and regional road network;<br>(ii)minimise conflicts with other road users;<br>(iii)minimise road traffic noise; and<br>(iv)ensure truck drivers use specified routes;<br>(k)include a program to monitor the effectiveness of these measures; and<br>(l)if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. | Addressed under First IEA<br><br>(a), (c) to (h). Record sighted:<br>TTPA 'Construction Pedestrian and Traffic Management Plan', Ref 026/2020, Issue 1, dated February 2020.<br><br>b. Email dated 4 March 2020 addressed to Frankie Passarelli at TMC Transport NSW indicates liaison with TfNSW. Email from City of Parramatta Council regarding the CPTMP dated 9 October 2020. Attached is a letter from Council with requirements for the management of traffic and pedestrians dated 24 January 2020.  |  |                   |               |               |
| 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.   | Addressed under First IEA<br><br>Record sighted: Email dated 4 March 2020 addressed to Frankie Passarelli at TMC Transport NSW.  |  |                   |               |               |
| 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.  | Addressed under First IEA<br><br>Record sighted:<br>- TTPA 'Construction Worker Transportation Strategy', 6 Hassall Street, Parramatta, Proposed Mixed-Use Development, Ref: 026/2020, Issue 1, dated February 2020.<br>-E-mail submission of the Construction Worker Transport Strategy to Steve Watson & Partners dated 5/3/2020 and response stating that Condition B20 has been satisfied dated 7/3/2020.  |  |                   |               |               |
| Z53     | SSD      | B21                          | Soil & Water | Soil and Water                                      | Prior to the commencement of construction, the Applicant must:<br>(a)install erosion and sediment controls on the site to manage wet weather events; and<br>(b)divert existing clean surface water around operational areas of the site.  | Addressed under First IEA<br>Records sighted:<br>- Liquid waste dockets (8/4/2020) for concrete wash out waste and tracking sheet for drill water waste dockets.<br>- 27/04/2020 Observations: surface water that enters the excavation / construction area is pumped into onsite holding tanks and then disposed offsite using a liquid waste contractor.<br>Kerbside sediment coir logs were located on Hassall Street and at the closest kerbside stormwater pit. No sediment build up was observed in the stormwater pit.<br><br>16/10/2020 Observation:<br>- Site erosion and sediment controls along Hassall Street and on Charles Street kerbside drain. The site is on hardstand and is covered by several floors. Stormwater is diverted to the stormwater system in accordance with the DMP. |  |                   |               |               |

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| 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'.  | Addressed under First IEA:<br><br>27/04/2020 Observations: cattle grid was installed at plant access. Wheels are washed at the cattle grid. Roadways appeared to be swept and free of sediment. Sediment coir logs along Hassall Street and protecting the closest stormwater pit on Charles Street was observed to be free of sediment.<br><br>16/10/2020 Observations:<br>- Cattle grid no longer required as the site is sealed. Sediment coir logs observed along Hassall and the closest stormwater pit on Charles Street - observed free of sediment. |  |                   |               |               |
| Z55     | SSD         | B23                          | Water        | Stormwater Management System                                 | <del>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:<br/>(a)be designed by a suitably qualified and experienced person(s);<br/>(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<br/>(c)be designed in accordance with On-site Detention and Water Sensitive Urban Design requirements in Parramatta Development Control Plan 2011;<br/>(d)be in accordance with applicable Australian Standards;<br/>(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.</del>  | <del>This condition is superseded in SSD-9670-MOD3. Addressed in Condition Z55a.</del>  |  |                   |               |               |
| Z55a    | SSD-9670-Md | B23                          | Water        | Stormwater Management System                                 | Prior to the certification of Crown building work relating to the public domain works, 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:<br>(a)be designed by a suitably qualified and experienced person(s);<br>(b)include a stormwater drainage pipeline from the site tot he kerb inlet put along Hassall Street adjacent to the site;<br>(c) Connect from this new kerb inlet pit to the Council approved point of connection to the west of the site by means of 375 mm concrete spigot and socket pipe beneath the kerb or pavement surface of Hassall Street;<br>(d) Construct from this new kerb inlet pit or kerb inlet pits (as suitable) between the new 375 mm pipeline and Council's drainage system which must be readily accessible for maintenance at an approved location and designed and constructed in accordance with Council's standards;<br>(e) be designed in accordance with On-site Detention and Water Sensitive Urban Design requirements in Parramatta Development Control Plan 2011;<br>(f)be in accordance with applicable Australian Standards;<br>(g)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. | 15/10/2020 Record Sighted:<br>a - g) - Stormwater Management Plan dated 5/8/2020 which is stamped as approved by City of Parramatta Council dated 1/10/2020.<br>- City of Parramatta Council letter dated 2 October 2020 stating that the requirements of condition B23 of SSD 9670 as amended by DPIE on 28/08/2020 has been satisfied.  |  |                   |               |               |
| 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.  | 16/10/2020 Record Sighted:<br>- White Noise Acoustics (23/9/2020) 'Mechanical Services Acoustic Design Report' - 2-6 Hassall Street, Parramatta. The report references a Floth report dated 3 March 2020 not 11 April 2019.<br><br>5/11/2020 Record Sighted:<br>- RCC email stating that this report is yet to be accepted by the PCA. It is due to be submitted with the upcoming CC4.   | To be assessed in the next Audit.              |                   |               |               |
| 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:<br>(a)detail the location, species, maturity and height at maturity of plants to be planted on-site;<br>(b)include species (trees, shrubs and groundcovers) indigenous to the local area;<br>(c)include the provision of street tree planting. Species and spacing of trees to be determined in Consultation with Council.   | 12/10/2020 Record Sighted:<br>- a-c) RCC email (Aconex 'RCC-GCOR-004397') states that the Landscape Design is currently being submitted as a modification to the DPIE.  | To be assessed in the next Audit.              |                   |               |               |

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| 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  | Addressed under First IEA<br>Record sighted: E-mail dated 4/3/2020 providing TfNSW with the Construction Pedestrian Traffic Management Plan which includes the truck routes.   |  |                   |               |               |
| 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.   | 15/10/2020 Record Sighted:<br>- EcCell (11/04/2020) 'Operational Waste Management Plan'.<br>- Email dated 26 March 2020 from the PCA stating that this Condition is satisfied (referring to B27).<br>It is noted that the waste removal will be completed by a third party and as such the plan must be in accordance with Council's standards however, Council endorsement is not required.   |  |                   |               |               |
| 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.   | 15/10/2020 Record Sighted:<br>- Floth 'Design Statement for Stormwater Services' dated 5 February 2020 addressed to City of Parramatta Council. The letter (which includes drawings) states that Floth certify that the stormwater drainage design meets the standard nominated (AS 3500.2 & AS 3500.3:2018).<br>- PCA acceptance email of the plans dated 26 February 2020.   |  |                   |               |               |
| 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:<br>(a)all vehicles must enter and leave the Site in a forward direction;<br>(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;<br>(c)the swept path of the longest construction vehicle entering and exiting the Site in association with the new work, as well as maneuverability through the Site, must be in accordance with the latest version of AS 2890.2.  | 6/11/2020 Record Sighted:<br>(a) There is adequate space to do turn vehicles.<br>(b) - Tzannes + BlightRayner Drawing A10.00 dated 12 August 2020 indicates there are more than 15 car park spaces in the basement.<br>- Ason Group (12 April 2019) Transport Assessment Report Western Sydney Univeristy Innovation Hub 2-6b Hassall Street, Parramatta (Ref: 0772r01), which references AS2890.1 (2004) and AS2890.6 (2009), which are the most recent at the time of Audit.<br>(c) Ason Group (12 April 2019) Transport Assessment Report Western Sydney Univeristy Innovation Hub 2-6b Hassall Street, Parramatta (Ref: 0772r01), which references AS2890.2 (2002) provides reference to AS2890.2 (2002), which is a superseded version. Email from Ason Group dated 6 November 2020 provides confirmation that there is no material difference in AS2890.2 (2018) that would impact the design requiriements associated with traffic access/parking/loading area. |  |                   |               |               |
| Z62     | SSD       | B30                          | Traffic  | Operational Car Parking and Service Vehicle Layout | <del>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:<br/>a) the provision of a minimum 196 bicycle parking spaces (including a minimum of 14 bicycle parking spaces at ground level);<br/>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;<br/>d) appropriate pedestrian and cyclist advisory signs are to be provided; and<br/>e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</del>                                   | <del>This condition is superseded in SSD-9670-MOD1. Addressed in Condition Z62a.</del>   |  |                   |               |               |
| Z62a    | SSD MOD 1 | B30                          | Traffic  | Bicycle Parking and End-of-Trip Facilities         | Prior to the commencement of construction, acompliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority:<br>a) the provision of a minimum 177 bicycle parking spaces (including a minimum of 163 bicycle parking spaces at the basement level and 14 bicycle spaces at ground level);<br>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;<br>c) the provision of end-of-trip facilities for staff;<br>d) appropriate pedestrian and cyclist advisory signs are to be provided; and<br>e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority. | 15/10/2020 Record Sighted:<br>- Revised plans for the basement and ground floors dated 12/08 and 6/10 2020 respectively with bicycle parking spaces.<br>- Email from the PCA dated 27 February 2020 stating that condition B30 is satisfied.   |  |                   |               |               |

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| 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:<br>a)existing and proposed levels for roads, kerb and gutter, footways, forecourts and through-site links;<br>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;<br>c)proposed general layout of elements, services and finishes;<br>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<br>e)landscape drawings for internal site areas showing all proposed boundary treatments and compliant open space areas, including levels. | 15/10/2020 Record Sighted:<br>- a-e) LS-BB 10.01/10.02/11.01/12.01/12.02/12.02 drawings for the public domain works.<br>- Letter from City of Parramatta Council confirming that the drawings submitted are satisfactory to meet the requirements of Condition B31 and B32 of SSD 9670 .  |   |                   |               |               |
| 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:<br>a) the street frontages of the development site between the gutter and building line, including footpath, drainage, forecourt, front setback;<br>b) any publicly accessible areas; and<br>c) any works in carriageway.  | 15/10/2020 Record Sighted:<br>- a-e) LS-BB 10.01/10.02/11.01/12.01/12.02/12.02 drawings for the public domain works.<br>- Letter from City of Parramatta Council confirming that the drawings submitted are satisfactory to meet the requirements of Condition B31 and B32 of SSD 9670 .  |   |                   |               |               |
| 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.  | 15/10/2020 Record Sighted:<br>- Email from Steve Watson & Partners dated 7 March 2020 stating that through the documentation submitted to them that DA Condition B33 is satisfied. (Aconex RCC-RFI-000091)  |   |                   |               |               |
| 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.   | 15/10/2020 Record Sighted:<br>- Email from Steve Watson & Partners dated 16 March 2020 stating that through the documentation submitted to them that DA Condition B34 is satisfied. (Aconex BRARCH-GCOR-000120)   |   |                   |               |               |
| 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.  | The compliance report program has been sighted by Zoic however it is noted that the project is well progressed with construction.<br>Compliance report preparation to SSD requirements will be re-evaluated at the next IEA.  |   |                   |               |               |
| 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.  | 12/10/2020 Record Sighted:<br>- The development's website contains two RCC construction compliance reports dated 5/3/2020 and 7/4/2020.<br>- CC1 sent to DPIE by Ethos Urban on behalf of the proponent dated 6 March 2020.<br>- DPIE email on 7 April 2020 stating receipt of Compliance Monitoring Report CC2.<br>- DPIE email on 22 July 2020 stating receipt of Compliance report CC3<br><br>6/11/2020: RCC states that Compliance report CC3 has not been uploaded in website because DPIE requires update of this report, which is in progress. | Upload of the Compliance report for CC3 will be reviewed in the next IEA. |                   |               |               |
| 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.  | This item applies to the operational phase and is considered non-triggered for the current construction phase..   |   |                   |               |               |
| 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.  | 16/10/2020 Observation:<br>- Approved plans retained on-site. Plans are also available on the document register on all site computers.   |  |                   |               |               |
| Z71     | SSD      | C2                           | Amenity   | Site Notice                      | A site notice(s):<br>(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;<br>(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;<br>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;<br>(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<br>(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. | 16/10/2020 Observation:<br>a to e) A1 poster on hoarding on Hassall Street with RCC details, protection, site/emergency contact. Builder and certifier, structural engineer signposted adjacent to the A1 sign.  |  |                   |               |               |
| 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.   | 15/10/2020 Record Sighted:<br>- RCC Plant and Equipment Register indicating what plant is currently on-site and what was previously used on-site, description of plant, item identification number, item registration number, inspection frequency, last inspection date, next inspection date, date on-site, RCC Checklist completed.<br>- Pace Cranes Inspection Report for Jekko: SPX1275CDM, Serial No: AMC3124, date of service 16/07/2020.<br>- RCC Plant/Equipment Induction Checklist for Skyjack (Sticker No: 12133) Serial No: 14012835. |  |                   |               |               |
| Z73     | SSD      | C4                           | Hours     | Construction Hours               | <del>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:<br/>(a) between 7:00am and 6:00pm, Mondays to Fridays inclusive; and<br/>(b) between 8:00am and 1:00pm, Saturdays.<br/>No work may be carried out on Sundays or public holidays.</del>  | This condition is superseded in SSD-9670-MOD1. Addressed in Condition Z73a.  |  |                   |               |               |

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|         |           |                              |          |                    |   |  |   |                   |               |               |
| Z73a    | SSD MOD 1 | C4                           | Hours    | Construction Hours | Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:<br>(a)between 7:00am and 6:00pm, Mondays to Fridays inclusive; and<br>(b)between 8:00am and 5:00pm, Saturdays.<br>No work may be carried out on Sundays or public holidays.  | 15/10/2020 Record Sighted:<br>- Email from DPIE dated 19 August 2020 recognising the lodgement of 'Environmental Incident Report 01 Revision 2.<br>- Incident Report regarding a concrete pourer becoming blocked. Works ceased at 6:38pm which was outside of permitted construction hours. Incident date 10/7/2020. Investigation, corrective action and mitigation provided. Report was submitted to DPIE on 13 July 2020 according to the incident report.<br>The report was modified on 19 August 2020 due to a request for additional information from DPIE.<br><br>3/11/2020 Record Sighted:<br>- RCC Response to Show Cause 2-6 Hassall Street Parramatta NSW (SSD 9670) for Incident on 15 June 2020, in response to DPIE correspondence on 30 July 2020 for the 3 out of hours breaches on 15 June 2020 (crane installation) & 16 June 2020 (crane installation) (referred to as Incident A) and 24 June 2020 (referred to as Incident C) . The incidence on 16 June 2020 and 24 June 2020 detailed in Response to Furnish Information detailed below. The out of ours breach on 15 June 2020 is addressed in this letter.<br>- RCC Response to Notice to Furnish Information and Records (Incident A) dated 16 June 2020.<br>- RCC Response to Notice to Furnish Information and Records (Incident B) dated 20 June 2020 regarding construction material delivery vehicles arriving before approved hours.<br>- RCC Response to Notice to Furnish Information and Records (Incident C) dated 24 June 2020.<br>- RCC Response to Notice to Furnish Information and Records for Investigating Deliveres on 26, 27 & 31 August 2020 (dated 30 October 2020)<br><br>6/11/2020 Record Sighted:<br>- Email from DPIE stating that a penalty notice was issued for the out of hours work on 24 June 2020 and an "Official Caution" was issued for the out of hours work on 16 June 2020. | Out of hours work on 16 June and 24 June and 10 July 2020 were considered as non-compliance to this condition as permits were not obtained prior to out of hours work. It is considered that the implementation of RCC Procedure for Applying for an Out of Hours Work Permit 2-6 Hassall Street Parramatta NSW (SSD 9670) will prevent reoccurrence.<br><br>Other out of hours work are still being investigated by DPIE.<br><br>Recommendation:<br>- RCC Procedure for Applying for an Out of Hours Work Permit 2-6 Hassall Street Parramatta NSW (SSD 9670) be implemented with due consideration of Auditor's review comments on this procedure.<br>- Ongoing communication be conducted to delivery drivers and subcontractors to follow the above procedure and to meet the approve work hours. |                   |               |               |
| Z74     | SSD       | C5                           | Hours    | Construction Hours | Construction activities may be undertaken outside of the hours in condition C4 if required:<br>(a)by the Police or a public authority for the delivery of vehicles, plant or materials; or<br>(b)in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or<br>(c)where the works are inaudible at the nearest sensitive receivers; or<br>(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. | 15/10/2020 Record Sighted:<br>(a to d) DPIE letter indicated a variation to approved construction hours. RCC had requested a concrete slab pour for Level 3 of the Project which was allowed for 6 am to 10pm on Saturday 8 August 2020.   |   |                   |               |               |
| 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.   | 15/10/2020 Record sighted:<br>- For the concrete pour as referenced in the above Condition (Z74) a community notice was prepared by RCC.   |   |                   |               |               |
| 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:<br>(a)9am to 12pm, Monday to Friday;<br>(b)2pm to 5pm Monday to Friday; and<br>(c)9am to 12pm, Saturday.  | 15/10/2020 Record Sighted:<br>- Email from RCC indicating that this is related to early works and is not relevant to current site activities.<br><br>16/10/2020 Observation:<br>- No rock breaking, hammering etc. was occurring onsite. Basement level main construction complete.  |   |                   |               |               |



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| 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.  | The Auditor reviewed the implementation of items Z135 to Z159.   | The Auditor considers that RCC has implemented the CEMP and subplans approved at the time of audit.   |                   |               |               |
| 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.  | 16/10/2020 Observation:<br>- All vehicles were observed to be contained wholly within the site and designated areas.   |   |                   |               |               |
| Z79     | SSD      | C10                          | Amenity  | Hoarding Requirements              | The following hoarding requirements must be complied with:<br>(a)no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and<br>(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.  | 16/10/2020 Observation:<br>(a & b) No graffiti or third party advertising was observed on hoarding/fencing.  |   |                   |               |               |
| 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).  | The Auditor reviewed the implementation of items Z135 to Z159.   | The Auditor considers that RCC has implemented the CEMP and subplans approved at the time of audit.   |                   |               |               |
| 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. | 16/10/2020 Observation:<br>- During the site inspection, noise was not observed to be excessive. Noise barriers were observed along the eastern boundary of the construction site and hoarding was in place along the site boundary.<br><br>15/10/2020 Record Sighted:<br>- White Noise Acoustics (2/7/2020) 'Construction Noise Testing Report - 2-6 Hassall Street, Parramatta indicating exceedances of the Interim Construction Noise Guideline (DECC, 2009) management noise levels opposite Hassall Street during concrete pouring activity, although White Noise Acoustics also states that background noise was also present from other construction activities around the site.<br><br>3/11/2020 Record Sighted:<br>- RCC correspondence states that a noise barrier has been placed across the boundary. | While there is exceedance of the noise management levels during concrete pouring , however White Noise Acoustics also states that background noise was also present from other construction activities around the site. Additionally, a noise barrier has been installed to mitigate the issue. During the site inspection the construction noise did not appear to be excessive. |                   |               |               |
| 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.   | 20/10/2020 Record Sighted:<br>- Induction material indicates that vehicles can only arrive to site after 7am.<br><br>3/11/2020 Record Sighted:<br>- RCC Response to Notice to Furnish Information and Records (Incident B) dated 20 June 2020 regarding construction material delivery vehicles arriving before approved hours.<br>- RCC Response to Notice to Furnish Information and Records for Investigating Deliveries on 26, 27 & 31 August 2020 (dated 30 October 2020)   | The alleged out of hours deliveries are still being investigated by DPIE and will be reviewed in the next IEA.  |                   |               |               |
| 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.  | 16/10/2020 Observation:<br>- Use of non-quacker reverse alarms was not observed during the site inspection.  |   |                   |               |               |

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| Z84     | SSD      | C15                          | Noise    | Vibration Criteria           | Vibration caused by construction at any residence or structure outside the site must be limited to:<br>(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<br>(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).                                    | 15/10/2020 Record Sighted:<br>-Email from RCC stating that this is not relevant to the current works and relates to early works.<br><br>16/10/2020 Observation:<br>- There is no more excavation or rock breaking occurring on-site.  |  |                   |               |               |
| 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.   | 15/10/2020 Record Sighted:<br>-Email from RCC stating that this is not relevant to the current works and relates to early works.<br><br>16/10/2020 Observation:<br>- No vibratory compactors observed.  |  |                   |               |               |
| 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.  | The limits do not differ in the CNVMP approved as part of the CEMP.   |  |                   |               |               |
| Z87     | SSD      | C18                          | Air      | Air Quality                  | The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.   | 16/10/2020 Observation:<br>- No dust generating activities were observed during the site inspection. No excessive dust was observed. RCC states that periodic cleaning of work areas is conducted.  |  |                   |               |               |
| Z88     | SSD      | C19                          | Air      | Air Quality                  | During construction, the Applicant must ensure that:<br>(a)exposed surfaces and stockpiles are suppressed by regular watering;<br>(b)all trucks entering or leaving the site with loads have their loads covered;<br>(c)trucks associated with the development do not track dirt onto the public road network;<br>(d)public roads used by these trucks are kept clean; and<br>(e)land stabilisation works are carried out progressively on site to minimise exposed surfaces.  | 16/10/2020 Observation:<br>(a & e) The site is sealed. This condition is no longer triggered.<br>(b) The truck observed leaving the site did not have any load. This condition is non triggered.<br>(c & d) The roadways were observed to be clear of sediment tracking. This item is considered compliant. |  |                   |               |               |
| 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'. | 16/10/2020 Observation:<br>- The site is sealed.<br>- The site maintains sediment coir logs on Hassall and Charles Street.<br>- No sediment tracking observed on roadways or accumulated in the closest kerbside drain.   |  |                   |               |               |



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|         |          |                              |              |  |   |  |   |                   |               |               |
| Z90     | SSD      | C21                          | Soil & Water | Imported Soil                                      | The Applicant must:<br>(a)ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;<br>(b)keep accurate records of the volume and type of fill to be used; and<br>(c)make these records available to the Certifying Authority upon request.  | 4/5/2020 Record: sighted during First IEA<br>*RCC correspondence (Aconex Ref: RCC-GOCR-001257) stating that no imported materials are planned to be included on this project.<br><br>15/10/2020 Record Sighted:<br>- RCC confirmed through email that there have been no fill materials brought onto site for this phase of the construction. The item is considered non-triggered.          |   |                   |               |               |
| 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  | 15/10/2020 Record Sighted:<br>- Council Email dated 8 October 2020 indicating that the documents submitted - Dewatering Management Plan, CEMP, ESCP were sufficient for a temporary dewatering plan.<br><br>6/11/2020 Record Sighted:<br>- Aconex correspondence from PCA stating his agreement on the updated CEMP (which also includes dewatering procedure).                              |   |                   |               |               |
| Z92     | SSD      | C23                          | Heritage     | Unexpected Finds<br>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. | Email by PCA dated 20 March 2020 during First IEA confirms that this is not required for RCC work and had been covered as part of early works (covered under a separate DA).   |   |                   |               |               |
| Z93     | SSD      | C24                          | Heritage     | Unexpected Finds<br>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.   | Email by PCA dated 20 March 2020 during First IEA confirms that this is not required for RCC work and had been covered as part of early works (covered under a separate DA).   |   |                   |               |               |
| 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.   | 16/10/2020 Observation:<br>- Waste was observed on-site stored within designated areas and in waste bins. Segregation of waste observed.<br>- There was no evidence of waste from the site on neighbouring properties/surrounds.   |   |                   |               |               |
| Z95     | SSD      | C26                          | Waste        | Waste Storage and Processing                       | All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).  | 15/10/2020 Record Sighted:<br>- Bingo Monthly Waste Report - Richard Crookes - Hassall St, PARRAMATTA which includes waste data for months Jan-2020 - August 2020.<br>- Douglas Partners (April 2019) Report on Detailed Site Contamination Investigation Proposed Commercial & Educational Development<br>2b-6 Hassall Street, Parramatta, which provides preliminary waste classification. | Recommendation: During the site inspection 16/10/2020 soil in skip bin observed from digging shallow utility trench. It is expected that this will be reflected in the waste report in the future and will be assessed as part of the next Audit. All soil disposal must have appropriate waste classification in accordance with NSW EPA (2014) guidelines. The DP (April 2019) report provides preliminary waste classification and recommended "Further assessment and testing will need to be undertaken to provide final waste classification." It is likely that the Early Works contractor had conducted further waste classification, which can be used for waste disposal of the material. RCC needs to confirm waste disposal is as per the Early Works classification in next IEA. |                   |               |               |
| 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.  | 15/10/2020 Record Sighted:<br>- RCC confirmed in an email that trucks removing waste was for early works and not relevant to this phase of the construction.<br><br>16/10/2020 Observation:<br>- No tracking of waste or dirt spread across the roadways was observed.   |   |                   |               |               |

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| 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.  | 16/10/2020 Observation:<br>- Concrete slurry is reused on-site where possible. Based on interview with RCC, concrete wash/rinse water is collected in an IBC and removed by a waste contractor.  |  |                   |               |               |
| 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.  | Addressed under First IEA<br>Record sighted:<br>22/04/2020: Letter 'Agreement of Independent Auditor Western Sydney University Innovation Hub (SSD 9670) dated 30 March 2020 from the Secretary's Nominee (DPIE) stating agreement with the Audit Team.  |  |                   |               |               |
| 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.  | Addressed under First IEA<br><br>Zoic (19 March 2020) 'Independent Environmental Audit Program', Western Sydney University - Innovation Hub, 2-6 Hassall Street, Parramatta, NSW 2150 was issued.<br><br>Email with the above program sent to DPIE on 20/3/2020.   |  |                   |               |               |
| 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:<br>(a)An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and<br>(b)A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.<br>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. | Addressed under First IEA<br><br>Zoic (19 March 2020) 'Independent Environmental Audit Program', Western Sydney University - Innovation Hub, 2-6 Hassall Street, Parramatta, NSW 2150 provides Audit schedule that meets requirement of this condition:<br>(a) First Audit within 8 weeks of commencement of construction.<br>(b) Subsequent audit (current audit( within 6 months of the first audit. |  |                   |               |               |
| Z101    | SSD      | C32                          | IEA      | Independent Environmental Audit | Independent Audits of the development must be carried out in accordance with:<br>(a)the Independent Audit Program submitted to the Planning Secretary and the Certifying Authority under condition C33 of this consent; and<br>(b)the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).   | The current Audit is conducted in accordance with the Audit Program and the requirements of the 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:<br>(a)review and respond to each Independent Audit Report prepared under condition C33 of this consent;<br>(b)submit the response to the Planning Secretary and the Certifying Authority; and<br>(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.   | 20/5/2020:<br>(a & b) Sighted IEA Report and RCC Response submission to DPIE on Aconex.<br>(c) The reports have been made available on project website.  |  |                   |               |               |
| 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.   | The site is not currently in the operational phase, as such, this item is considered non-triggered.  |  |                   |               |               |

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| 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.                                       | 15/10/2020 Record Sighted:<br>- 6 HSL Newsletter for Quarter 1 and Quarter 2 of 2020.<br><br>6/11/2020 Record Sighted:<br>- Emails of flyer to Lancer Barracks, CBC, Korex, Western Sydney, Shichida Australia, BGIS, Police on 7 August 2020   |  |                   |               |               |
| 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. | The following Emails were sighted:<br>* '6 Hassall Street - Works Zone' dated 5 March 2020. filed as 56 Station Street, Parramatta delivered to 'James'.<br>* '6 Hassall Street - Works Zone' dated 5 March 2020. filed as 60 Station Street, Parramatta delivered to 'Jose Rodrigues'.<br>* '6 Hassall Street - Works Zone' dated 5 March 2020. filed as CBC - 7 Hassall Street, Parramatta delivered to 'Phillip Lee'.<br>* '6 Hassall Street - Works Zone' dated 5 March 2020. filed as Schichida - 7 ?Hassall Street, Parramatta, delivered to 'Shabnam Hashemi'.<br>* '6 Hassall Street - Works Zone' dated 5 March 2020. filed as TMC & SCO of TfNSW - Stakeholder Correspondence, delivered to 'Frankie Passarelli'. |  |                   |               |               |
| 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.  | 15/10/2020 Record Sighted:<br>- RCC confirm that Public Domain contractors have not yet been engaged.   |  |                   |               |               |

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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:<br>(a) commencement of public domain works, including tree protection measures installed and set out of tree pits;<br>(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;<br>(c) installation of required underground conduits;<br>(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;<br>(e) commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments;<br>(f) completion of concrete blinding layer before any paver to be laid, and set out/location of furniture installation;<br>(g) completion of (raised) planting beds with required sub-drainage layer installed as specified.<br>(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;<br>(i) completion of paving sealant application and tactile indicator installation as per Council's specification.<br>(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.<br>(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. | 15/10/2020 Record Sighted:<br>- RCC confirm that Public Domain contractors have not yet been engaged.  |  |                   |               |               |
| 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.  | 12/10/2020 Record Sighted: Steve Watson & Partners Construction Certificates 1 - 3 issued under the Environmental Planning and Assessment Act 1979 stating that the building is in accordance with the approved plans. The latest CC(No. 3) was dated 3 July 2020.<br>No requirement under Home Building Act since this is not a residential development.<br><br>15/10/2020 Record Sighted:<br>- Council Email dated 8 October 2020 indicating that the documents submitted - Dewatering Management Plan, CEMP, ESCP were sufficient for a temporary dewatering plan.<br><br>No permit was issued for out of hours work referred to in Item Z23. This is considered a non-compliance for out of hours work covered in Item Z73a.<br><br>6/11/2020: Record Sighted:<br>- DPIE (8/8/2020) email providing Variation to Approved Construction Hours for 8 August 2020.<br>- Council Temporary Road and Footpath Occupancy Permit (3 July 2020). | Out of hours work on 16 June and 24 June and 10 July 2020 were considered as non-compliance to this condition as permits were not obtained prior to out of hours work. It is considered that implementation of RCC Procedure for Applying for an Out of Hours Work Permit 2-6 Hassall Street Parramatta NSW (SSD 9670) will prevent reoccurrence.<br><br>Other out of hours work are still being investigated by DPIE.<br><br>Recommendation:<br>- RCC Procedure for Applying for an Out of Hours Work Permit 2-6 Hassall Street Parramatta NSW (SSD 9670) is implemented, with due consideration of Auditor's review comments on this procedure.<br>- Ongoing communication be conducted to delivery drivers and subcontractors to follow the above procedure and to meet the approve work hours. |                   |               |               |
| 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.   | 15/10/2020 Record Sighted:<br>- Long Service Levy Receipt from NSW Government Long Service Corporation from Charter Hall Holdings for 2B-6 Hassall Street, Parramatta dated 24 February 2020.  |  |                   |               |               |
| Z110                      | SSD      | AN3                          | Admin    | Legal Notices                       | Any advice or notice to the consent authority must be served on the Planning Secretary.  | Noted  |  |                   |               |               |
| 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.  | 15/10/2020 Record Sighted:<br>- Morris Goding Access Consulting (4 March 2020) Preliminary Design Certification - 2B-6 Hassall Street Parramatta.<br>- Email (Aconex Ref RCC-GCOR-000448) to Certifying Authority of the above certification.  |  |                   |               |               |

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| 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.  | Addressed under First IEA<br>4/5/2020 Record sighted:<br>RCC correspondence (Aconex Ref: RCC-GOCR-001257) stating that this item relates to approvals associated with the Early Works stage of the development (under separate DA) and is therefore considered non-triggered.   |  |                   |               |               |
| 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.   | 15/10/2020 Record Sighted:<br>- Email from Endeavour Energy dated 26 February 2020 indicating electricity supply arrangements.<br>6/11/2020: Record Sighted: RCC Project Services Designer states that there will be no communications provider for the base building as the base building services (lifts, FIP, etc) are relying on mobile/RF technology. Notwithstanding, the communication pathways and conduits have been provided to facilitate future installation.   |  |                   |               |               |
| 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  | 15/10/2020 Record Sighted:<br>- Stormwater Drainage Works Plan approved by Council on 1 October 2020.<br>- Letter from Council dated 2 October 2020 indicating that the plans have been approved for the amended condition B23 of SSD9670 Mod 3 determined by DPIE on 28/8/2020.  |  |                   |               |               |
| 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.   | 15/10/2020 Record Sighted:<br>- Email from RCC confirming that road works have not commenced. Required approvals and permits will be obtained for stormwater works in the street.<br>- 24/4/2020: Sighted an official receipt from the City of Parramatta for Work Zone Approval F (Ref 487) dated 28 February 2020.  | Approval and permits for works on the road will be reviewed in the next IEA. |                   |               |               |
| 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.  | 16/10/2020 Observation:<br>- The site was appropriately secured. Access gained through a pass in pass out turnstile. Larger gates were monitored during construction hours and are lockable out of hours. Hoarding surrounds the site.  |  |                   |               |               |
| 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.  | Addressed under First IEA<br>Record sighted:<br>27/04/2020: City of Parramatta (dated 4 March 2020) Notice of Determination for Hassall Street Hoarding approval.   |  |                   |               |               |
| 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.  | 15/10/2020 Record Sighted:<br>- Email from RCC confirming that this item relates to the demolition phase of the project which is complete. No asbestos encountered during the current phase.  |  |                   |               |               |
| 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.  | This condition applies to operational phase after final Safety Certificate is issued and is considered to be non-triggered in this Audit.   |  |                   |               |               |
| 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. | 15/10/2020 Record Sighted:<br>- RCC incident report dated 10/07/2020 regarding the concrete pump line blockage resulting in concrete pumping (out of hours) to clear the line until approximately 6:40pm. At 6:10pm Parramatta Council was contacted to by RCC about the incident. An Environmental Incidence report was prepared by Jo Drummond of EcCell (Environmental Representative) and submitted to DPIE on 13 July 2020 (evidence of DPIE receipt sighted).<br>- Email from DPIE (19 August 2020) with two attached Post Approval Forms. The email references the receipt of Environmental Incident Report 01 Revision 2 related to SSD-9670 Condition A23. |  |                   |               |               |

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| Z121   | SSD      | 2                            | Incident/Non-Compliance | Written Incident Notification Requirements | Written notification of an incident must:<br>a.identify the development and application number;<br>b.provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);<br>c.identify how the incident was detected;<br>d.identify when the applicant became aware of the incident;<br>e.identify any actual or potential non-compliance with conditions of consent;<br>f.describe what immediate steps were taken in relation to the incident;<br>g.identify further action(s) that will be taken in relation to the incident; and<br>h.identify a project contact for further communication regarding the incident. | 15/10/2020 Record Sighted:<br>- RCC incident report dated 10/07/2020 regarding the concrete pump line blockage resulting in concrete pumping (out of hours) to clear the line until approximately 6:40pm. At 6:10pm Parramatta Council was contacted to by RCC about the incident. An Environmental Incidence report was prepared by Jo Drummond of EcCell (Environmental Representative) and submitted to DPIE on 13 July 2020 (evidence of DPIE receipt sighted).   | The incident report was considered adequate to satisfy this condition. |                   |               |               |
| 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.   | 15/10/2020 Record Sighted:<br>- Email from DPIE dated 19 August 2020 recognising the lodgement of 'Environmental Incident Report 01 Revision 2.<br>- Incident Report regarding a concrete pourer became blocked. Works ceased at 6:38pm which was outside of permitted construction hours. Incident date 10/7/2020. Investigation, corrective action and mitigation provided. Report was submitted to DPIE on 13 July 2020 (evidence of DPIE receipt sighted).<br>The report was modified on 19 August 2020 due to a request for additional information from DPIE.  |  |                   |               |               |
| Z123   | SSD      | 4                            | Incident/Non-Compliance | Written Incident Notification Requirements | The Incident Report must include:<br>a.a summary of the incident;<br>b.outcomes of an incident investigation, including identification of the cause of the incident;<br>c.details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and<br>d.details of any communication with other stakeholders regarding the incident.   | 15/10/2020 Record Sighted:<br>- Email from DPIE dated 19 August 2020 recognising the lodgement of 'Environmental Incident Report 01 Revision 2.<br>- Incident Report regarding a concrete pourer became blocked. Works ceased at 6:38pm which was outside of permitted construction hours. Incident date 10/7/2020. Investigation, corrective action and mitigation provided. Report was submitted to DPIE on 13 July 2020 (evidence of DPIE receipt sighted).<br>The report was modified on 19 August 2020 due to a request for additional information from DPIE.<br><br>Subsequent to initial review of the documents, RCC provided an amended Incident report (Revision 3) above, which had completed "preventative action". Evidence of submission on 3 November 2020 also sighted. |  |                   |               |               |
| 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.<br>Inclusion of planting or localised screening, such as an art work, signage or baffle screens, throughout the plaza.<br>Inclusion of 1.5m impermeable balustrades surrounding the Level 12 terraces.   | This item has not occurred, and will be part of later stage of the development. This is considered as non-triggered within the current Audit.   |  |                   |               |               |
| 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.<br>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.<br>Construction traffic will be managed in accordance with the management principles outlined within the Traffic Impact Assessment at Appendix G.   | 15/10/2020 Record Sighted:<br>- RCC email confirming this is related to operations and not the current construction phase of the project.<br>16/10/2020 Observation<br>- Construction traffic was being managed in accordance with the CTMP which considers the Traffic Impact Assessment.  |  |                   |               |               |
| 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.  | Email by PCA dated 20 March 2020 during First IEA confirms that this is not required for RCC work and had been covered as part of early works (covered under a separate DA).  |  |                   |               |               |



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| 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.<br>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).<br>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.<br>Acoustic and vibration management measures will be implemented through refinement of the CMP at the construction stage. | Minimum glazing and outdoor alfresco dining are for operational stage (non-triggered).<br>16/10/2020 Observation:<br>- No excessive noise was being generated at the site. Noise mitigation was evident (physical barriers, no conventional reverse alarms noted).  |   |                   |               |               |
| 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.   | 15/10/2020 Record Sighted:<br>- Email from Endeavour Energy dated 26 February 2020 indicating electricity supply arrangements.  |   |                   |               |               |
| 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.  | 21/10/20 Record Sighted:<br>- Stormwater Details Drawing Rev 3 (Robert Bird Group) 5/8/2020<br>- Stormwater Longitudinal Section Drawing Rev 3 (Robert Bird Group) 5/8/2020<br>- Stormwater Longitudinal Section (Alternative Connection Point) Drawing Rev 4 (Robert Bird Group) 22/9/2020.<br>- SPEL Stormwater (23/03/2020) Treatment Systems, Statement of Design and Compliance - Hassall Street Project indicating that the Stormwater Treatment Targets for Development in the Parramatta DCP (2011) will be achieved. |   |                   |               |               |
| Z130    | EIS      | 7.0, Table 17                | Waste        | Waste management                            | Adequate waste storage facilities will be provided to service the mix of uses<br>Waste management and minimisation principles outlined within OWMP and the CWMP will be implemented (Appendix CC).   | 16/10/2020 Observation:<br>- Waste storage skip bins were observed across the site in designated areas. The waste is both segregated and co-mingled. Co-mingled waste is sorted off-site by the waste contractor who employs the hierarchy of waste into their procedure.   |   |                   |               |               |
| 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.   | The Auditor reviewed the implementation of items Z135 to Z159.  | The Auditor considers that RCC has implemented the CEMP and subplans, although noting non-compliance on out of hours work as documented in Item Z144. |                   |               |               |
| 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.  | 21/10/2020 Record Sighted:<br>- Robert Bird Group (1 April 2020) Certificate for Design - 2b-6 Hassall Street, Parramatta - indicating that the structural elements of the work described are in accordance with the BCA, related Australian Standards and accepted engineering principles.   |   |                   |               |               |
| 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.   | This is relevant to the operational phase of the development and is therefore considered non-triggered for the construction phase.  |   |                   |               |               |
| Z134    | EIS      | 7.0, Table 17                | Amenity      | Lighting                                    | All lighting emissions from the site will be controlled in order to comply with the requirements of Australian Standards AS 4282 and AS/NZS 1158.3.1.<br>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 and was found to be compliant<br><br>15/10/2020 Record Sighted:<br>- Floth 'Lighting (General) - Design Certificate' dated 22 May 2020, for Outdoor lighting and light (general) indicating the drawings and specifications are in accordance with relevant standards.<br>- PCA acceptance email of the above certificate dated 26 May 2020.  |   |                   |               |               |

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| 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:<br>• Number of complaints received;<br>• Number of people affected in relation to a complaint; and<br>• Nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without mediation   | 21/10/2020 Record Sighted:<br>- Complaints register as maintained on the website accessed 21/10/2020. Two complaints received, 5/6/2020 and 15/6/2020. Both were regarding out of hours work. The register included the number of complaints received, the number of people affected (where available) in relation to the complaint, the nature of the complaint and RCC response.  | There are several DPIE Notices to Furnish Information based on complaints received by DPIE. These are separately discussed in the Audit Report. |                   |               |               |
| Z136   | CEMP     | 4.3                          | Admin                   | Competency, training and awareness       | Records of induction and other training will be maintained by RCC.<br>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:<br>• Pre-start, toolbox talks and meetings; and<br>• Environmental Risk Assessments<br>• Spill kit training  | 21/10/2020 Record Sighted:<br>- The RCC induction for the Hassall Street Project (Revision 5)<br>- Team Meeting minutes for 10 August, 14 and 22 September 2020 which includes environmental issues.<br>- Safety Committee Meeting Minutes for 25 September and 8 October 2020. The minutes includes information on environmental considerations.   |   |                   |               |               |
| 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.<br>RCC will notify stakeholders of any significant events or changes that affect or may affect individual properties, residences and businesses.   | 15/10/2020 Record Sighted:<br>- 6 HSL Newsletter for Quarter 1 and Quarter 2 of 2020.<br><br>6/11/2020 Record Sighted:<br>- Emails of flyer to Lancer Barracks, CBC, Korex, Western Sydney, Shichida Australia, BGIS, Police on 7 August 2020   |   |                   |               |               |
| 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:<br>• Categories for environmental emergencies and incidents;<br>• 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;<br>• 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);<br>• A process for undertaking appropriate levels of investigation for all incidents and the identification, implementation and assessment of corrective and preventative actions;<br>• 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. | 21/10/2020 Record Sighted:<br>- RCC (10 August 2020) Emergency Management Plan - 6 Hassall Street Parramatta.<br>- RCC Procedure for Communicating with Authorities and Community after an Environmental Incident.  | Recommendation: Update plans with consideration of Auditor's comments/suggested improvements.   |                   |               |               |
| 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.<br>- Management visit report - one per month - by senior management<br>- Weekly environmental site inspection - once per week - by site team<br>- Inspection test plans - as required - by site team<br>- Plant inspection - Daily - by operators<br>- Emergency preparedness inspections - at project start - by RCC site team<br>- Community complaints register - ongoing - by RCC site team<br>- Waste tracking - ongoing - by ER<br>- Noise/vibration - ongoing - by RCC site manager<br>- Environmental audits - monthly - by Environmental representative<br>- Independent environmental audits - As per conditions of consent and guideline - lead environmental auditor   | 22/10/2020 Record Sighted:<br>- Community complaints register.<br>- Waste tracking documentation from Bingo.<br>- Environmental Audits completed monthly by EcCell<br>- Previous IEA completed by Zoic.<br>- Noise monitoring report<br><br>6/11/2020 Record Sighted:<br>- RCC Project Manager Checklist 17/6/2020<br>- RC Environmental Checklist 8/9/2020, 22/10/2020<br>- RCC Inspection and Test Plan Checklist 16/7/2020<br>- Operator Instructions/Safety Check Record (Logbook) - various dates between 10/9/2020-4/11/2020<br>- RCC (10 August 2020) Emergency Management Plan provides several emergency scenario responses. |   |                   |               |               |



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| Z140    | CEMP     | 8.5                          | Admin    | Communication, consultation, cooperation and reporting | The RCC workplace monitoring program represented in Table 8:<br>- Daily prestart meeting - daily<br>- Toolbox meeting - Weekly<br>- HSE meeting - quarterly<br>- Notifiable incidents - as occurs   | 21/10/2020 Record Sighted:<br>- RCC Safety Inspection Checklist dated 7 July 2020.<br>- Team Meeting minutes for 10 August, 14 and 22 September 2020 which includes environmental issues.<br>- Safety Committee Meeting Minutes for 25 September and 8 October 2020. The minutes includes information on environmental considerations.<br>- Incident Report regarding a concrete pourer became blocked. Works ceased at 6:38pm which was outside of permitted construction hours. Incident date 10/7/2020. Investigation, corrective action and mitigation provided. Report was submitted to DPIE on 13 July 2020 according to the incident report.<br>The report was modified on 19 August 2020 due to a request for additional information from DPIE.<br>- Toolbox Meeting Minutes dated 21 August 2020 (sample provided for one contractor).<br>- RCC Daily pre-start meeting minutes dated 9/10/2020. |  |                   |               |               |
| Z141    | CEMP     | 9.1                          | Water    | Water quality management - management strategy         | <ul style="list-style-type: none"><li>• Provide and maintain erosion and sediment controls around the perimeter of the site.</li><li>• Direct 'clean (offsite)' stormwater using Geotech Sox around land disturbance activities.</li><li>• Construct bunded area for concrete pumping.</li><li>• Place an impervious plastic lining below the pump's hopper to contain any possible spillage or droppings;</li><li>• Paint, form oil, solvents and fuels will be stored correctly and bunded.</li><li>• Install a triple rinse wash out system for trade washout.</li><li>• Painting subcontractor required to wash out into purpose-built tanks that will be disposed of by the painting contractor through a licensed transfer station.</li><li>• 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.</li><li>• 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"</li><li>• Excavation subcontractor to prepare de-watering management plan and implement the following controls:<br/>1. Obtaining permission of authorities before pumping water out<br/>2. Set up tank/pond to allow settlement of turbid water<br/>3. Test water though a NATA accredited laboratory before pumping out<br/>4. Monitor water for turbidity and PH before pumping out<br/>5. Visually check pump out area for turbidity</li><li>• 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.</li><li>• 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.</li></ul> | 21/10/2020 Record Sighted:<br>- Toolbox Meeting Minutes dated 21 August 2020.<br>- Council Email dated 8 October 2020 indicating that the documents submitted - Dewatering Management Plan, CEMP, ESCP were sufficient for a temporary dewatering plan<br><br>16/10/2020 Observation:<br>- Plastic lining below the pump's hopper.<br>- Wash out system.<br>- Concrete waste and rinse water management.<br>- Erosion and sediment controls on Hassall and Charles Street.<br>- Chemical storage within a bunded flammable cabinet and within secondary bunding at 10 Hassall Street.<br>- Cylinders chained in racks.  |  |                   |               |               |
| Z142    | CEMP     | 9.2                          | Sediment | Erosion and sediment control management strategy       | <ul style="list-style-type: none"><li>• Implement the Erosion and Sediment Control Management Plan reference Robert Bird</li><li>• Install sediment fences in accordance with Erosion and Sediment Controls Plan</li><li>• 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</li><li>• All construction vehicles shall follow the traffic management plan and enter and exit the site via the temporary construction entry/exist points</li><li>• 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</li><li>• Street sweeping (never hosing down) will be conducted to reduce sediment on roads</li><li>• Install sediment control barriers/filtration on local drains and maintain</li><li>• When filling sedimentation socks for use in and around drains, only fill to 50% of capacity</li><li>• Maintain erosion sediment control settings</li></ul>   | 16/10/2020 Observation:<br>- Roadways were observed to be free of sediment, or erosion<br>- sediment coir logs were observed along Hassall Street and one on the closest kerbside drain on Charles Street.<br>- The site was sealed.  |  |                   |               |               |

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| Z143    | CEMP     | 9.3                          | Air      | Dust and air quality management - management strategy | <ul style="list-style-type: none"><li>• 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).</li><li>• Where a complaint is received regarding dust, visual dust monitoring will be undertaken and activities reviewed to minimise dust emissions.</li><li>• 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.</li><li>• Operating machinery and vehicles will be visually checked to ensure exhaust fumes are acceptable.</li><li>• 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.</li><li>• Trucks transporting materials, such as sand, soil, landscape materials and gravel will have covered loads and tailgates secured.</li><li>• Paint-spraying activities will not be undertaken in adverse weather conditions.</li><li>• Measures (including watering or covering exposed areas) will be used to dampen exposed areas and access tracks to reduce dust generation.</li><li>• A shade cloth around site perimeter fencing and gates will be installed</li><li>• Haul roads shall be installed with gravel / road base where required to minimise dust production.</li><li>• 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</li><li>• Where applicable, sealed roads will be swept to remove deposited material that could generate dust</li><li>• Exposed surfaces and stockpiles will require dust suppression by regular watering;</li><li>• Public roads used by these trucks are kept clean</li></ul> | <p>21/10/2020 Record Sighted:</p> <ul style="list-style-type: none"><li>- As part of the site induction, the CEMP is required to be read.</li><li>- No complaints regarding dust received.</li></ul> <p>16/10/2020 Observation:</p> <ul style="list-style-type: none"><li>- No excessive dust was observed onsite.</li><li>- Site plant was not emitting smoke.</li><li>- In general, there is no further requirement for the excavation and offsite disposal of soils. One waste bin was observed with soil from shallow utility trenching. Basement is complete - hardstand across the site.</li><li>- No stockpiles observed.</li><li>- Public roads be swept clean.</li></ul> |  |                   |               |               |

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| Z144    | CEMP     | 9.4                          | Noise    | Construction noise and vibration management - management strategy | <ul style="list-style-type: none"><li>• All construction work will take place as determined by local council conditions.</li><li>• 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.</li><li>• Plant and equipment which are identified with excessive noise will be reviewed and strategies implemented to minimise noise levels</li><li>• During operation, if equipment is likely to cause excess vibration, it will be monitored for vibration levels if required.</li><li>• Rock breaking / blasting times will be limited to comply with council conditions.</li><li>• Where work outside normal operating hours or vibration is a likely for extended periods, a communication plan/strategy for nearby residents will be prepared.</li><li>• Communication and notification of nearby residents and owners that may be affected by noise and vibration will be undertaken</li><li>• A dilapidation report to adjoining property will be completed</li><li>• 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</li><li>• The hours of work will be included in the workplace specific induction and displayed on the workplace notice board;</li><li>• 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.</li><li>• 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.</li><li>• 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.</li></ul> | <p>20/10/2020 Observation:</p> <ul style="list-style-type: none"><li>- No plant or equipment generating excessive noise.</li><li>- No rock breaking or blasting is occurring onsite</li><li>- No conventional reverse alarms noted on plant/vehicles on-site.</li><li>- No vibratory compactors on-site.</li></ul> <p>22/10/2020 Record Sighted:</p> <ul style="list-style-type: none"><li>- ‘Dilapidation Survey Report’ by James Tonsend Dilapidation Surveys Pty Ltd (12 January 2020).</li><li>- RCC incident report dated 10/07/2020 regarding the concrete pump line blockage resulting in concrete pumping to clear the line until approximately 6:40pm. At 6:10pm Parramatta Council was contacted by RCC to inform and report the incident. A report was prepared by Jo Drummond of EcCell (Environmental Representative) and submitted to DPIE on 13 July 2020.</li></ul> <p>3/11/2020 Record Sighted:</p> <ul style="list-style-type: none"><li>- RCC Response to Show Cause 2-6 Hassall Street Parramatta NSW (SSD 9670) for Incident on 15 June 2020, in response to DPIE correspondence on 30 July 2020 for the 3 out of hours breaches on 15 June 2020 (crane installation) &amp; 16 June 2020 (crane installation) (referred to as Incident A) and 24 June 2020 (referred to as Incident C) . The incidence on 16 June 2020 and 24 June 2020 detailed in Response to Furnish Information detailed below. The out of hours breach on 15 June 2020 is addressed in this letter.</li><li>- RCC Response to Notice to Furnish Information and Records (Incident A) dated 16 June 2020.</li><li>- RCC Response to Notice to Furnish Information and Records (Incident B) dated 20 June 2020 regarding construction material delivery vehicles arriving before approved hours.</li><li>- RCC Response to Notice to Furnish Information and Records (Incident C) dated 24 June 2020.</li><li>- RCC Response to Notice to Furnish Information and Records for Investigating Deliveres on 26, 27 &amp; 31 August 2020 (dated 30 October 2020)</li></ul> | <p>Out of hours work on 16 June and 24 June 2020 were considered as non-compliance to this condition as permits were not obtained prior to out of hours work and noise complaints were made. It is considered that implementation of RCC Procedure for Applying for an Out of Hours Work Permit 2-6 Hassall Street Parramatta NSW (SSD 9670) will prevent reoccurrence.</p> <p>Other out of hours work are still being investigated by DPIE.</p> <p>Recommendation:</p> <ul style="list-style-type: none"><li>- RCC Procedure for Applying for an Out of Hours Work Permit 2-6 Hassall Street Parramatta NSW (SSD 9670) is implemented, with due consideration of Auditor's review comments on this procedure.</li><li>- Ongoing communication be conducted to delivery drivers and subcontractors to follow the above procedure and to meet the approve work hours.</li></ul> |                   |               |               |

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| Z145                                 | CEMP     | 9.5                          | Contamination | Hazardous chemicals management - management strategy | <ul style="list-style-type: none"><li>• Material Safety Data Sheets for each chemical stored or used on the project shall be maintained on site in an accessible location.</li><li>• All chemicals and dangerous goods used on site will require a material safety data sheet and appropriately labelled.</li><li>• 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.</li><li>• Bund walls and floors will be constructed with impervious materials and in accordance with legislation.</li><li>• Spill kits shall be established and readily available.</li><li>• Toolbox talks in the use of spill kits will be undertaken</li><li>• 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.</li><li>• Fueling 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.</li><li>• Under no circumstances shall trucks that leak any sort of mechanical fluid be permitted on or adjacent to the site.</li><li>• Oil contaminated stormwater will be disposed of to a licensed disposal site.</li><li>• In the event of a spill, the procedures contained in the Emergency Management Plan will be implemented</li><li>• Minimal volumes of fuels and chemicals will be kept on site</li><li>• Bunds will be covered to reduce water build up</li><li>• Containers of solvent based paints will be returned to solvent recycling depot</li></ul> | 16/10/2020 Record Sighted:<br>- MSDS for Bostik PVC Pipe Cement N Blue, Automotive diesel fuel, and extreme duty open gear and chain lube.<br><br>16/10/2020 Observation:<br>- Chemicals were stored within bunded areas capable of storing 110% of the container volume.<br>- Spill kits were located near chemical storage locations and across the site.<br>- Decanting and fuelling area observed with bunding on hardstand.<br>- Bund on fuel storage had tarps over the top to prevent water build up.<br>- Spill kits available at the decanting area with the fuel storage and with the diesel tank on top of the hoarding at the site entrance.<br>- Gas cylinders were observed to not be chained. RCC WHS&E Advisor requested workers to chain the cylinders during inspection. | Recommendation: While not covered in this item, the Auditor recommends that gas cylinders must be chained/secured at all times, unless being moved for use.   |                   |               |               |
| 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. All excavation waste removed from site will be classified by a suitably qualified environmental consultant including</p> <ul style="list-style-type: none"><li>• Virgin excavated natural material</li><li>• ENM in accordance with Excavated Natural Material Order 2014.</li><li>• The waste classification certificates will be provided to the receiving facility.</li><li>• Disposal dockets (for non VENM/ENM) from landfill will be provided and kept in a Data file onsite</li><li>• Material tracking/dockets will be provided for VENM/ENM.</li><li>• Disposal facility will have appropriate Licence to receive the waste in accordance with the waste classification.</li></ul> <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"><li>• The classification of the waste</li><li>• The time and date of material removed</li><li>• A description of and the volume of waste collected</li><li>• The location and name of the waste facility that the waste is transferred to</li><li>• The vehicle registration and the name of the waste contractor's company</li><li>• Disposal dockets</li></ul>   | 16/10/2020 Observation:<br>- The site is sealed. Some soil was noted in a waste bin onsite from a shallow utility trench recently excavated.<br>- Bingo Monthly Waste Reports.   | Recommendation: During the site inspection 16/10/2020 soil in skip bin to be disposed. It is expected that this will be reflected in the waste report in the future and will be assessed as part of the next Audit. All soil must be appropriately classified (NSW EPA 2014) prior to disposal. |                   |               |               |
| 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).   | 20/10/2020 Record: TTPA (March 2020), 'Construction Pedestrian and Traffic Management Plan', Proposed Mixed Use Development, 6 Hassall Street, Parramatta, Ref 026/2020, Issue 2.<br><br>The plan indicates that a tool drop off and storage is located at 12 Hassall Street. As part of the induction the plan is required to be read and understood by site workers.   |   |                   |               |               |

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|         |          |                              |          |  |  |  |  |                   |               |               |
| Z148    | CTMP     | 4.3                          | Traffic  | Construction hours                       | <p>The approved hours of construction activity will be:</p> <p>7.00am – 5.00pm Monday to Friday</p> <p>8.00am – 5.00pm Saturday</p> <p>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>   | 6/11/2020: RCC states that no incident and none of the Notice to Furnish request from DPI is associated with work in public road.  |  |                   |               |               |
| 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>   | <p>Reviewed as part of First Audit.</p> <p>24/4/2020: Sighted an official receipt from the City of Parramatta for Work Zone Approval F (Ref 487) dated 28 February 2020.</p>   |  |                   |               |               |
| Z150    | CTMP     | 5.0                          | Traffic  | Construction traffic management planning | <ul style="list-style-type: none"> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> <li>- 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.</li> </ul> | <p>20/10/2020 Record Sighted:</p> <ul style="list-style-type: none"> <li>- RCC site induction slides.</li> </ul> <p>16/10/2020 Observation:</p> <ul style="list-style-type: none"> <li>- No trucks queuing on Hassall Street outside construction zone.</li> <li>- The site is sealed.</li> <li>- Traffic controllers observed.</li> </ul> |  |                   |               |               |

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| Z151   | CTMP     | 5.10                         | Traffic  | Traffic Guidance Scheme                 | - Construction vehicle activity, including the loading/ unloading of trucks to be conducted within the work site and the designated works zone on Hassall Street<br>- Accredited traffic controller to manage pedestrian and control activity on the access off Hassall Street.<br>- The movement of trucks to/ from the works zone will be under normal traffic conditions.<br>- Pedestrians and all passing vehicles (including buses) will maintain priority at all times<br>- 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<br>- Pedestrians to be guided around the vicinity via existing footpaths, with appropriate sight lines maintained<br>- Pedestrian safety will be ensured by the erection of Class B hoarding over the footpath on Hassall Street<br>- All signage will be clean, clearly visible and not obscured.   | Reviewed as part of First Audit:<br>5/5/2020: Sighted letter address to John Carusi of D&D Group Traffic Management from RMS informing of their valid Category G Provision of Traffic Control registration valid until 23 August 2020.<br><br>16/10/2020 Observation:<br>- No traffic congestion was observed, pathways were not blocked and hoarding present along the Hassall Street boundary.<br><br>6/11/2020: Record Sighted" TfNSW Registration of Contractors under Category G of TfNSW Registration Scheme (expiry 23 August 2023).   |  |                   |               |               |
| 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.   | 6/11/2020: Record Sighted: Correspondence provided in previous IEA. RCC correspondence states that there has been no overlap since last Audit.  | Recommendation: Evidence of ongoing consultation will be reviewed within next IEA. |                   |               |               |
| 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.  | 21/10/2020 Record Sighted:<br>- RCC 19.0 Traffic Control Checklists dated 11 July, 8 August, and 5 September 2020. Each reports provides daily records.   |  |                   |               |               |
| Construction Noise and Vibration Management Plan |          |                              |          |   |  |   |  |                   |               |               |
| Z154   | CNVMP    | 4.6                          | Noise    | Construction noise management           | 1. All plant and equipment are to be maintained such that they are in good working order.<br>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.<br>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.<br>4. The use of percussive and concrete sawing should be undertaken behind a closed façade when possible.<br>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.<br>6. Where possible any excavation to be undertaken on the site is to include ripping of material where possible.<br>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.<br>- 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.<br>- 20048_090320_CNVMP_BW_R0 18<br>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. | 16/10/2020 Observation:<br>- No excessive noise or vibration noted. Works on the basement and ground floor are conducted behind hoarding.<br>- Noise barriers erected along the eastern boundary of the site.<br><br>20/10/2020 Record Sighted:<br>- RCC Plant and Equipment Register indicating what plant is currently on-site and what was previously used on-site, description of plant, item identification number, item registration number, inspection frequency, last inspection date, next inspection date, date on-site, RCC Checklist completed.<br>- Pace Cranes Inspection Report for Jekko: SPX1275CDM, Serial No: AMC3124, date of service 16/07/2020.<br>- RCC Plant/Equipment Induction Checklist for Skyjack (Sticker No: 12133) Serial No: 14012835.<br>- Complaint register - no complaints related to noise reported.<br>- 6 HSL Newsletter for Quarter 1 and Quarter 2 of 2020. |  |                   |               |               |
| Z155   | CNVMP    | 4.7                          | Noise    | Construction vibration impacts          | In the event excavation is required on the site including removal of stone, the following management technique should be included in the excavation methodology:<br>• 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.  | 15/10/2020 Record Sighted:<br>- RCC email confirming that rock cutting was completed as part of the early works and is not part of the current phase of construction.<br>16/10/2020 Observation:<br>- Basement level was present. No more rock cutting proposed.  |  |                   |               |               |

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| Z156                               | CNVMP    | 4.8                          | Noise        | Noise and vibration monitoring | 1. Noise – Attended noise level measurements of typical demolition, excavation and construction activities should be undertaken at site.<br>Attended construction noise surveys of the site and surrounding impacts on neighbours should be undertaken during the following as a minimum:<br>a. Start of Demolition<br>b. Commencement of any rock breaking or sawing on the site.<br>c. Periodically during the construction period.<br>d. In response to any ongoing complaints received from neighbours.<br>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:<br>a. Commencement of rock breaking on the site.<br>b. Commencement of pilling on the site. | 15/10/2020 Record Sighted:<br>-Email from RCC stating that this is not relevant to the current works and relates to early works.<br><br>15/10/2020 Record Sighted:<br>- White Noise Acoustics (2/7/2020) 'Construction Noise Testing Report - 2-6 Hassall Street, Parramatta indicating exceedances of the Interim Construction Noise Guideline (DECC, 2009) management noise levels opposite Hassall Street during concrete pouring activity, although White Noise Acoustics also states that background noise was also present from other construction activities around the site.<br><br>16/10/2020 Observation:<br>- There is no more excavation or rock breaking occurring on-site.   | While there is exceedance of the noise management levels during concrete pouring , however White Noise Acoustics also states that background noise was also present from other construction activities around the site and the activity (concrete pouring). Additionally, a noise barrier has been installed to mitigate the issue. During the site inspection the construction noise did not appear to be excessive. |                   |               |               |
| Z157                               | CNVMP    | 5                            | Consultation |                                | The community interaction and notification are required to include the following:<br>1. Notification of the proposed works to be undertaken on the site and the periods when works will be conducted.<br>2. Details of the relevant site representative where complaints can be registered.<br>3. Details of the methodology to respond to complaints raised from the surrounding receivers.<br>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.  | This was completed as part of the first Audit<br><br>24/4/2020: Sighted RCC (7 February 2020), 'Community Consultation and Engagement Plan', 6 Hassall Street Parramatta 1193.<br><br>Register of complaints is available on the project website <https://www.6hsl.com/>. Complaints can be lodged on the website.<br><br>Sighted 4 E-mails<br>* '6 Hassall Street - Works Zone' dated 5 March 2020. filed as 56 Station Street, Parramatta delivered to 'James'.<br>* '6 Hassall Street - Works Zone' dated 5 March 2020. filed as 60 Station Street, Parramatta delivered to 'Jose Rodrigues'.<br>*6 Hassall Street - Works Zone' dated 5 March 2020. filed as CBC - 7 Hassall Street, Parramatta delivered to 'Phillip Lee'.<br>* '6 Hassall Street - Works Zone' dated 5 March 2020. filed as Schichida - 7 ?Hassall Street, Parramatta, delivered to 'Shabnam Hashemi'.<br>*6 Hassall Street - Works Zone' dated 5 March 2020. filed as TMC & SCO of TfNSW - Stakeholder Correspondence, delivered to 'Frankie Passarelli'.<br><br>16/10/2020: Contact details of Site Manager are provided on site hoarding. |   |                   |               |               |
| Construction Waste Management Plan |          |                              |              |                                |   |  |   |                   |               |               |



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| Z158    | CWMP     | -                            | Waste    | Servicing arrangements, Waste classification of demolition, excavation and construction material | <p>A Waste Data File must be maintained on-site and all entries are to include:</p> <ul style="list-style-type: none"><li>• The classification of the waste</li><li>• The time and date of material removed</li><li>• A description of and the volume of waste collected</li><li>• The location and name of the waste facility that the waste is transferred to</li><li>• The vehicle registration and the name of the waste contractor's company</li><li>• Disposal dockets</li></ul> <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"><li>• 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</li><li>• ENM must be classified in accordance with Excavated Natural Material Order 2014. The waste classification certificates must be provided to the receiving facility.</li><li>• Disposal dockets (for non VENM/ENM) from landfill must be provided. Material tracking/dockets must be provided for VENM/ENM.</li></ul> <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 and was found to be compliant.  |  |                   |               |               |
| Z159    | CWMP     | -                            | Waste    | Waste management strategies  | <ul style="list-style-type: none"><li>- Use the avoid, reuse, reduce, recycle principles - builder &amp; waste contractor</li><li>- Minimisation of recurring packaging materials - sub-contractors</li><li>- Returning packaging to the supplier - builder &amp; sub-contractor</li><li>- Separation of recycling of materials off site - waste contractor</li><li>- Audit &amp; monitor the correct usage of bins - builder &amp; waste contractor</li><li>- Audit and monitor the Waste Contractor - builder</li></ul>  | <p>16/10/2020 Record Sighted:</p> <ul style="list-style-type: none"><li>- Bingo Monthly Waste Report - Richard Crookes - Hassall St, PARRAMATTA which includes waste data for months Jan-2020 - August 2020.</li><li>- EcCell Construction Waste Management Plan - Western Sydney Campus Audit dated 13 October 2020 which reviews the way waste is managed on-site with a focus on the hierarchy of waste and waste objectives for the site.</li></ul> | It is recommended that the monthly waste audit make commentary on whether the waste objectives of the project are on target. |                   |               |               |



