



INDEPENDENT AUDIT NO. 4 – AUDIT REPORT

POWERHOUSE PARRAMATTA – SSD 10416

MAY 2022

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Author name	Annabelle Tungol	Reviewer / approver name	Ricardo Prieto-Curiel
Author position	Lead Auditor	Review position	Reviewer
Author signature		Reviewer / approver signature	
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Prepared for:

Lendlease
 Level 14, Tower Three, International Towers,
 Exchange Place, 300 Barangaroo Ave,
 Barangaroo, NSW, 2000

Prepared by:

WolfPeak Pty Ltd

T: 1800 979 716

W: www.wolfpeak.com.au

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EXECUTIVE SUMMARY

Infrastructure NSW (INSW) are responsible for the delivery of the Powerhouse Parramatta (the Project). The Project will establish seven large exhibition spaces that will provide more access to the half a million objects in the Powerhouse Collection.

Consent for the Project was granted in State Significant Development (SSD) 10416 by the Minister for Planning and Public Spaces on the 11 February 2021, subject to a number of Conditions of Consent (CoC). Modification 1 of SSD 10416 was approved by Minister for Planning's delegate on 17 August 2022 to expand the rooftop pavilion of the Eastern Building, partially demolish St Georges Terrace, fit-out and adaptively re-use St Georges Terrace, and to amend the timing of the Heritage Interpretation Plan.

Construction of the Project has been staged as follows:

- Early Works – comprising demolition of existing structures on the site, tree removal, services diversions, archaeological testing and remediation. Early Works and Liberty Grove works were completed in late 2021 and do not form part of this Independent Audit. Refer to the second Audit Report for details on those works.
- Willow Grove – comprising the deconstruction of Willow Grove and storage of the fabric. Note that this stage was undertaken concurrently with the Early Works.
- Main Works – comprising the construction of the museum and the landscape following completion of both Early Works and Willow Grove, including bulk excavation beyond any excavation for remediation or archaeology (and any archaeological works, if required).

Lendlease have been engaged by INSW to complete Main Works. Main Works commenced in February 2022. Works conducted to date include investigations, services, remediation and foundation works. Progress continues at the Powerhouse Parramatta construction site, with major pieces of work completed in the last quarter including, three tower cranes fully commissioned and in use on site, stormwater diversions in Dirrabarri Lane, and first steel, the blast columns installation on site.

The objective of this Independent Audit, the fourth on the Project to date, was to satisfy SSD 10416 Schedule 2, CoC A36. CoC A36 – A41 of Schedule 2 of SSD 10416 set out the requirements for undertaking this Independent Audit. The CoCs give effect to the Department of Planning, Industry and Environment (the Department) 2020 document entitled Independent Audit Guideline Post Approval Requirements (IAPAR). The IAPAR sets out the scope, methodology and reporting requirements for this Independent Audit. This Independent Audit sought to verify compliance with the relevant construction SSD CoCs and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

This Audit Report presents the findings from the fourth Independent Audit on the Project covering Main Works from November 2022 to March 2023 inclusive (the 'audit period').

Overall, this 4th independent audit of SSD 10416 showed that generally Lendlease satisfactorily complied with the SSD CoCs and with the implementation of required mitigation measures (i.e., remediation, erosion and sedimentation controls, noise and vibration, traffic management, heritage management and air quality). Though there were some non-compliances raised in the audit, these

were mostly administrative in nature and there was no potential harm to the environment and community. There were no incidents raised during this audit period and only one complaint was raised within the past six months.

Summary of Audit findings

Detailed findings are presented in Section 3 and Appendix A. In summary:

- There was a total of 189 conditions of consent (CoC) assessed.
- Seventy-three (73) CoCs were compliant.
- One hundred ten (110) CoCs were not triggered; and
- Six (6) non-compliances were raised against the following administrative conditions:
 - A30 – The CEMP and subplans were not reviewed and/or updated within three months from the approval of SSD 10416 Modification 1 and the Department was not notified in writing that the review has been conducted.
 - A39 – Lendlease reviewed the third audit report, submitted both the report and the response to the Certifier and Planning Secretary, however, the close out for the issues raised on C37 and D18 were not conducted within the timeframes noted in the Lendlease response. Lendlease must respond to the recommendations raised during the independent audit within the reported timeframes.
 - C26 - The structural works had commenced, however, there was no evidence sighted that notification of the commencement of this work was provided to the Department within 48 hours.
 - C28 - The Applicant's responses to the recommendations in the third audit report were not posted on the website.
 - C37 - The non-compliance raised on C37 during the previous audit (IA3) was not addressed, wherein the CNVMSP does not describe any consultation undertaken with affected properties to develop the noise mitigation strategies as required by C37(f).
 - D18 - The observation raised on D18 during the previous audit (IA3) was not addressed, wherein the CNVMSP was not updated to incorporate the respite requirement of D18 into the processes for managing high noise impact.
- Based on the above findings, it is recommended for Lendlease to develop a process or a register to track their compliances against the SSD requirements to ensure that they adhere with all the administrative requirements and prevent the reoccurrence of non-compliances.

The Auditor would like to thank the auditees from INSW and Lendlease for their high level of organisation, cooperation and assistance during the Independent Audit.

1. INTRODUCTION

1.1 Project overview

Infrastructure NSW (INSW) are responsible for the delivery of the Powerhouse Parramatta (the Project). Consent for the Project was granted in State Significant Development (SSD) 10416 by the Minister for Planning and Public Spaces on 11 February 2021, and modified on the 17 August 2022 (Mod 1) by the Minister of Planning's delegate, subject to a number of Conditions of Consent (CoC).

The site is centrally located in the Parramatta CBD on the bank of the Parramatta River, 30B, 34, 36-38, 40, 42 and 44-54 Phillip Street. The site covers an area of 19,438 m² and is bound by Phillip Street to the south, Wilde Avenue to the east, Parramatta River to the north and 330-338 Church Street to the west. The site also wraps around the side and rear boundaries of 30 Phillip Street and a narrow portion of the site extends along the Parramatta River foreshore to Church Street / Lennox Bridge. The site location is presented in Figure 1.

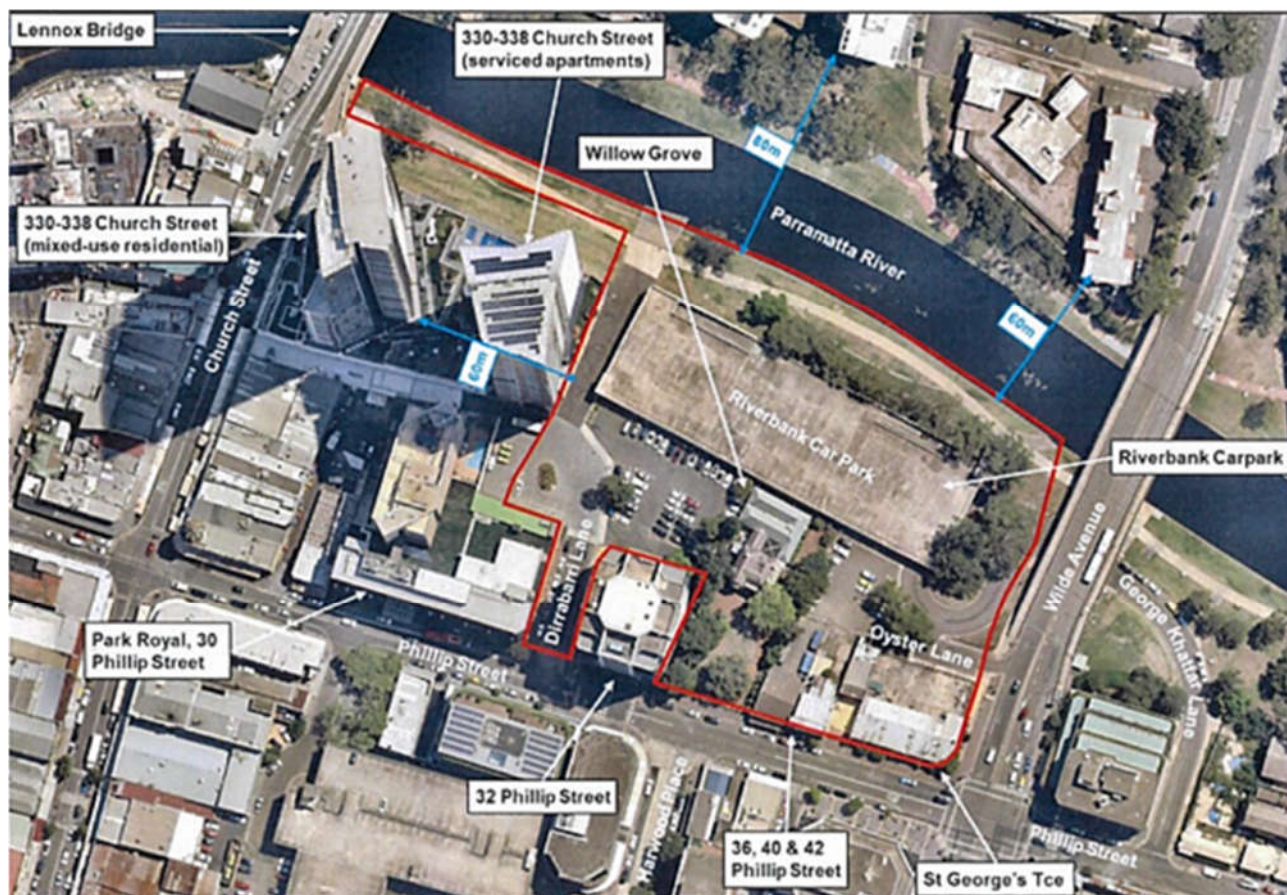


Figure 1: The Powerhouse Parramatta site (Source: Powerhouse Parramatta (SSD 10416) Assessment Report, Department, 2021)

Powerhouse Parramatta will establish seven large exhibition spaces that will provide more access to the half a million objects in the Powerhouse Collection. The Project comprises:

- removal of existing buildings and trees, relocation of Willow Grove and retention of St George's Terrace
- construction of two buildings up to RL 79.2 m, with a gross floor area of 24,516 m² for museum and ancillary uses, being:
 - seven major public presentation spaces, studios, library and collaboration spaces
 - 30 serviced apartments and a dormitory with 56 beds for students and five for teachers
 - commercial kitchen, retail spaces, outdoor dining areas and other ancillary spaces
- vehicle servicing, coach pick-up/drop-off facilities, bicycle parking and road amendments; and
- public domain improvement including publicly accessible open spaces, landscaping and creation of a through-site link.

Buildings

The Western Building has a maximum height RL 79.2 m (approximately 75.7 m above ground), north-south orientation with its shortest side fronting Phillip Street. It includes a retail unit at ground floor level fronting Parramatta River and serviced apartments on the top floor.

The Eastern Building has a maximum height RL 60.8 m (approximately 57.3 m above ground), an east-west orientation, with its longest side fronting Phillip Street. It contains a dormitory on mid-floors and a large roof terrace with pavilion on the top floor.

Both buildings frame the southern and western sides of presentation space, open space and are separated by the Civic Link. The buildings are connected at upper levels by a 11.5 m wide bridge-link (over three floors) over Civic Link.

Undercroft

An undercroft, located beneath the northern half of the Western Building and Civic Link and the Presentation Space 1 open space, has a floor to ceiling height of approximately 4 m and a depth ranging between 25 m to 40 m. The undercroft enables the conveyance of floodwaters, flowing from the open northern and western sides of the undercroft, beneath the development and exiting from the eastern side of the undercroft next to Wilde Avenue bridge. The undercroft is also proposed to be occasionally used when safe to do so.

Landscaping, open space and public domain works

The proposal includes:

- the Presentation Space 1 open space terrace – comprising a lawn area with tree planting, lightwells and a lift located above the undercroft area on the northern side of the Eastern Building
- the Lawn Embankment – comprising a sloped lawn embankment rising from the river edge to meet the northern boundary of the Presentation Space 1 terrace and including landscaping.
- the river Lawn – comprising a lawn area at river level located with landscaping between the northern side of the Western Building and the river.

- the northern portion of Civic Link within the site – comprising a pedestrianised continuation of Horwood Place through the site and between the Eastern and Western Buildings before terminating at the river.
- the Phillip Street Plaza – comprising an urban plaza with landscaping located between the southern side of the Eastern Building and Phillip Street and west of St Georges Terrace.

The main features of the Project are presented in Figures 2 – 5.

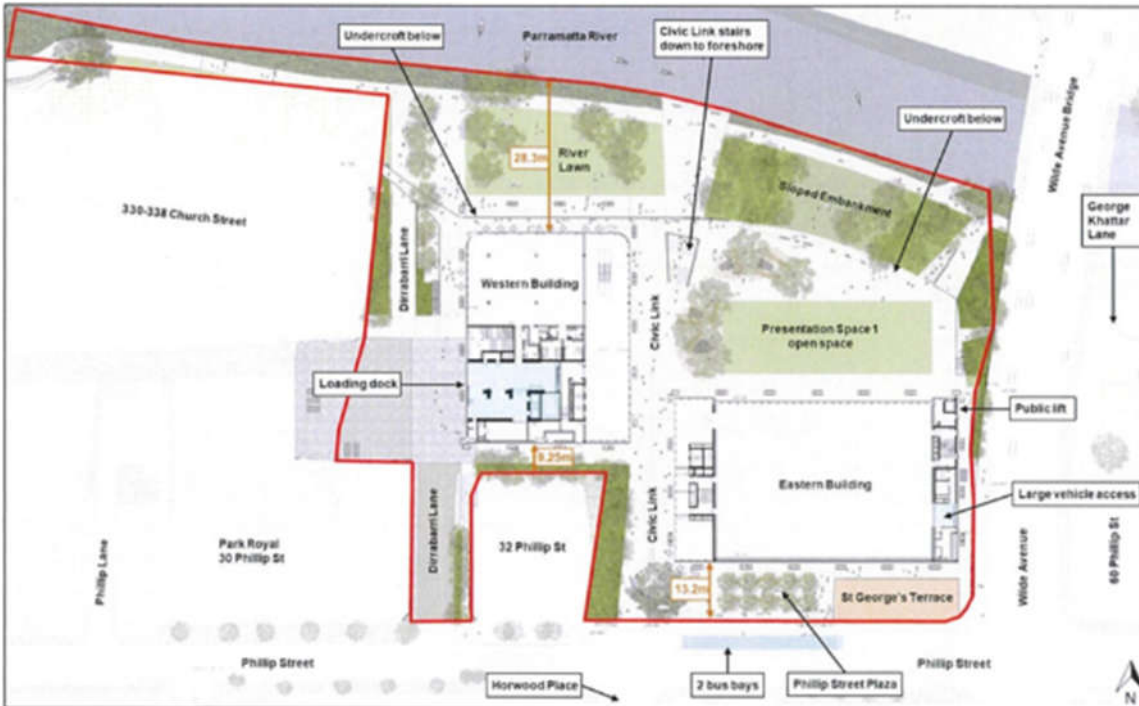


Figure 2: Proposed ground floor layout and key features (Source: Project RtS as modified by Powerhouse Parramatta (SSD 10416) Assessment Report, Department, 2021)

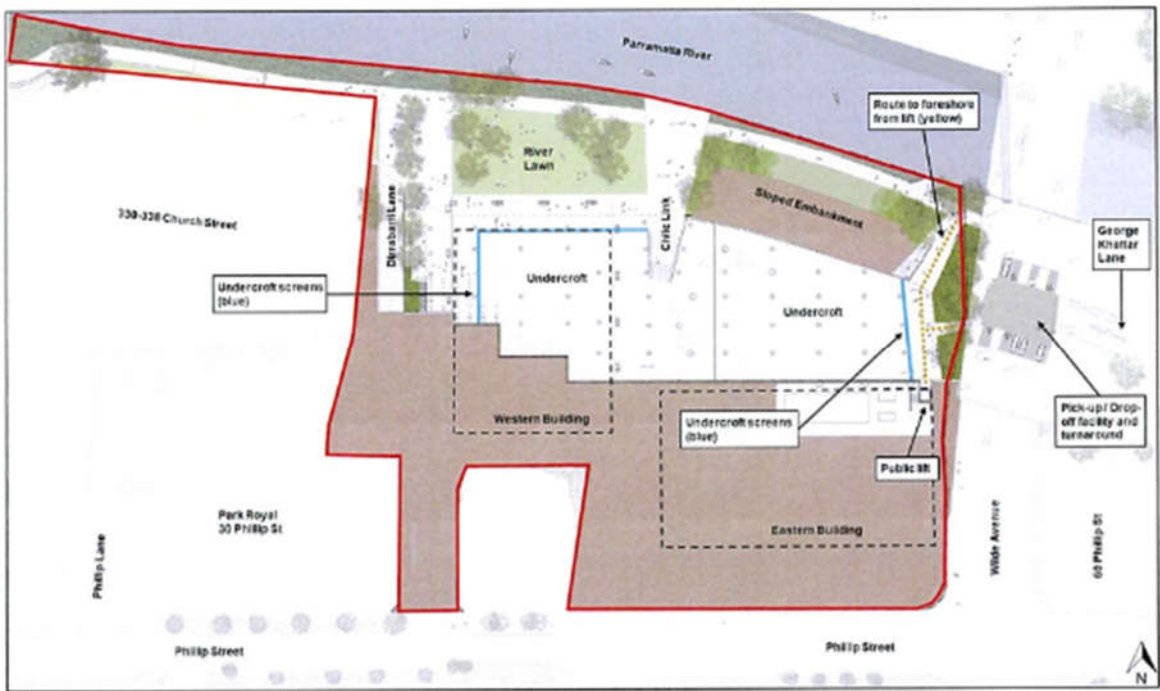


Figure 3: Proposed lower ground floor and undercroft layout and key features (Source: Project RtS as modified by Powerhouse Parramatta (SSD 10416) Assessment Report, Department, 2021)

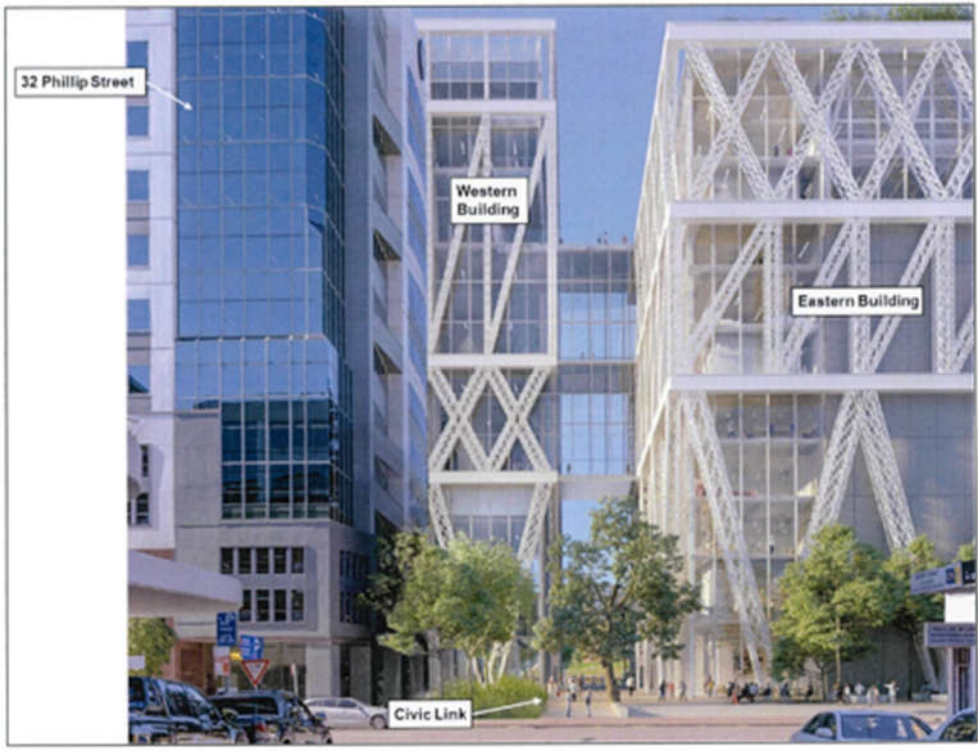


Figure 4: Perspective looking north along Horwood Place towards the Civic Link (Source: Project RtS)



Figure 5: Perspective looking south-west towards the sloped embankment, Presentation Space 1 open space and the Eastern and Western Buildings (Source: Project RtS).

Construction of the Project has been staged as follows:

- Early Works – comprising demolition of existing structures on the site, tree removal, services diversions, archaeological testing and remediation.
- Willow Grove Works – comprising the deconstruction of Willow Grove and storage of the fabric. Note these works were undertaken concurrently with the Early Works.
- Main Works – comprising the construction of the museum and the landscape following completion of both Early and Willow Grove Works, including bulk excavation beyond any excavation for remediation or archaeology (and any archaeological works, if required).

On 16 February 2021 INSW submitted a Staging Certification Matrix to the Department which outlined the timing by which each CoC will be triggered, in line with the staging approach above. On 17 February 2021 the Department approved the Matrix.

Early Works and Willow Grove works were completed in late 2021 and do not form part of this Independent Audit. Refer to the second Audit Report for details on those works.

Lendlease have been engaged by INSW to complete Main Works. Main Works commenced in February 2022. Works conducted to date include investigations, services, remediation and foundation works.

SSD 10416 MOD 1 was approved on 17 August 2022 with the modifications to:

- expand the rooftop pavilion of the Eastern Building
- partially demolish St Georges Terrace
- fit-out and adaptively re-use St Georges Terrace
- amend the timing of the Heritage Interpretation Plan.

1.2 Approval requirements

Conditions of Consent (CoC) A36 – A41 of Schedule 2 of SSD 10416 set out the requirements for undertaking Independent Audits. The CoCs give effect to the Department of Planning, Industry and Environment (the Department) 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR).

1.3 The audit teams.

In accordance with Schedule 2, CoC A36 and Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and appointed by the Planning Secretary. The Lead Auditor was approved by the Department on 21 July 2022. The approval is presented in Appendix B.

The approved Lead Auditor:

- Annabelle Tungol (Audit Lead): Bachelor of Science in Chemical Engineering, Exemplar Global Certified Lead Environmental Auditor (Certificate No 119536).

1.4 The audit objectives

The objective of this Independent Audit is to satisfy SSD 10416 Schedule 2, CoC A36. CoC A36 states:

Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).

The IAPAR sets out the scope, methodology and reporting requirements for Independent Audit.

This Independent Audit seeks to fulfill the requirements of CoC A36, verify compliance with the relevant CoCs and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

1.5 Audit scope

This Audit Report presents the findings from the third Independent Audit on the Project covering Main Works from November 2022 to March 2023 inclusive (the 'audit period').

The scope of the Independent Audit comprises:

- an assessment of compliance with:
 - all conditions of consent applicable to the phase of the development that is being audited.
 - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and
 - all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997.
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
 - actual impacts compared to predicted impacts documented in the environmental impact assessment.
 - the physical extent of the development in comparison with the approved boundary
 - incidents, non-compliances and complaints that occurred or were made during the audit period.
 - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and
 - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee (if there is one)

for the Project), on the environmental performance of the project during the audit period.

- the status of implementation of previous Independent Audit findings, recommendations and actions (if any)
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

2. AUDIT METHODOLOGY

2.1 Audit process

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR.

2.2 Audit process detail

2.2.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the auditee.
- Confirm the audit team.
- Confirm the audit purpose, scope and criteria.

WolfPeak consulted with the Department on 10 March 2023 to obtain their input into the scope of the Independent Audit in accordance with Section 3.2 of the IAPAR. The Department responded to the consultation request on 15 March 2023 with a request to consult with City of Parramatta Council. The Council was consulted on 3 April and responded on 18 April 2023. The consultation records are presented in Appendix C.

2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the Independent Audit.

The primary documents reviewed prior to and after the site visit are as follows:

- *The Environmental Impact Statement, Powerhouse Parramatta*, Ethos Urban, 2 June 2020, (the EIS).
- *Response to Submissions and Amended Proposal, Powerhouse Parramatta*, Ethos Urban, 8 October 2020, (the RtS).
- Development Consent SSD 10416, 11 February 2021 (the Consent).
- *Response to Further Agency and Organisation Submissions Powerhouse Parramatta – SSD 10416*, Ethos Urban, 30 November 2020 (the SRtS).
- The Parramatta Powerhouse Museum Main Works Construction Environment Management plan (CEMP), prepared by Lendlease, Rev 2, 14 January 2022
- Construction Traffic and Pedestrian Management Plan, JMT Consulting, 23 November 2021 (the CTPMSP).
- Powerhouse Museum Parramatta Construction Noise and Vibration Management Plan, PWNA, 8 December 2021 (the CNVMSP).

- Construction Soil and Water Management Plan, Arup, 12 January 2022 (the CSWMSP).
- Construction Flood Emergency Response Sub-plan, forms Section 5 of the CSWMSP, Arup, 12 January 2022.
- Asbestos Clearance Reports (November 2022 to January 2023)
- Air Quality Monitoring Reports (November 2022 to January 2023)
- Material Tracking Register January 2023

2.2.3 Site personnel involvement

The following personnel participated in the Independent Audit.

A virtual audit consisting of interviews with Project personnel and a review of Project documentation was conducted on 17 March 2023.

The names of personnel interviewed during the audit are provided in Table 1.

Table 1: Name and position of personnel interviewed during the audit.

Name	Position	Company
Angus Morten	Construction Manager	Lendlease
Jim Tsakoz	EHS Manager	Lendlease

2.2.4 Meetings

Opening (17 March 2023) and closing (4 April 2023) meetings were held with the Auditor and Project personnel.

During the opening meeting the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed. At the closing meeting, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

2.2.5 Interviews

The Auditor conducted interviews on 4 April 2023 and during the site inspection with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request.

2.2.6 Site inspection

The on-site audit activities took place on 17 March 2023. The on-site audit activities included an inspection of the entire site and work activities. Photos are presented in Appendix D.

2.2.7 Document review

The Independent Audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are included within Appendix A.

2.2.8 Generating audit findings

Independent Audit findings were based on verifiable evidence. The evidence included:

- relevant records, documents and reports
- interviews of relevant site personnel
- photographs
- figures and plans; and
- site inspections of relevant locations, activities and processes.

2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors from Table 2 of the IAPAR.

Table 2 Compliance Status descriptors

Status	Description
Compliant	The Auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant	The Auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

2.2.10 Evaluation of post audit approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate.
- have been implemented in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any).

The adequacy of post approval documents was determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document; or
- whether there are any opportunities for improvement.

2.2.11 Completing the audit

The Independent Audit Report was distributed to the Proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

3. AUDIT FINDINGS

3.1 Approvals and documents audited, and evidence sighted.

The documents audited comprised all the conditions from Schedule 2 of SSD 10416 Mod-1 applicable to the works being undertake, and selected mitigation measures and commitments from the following plans:

- The Parramatta Powerhouse Museum Main Works Construction Environment Management plan (CEMP), prepared by Lendlease, Rev 2, 14 January 2022
- Construction Traffic and Pedestrian Management Plan, JMT Consulting, 23 November 2021 (the CTPMSP).
- Powerhouse Museum Parramatta Construction Noise and Vibration Management Plan, PWNA, 8 December 2021 (the CNVMSP).
- Construction Soil and Water Management Plan, Arup, 12 January 2022 (the CSWMSP).
- Construction Flood Emergency Response Sub-plan, forms Section 5 of the CSWMSP, Arup, 12 January 2022.

The evidence sighted against each requirement is detailed within Appendix A and Appendix D Photos.

3.2 Non-compliance, Observations and Actions

This section, including Tables 3 and 4, presents the non-compliance and recommendations from the previous and this Independent Audits. Actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendix A. Detailed findings are presented in Section 3 and Appendix A.

In summary:

- There was a total of 189 conditions of consent (CoC) assessed.
- Seventy-three (73) CoCs were compliant.
- One hundred ten (110) CoCs were not triggered; and
- Six (6) non-compliances were raised against the following administrative conditions.

Table 3 Status on open findings from the Previous Independent Audits (September 2022)

Item	Ref.	Type	Details of item	Recommended or completed actions	By whom and by when	Status
IA3_1	A27	Non-compliance	<p>Requirement: <i>The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major project's portal within seven days after they identify any non-compliance.</i></p> <p>Non-compliance: The lateness of the undertaking of the third Independent Audit (non-compliance with A36) was not notified through the major project's portal.</p>	Notification of non-compliance through the portal was submitted. This non-compliance IA3_1 is now closed.	Email, Lendlease to DPE, 10/10/22 (notice of non-compliance with A36)	Closed
IA3_2	A28	Non-compliance	<p>Requirement: <i>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.</i></p> <p>Non-compliance: The notification of the lateness of the undertaking of the third Independent Audit (non-compliance with A36) did not contain the information required by condition A28.</p>	Notification of non-compliance through the portal was submitted contains the information as per this condition. This non-compliance IA3_2 is now closed.	Email, Lendlease to DPE, 10/10/22 (notice of non-compliance with A36)	Closed
IA3_4	C37	Non-compliance	<p>Requirement: <i>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</i></p> <ul style="list-style-type: none"> (a) <i>be prepared by a suitably qualified and experienced noise expert.</i> (b) <i>incorporate recommendations of the noise report titled 'Noise and Vibration Impact Assessment' Issue 02, prepared by ARUP and dated 22 April 2020- as amended by letter 'Powerhouse Parramatta SSDA Acoustic Response Submissions' prepared by ARUP and dated 26 August 2020.</i> (c) <i>describe procedures for achieving noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009).</i> (d) <i>hours of construction in accordance with Conditions D5 to D8.</i> (e) <i>outline how noise and vibration impacts would be monitored during construction.</i> (f) <i>describe any consultation undertaken with affected properties to develop the noise mitigation strategies.</i> (g) <i>describe the measures to be implemented to manage high noise generating works, in close proximity to sensitive receivers.</i> (h) <i>include a complaints management system that would be implemented for the duration of the construction; and</i> (i) <i>include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition C34.</i> <p>Non-compliance: The CNVMSP does not describe any consultation undertaken with affected properties to develop the noise mitigation strategies as required by C37(f).</p>	Refer to the following Table 4 this will be remain non-compliant as IA4_05.	Lendlease 31/12/22	Open
IA3_6	D18	Observation	<p>Requirement: <i>The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.</i></p> <p>Observation: Whilst the condition is referenced in the CNVMSP, the CNVMSP has not incorporated this respite requirement into its processes for managing high noise.</p>	<p>Update CNVMSP to incorporate this requirement into the processes for managing high noise.</p> <p>This now elevated to non-Compliant refer to Table 4 as IA4_06</p>	Lendlease 31/12/22	Open

Table 4 Findings from the 4th Independent Audit (March 2023)

Item	Ref. SSD Condition	Type	Details of item	Recommended or completed actions	By whom and by when	Status
IA4_01	A30	Non-Compliant	<p>Within three months of:</p> <p>(a) the submission of a compliance report under Condition A33.</p> <p>(b) the submission of an incident report under Conditions A25 and A26.</p> <p>(c) the approval of any modification of the conditions of this consent; or</p> <p>(d) the issue of a direction of the Planning Secretary under Condition A2 which requires a review,</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.</p>	<p>Non-compliant IA4_01:</p> <p>The strategies, plans and programs required under this consent, including CEMP and subplans, were not reviewed within three months of:</p> <p>(c) the approval of any modification of the conditions of this consent. The SSD-10416 MOD 1 was approved 17/08/22.</p> <p>Recommendation:</p> <p>The CEMP and subplans must be reviewed and notify the Department in writing that the review is being carried out within three months of this audit.</p>	Lendlease and within 3 months from this audit.	Open
IA4_02	A39	Non-Compliant	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:</p> <p>(a) review and respond to each Independent Audit Report prepared under Condition A36 of this consent.</p> <p>(b) submit the response to the Planning Secretary and the Certifier; and</p> <p>(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.</p>	<p>Non-Compliant IA4_02:</p> <p>The proponent reviewed the third audit report, submitted both the report and the response to the Certifier and Planning Secretary, however, the close out for the Observation IA3_6 under D18 was not conducted within the timeframe as noted in the Lendlease response.</p> <p>Recommendation:</p> <p>Lendlease must adhere to response to the findings raised during the conduct of independent audit within the timeframe stipulated in the Response to Audit Recommendations (RAR).</p>	Lendlease must adhere to response to the findings raised during the conduct of independent audit within the timeframe stipulated in the Response to Audit Recommendations (RAR).	Open
IA4_03	C26	Non-Compliant	<p>If the construction 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.</p>	<p>Non-Compliant IA4_03:</p> <p>The structural works had commenced, however, there was no evidence sighted that notification of the commencement of this work was provided to the Department within 48 hours.</p> <p>Recommendation:</p> <p>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 within the Staging Report.</p>	Lendlease and within 48 hours before commencement of stage of works.	Open

Item	Ref. SSD Condition	Type	Details of item	Recommended or completed actions	By whom and by when	Status
IA4_04	C28	Non-Compliant	<p>At least 48 hours before the commencement of construction (if the requirement is triggered) until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent.</p> <p>(ii) all current statutory approvals for the development.</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent.</p> <p>(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.</p> <p>(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.</p> <p>(vi) a summary of the current stage and progress of the development.</p> <p>(vii) contact details to enquire about the development or to make a complaint.</p> <p>(viii) complaints register, updated monthly.</p> <p>(ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report.</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>Non-Compliant IA4_04: The Applicant's response to the recommendations on the 3rd audit report was not posted on the website.</p> <p>Recommendation: Lendlease to ensure that all required documents are posted on the project website.</p>	Lendlease and as soon as possible	Open

Item	Ref. SSD Condition	Type	Details of item	Recommended or completed actions	By whom and by when	Status
IA4_05	C37	Non-Compliant	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert.</p> <p>(b) incorporate recommendations of the noise report titled 'Noise and Vibration Impact Assessment' Issue 02, prepared by ARUP and dated 22 April 2020- as amended by letter 'Powerhouse Parramatta SSDA Acoustic Response Submissions' prepared by ARUP and dated 26 August 2020.</p> <p>(c) describe procedures for achieving noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009).</p> <p>(d) hours of construction in accordance with Conditions D5 to D8.</p> <p>(e) outline how noise and vibration impacts would be monitored during construction.</p> <p>(f) describe any consultation undertaken with affected properties to develop noise mitigation strategies.</p> <p>(g) describe the measures to be implemented to manage high noise generating works, in close proximity to sensitive receivers.</p> <p>(h) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(i) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition C34</p>	<p>Non-compliant IA4_05 (from IA3): The CNVMSP does not describe any consultation undertaken with affected properties to develop the noise mitigation strategies as required by C37(f).</p> <p>Recommendation: The CNVMSP must be updated to describe any consultation undertaken with affected properties to develop the noise mitigation strategies as per condition C37 (f) requirement.</p>	Lendlease and within 3 months from this audit	Open
IA4_06	D18	Non-Compliant	<p>The Applicant must ensure that any work generating high noise impact (i.e. work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1 hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.</p>	<p>Non-Compliant IA4_06: The observation raised on D18 during the previous audit (IA3) was not addressed, wherein the CNVMSP was not updated to incorporate the respite requirement of D18 into the processes for managing high noise impact.</p> <p>Recommendation: Lendlease to update the CNVMSP.</p>	Lendlease and within 3 months from this audit	Open
IA4_07	SSD 10416	Recommendation	Compliance to SSD 10416 administrative requirements	<p>Recommendation: Based on the above findings, it is recommended for Lendlease to develop a process or a register to track their compliances against the SSD requirements to ensure that they adhere with all the administrative requirements and prevent the reoccurrence of non-compliances.</p>	Infrastructure NSW and Lendlease within 3 months from this audit.	Open

3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents

The adequacy of post approval documents must be determined on the basis of whether:

- There are any non-compliance resulting from the implementation of the document.
- Whether there are any opportunities for improvement.

A review was conducted of the Main Works CEMP and Sub-plans. The Auditor considers the documents to be adequate for the works being undertaken, noting the non-compliances and observations identified Section 3.2.

Overall, the CEMP and its sub-plans were implemented, however, regular updating and reviewing of the plans must be notified to the Department. Lendlease to ensure that the management plans are reviewed within three months from any modifications of SSD 10416 or otherwise in accordance with A30 and should there be revision submission of the plans to Department and Certifier must be conducted and latest revisions must be posted on the website.

Non-compliance was raised on not updating the CNVMP as recommended during the previous audit to include the process on describing any consultation undertaken with affected properties to develop the noise mitigation strategies as required by C37(f) and managing respite period as per condition D18.

3.4 Summary of notices from agencies

To the Auditor’s knowledge no formal notices were issued by the Department during the audit period.

3.5 Consultation and Other matters considered relevant by the Auditor or DPIE

Table 5 presents the results of the consultation, feedback from the Department and other stakeholders. The consultation records are attached in Appendix C.

Table 5: Consultation Results

Stakeholder	Comments	Response to feedback
Department of Planning and Environment (Department)	DPE requested that the audit gives particular consideration to the following:	
	Erosion and sediment control on the development site, including stockpile management.	All the exposed ground was now stabilised and covered with gravel, the stockpiles are compacted and the stockpile near the riverside was covered with geofabric. Silt fence was installed around the perimeter and with the vegetation retained at the riverside to act as extra sediment controls. The runoff water was made to be retained within the site and let it evaporate or treated if required to be

Stakeholder	Comments	Response to feedback
Department of Planning and Environment (Department)		disposed offsite. The pits were covered and no mud tracking on the road.
	The information and documents publicly available on the Powerhouse Parramatta website in accordance with Condition C28 of SSD 10416.	Noncompliant was raised refer to IA4_04 The Applicant's response to the recommendations on the 3rd audit report was not posted on the website and the updated CEMP and subplans must be posted on the website.
	The adequacy of tree protection measures required under Condition D30 of SSD 10416.	The remaining trees were fenced off and protected. See photos in Appendix D.
	Project personnel's knowledge and understanding of consent requirements, including a review of project induction material.	<p>There are two processes of induction that Lendlease provided: one online under Pegaus system and the face-to-face induction. The SSD requirements such the hours of work, parking requirements, erosion and sedimentation controls, asbestos handling, tree protection and heritage management were included in the induction slide.</p> <p>The auditor finds the induction to be robust and as projected on the implementation of site controls,</p>
	The management and tracking of administrative requirements under SSD 10416.	Based on the result of this audit with six (6) administrative non-compliances. The auditor raises IA4_07 Recommendation to develop a process or register to track the applicant compliances against the SSD requirements to ensure that they adhere with all the administrative requirements and prevent the reoccurrence of non-compliances.
City of Parramatta Council	<p>Whilst Council is generally satisfied with the consultation process, given the scope of the conditions. They raised issues on engaging with Lendlease during the construction of the stormwater infrastructure. Their concerns and the proponent's response are captured in the table which was provided as well to the auditor. The Council would like to re-engage the Lendlease team on this if we can. To date Council engagement has been based on an assumption that ownership of these assets will reside with the city.</p> <p>In addition, Council noted that the demolition of the St George Terraces has occurred. Given that demolition has occurred, and works may commence soon, Council are concerned that they have not been consulted on the proposed heritage interpretation of the former terraces. As required by Condition C-16A this</p>	<p>The auditor reached out to Lendlease to respond to Council will all the issues noted.</p> <p>Lendlease also responded to take this matter themselves with Council and DPE directly.</p> <p>This issue will be reviewed thoroughly in the next audit.</p> <p>However, the following were noted by Lendlease to support their claims and initial response to Council.</p> <ul style="list-style-type: none"> Western wall – Advisian, the heritage consultant, advised that the extra section of wall can be removed and re-instated with the demo bricks. Eastern wall – RBG structural engineering advised that the wall is not structurally sound and needed to be removed. <p>The Heritage Interpretation Plan has not yet been developed and Lendlease will consult with Council prior to the finalisation of the HIP.</p>

Stakeholder	Comments	Response to feedback
	<p>must occur prior to commencement of any works, except demolition. Council would appreciate sufficient time to engage properly with INSW on this issue. Council is also concerned that more of the northern and southern wall has been demolished than was approved, screenshot of the demolition plan (to be retained wall highlighted in yellow) and attached recent photos of the western and eastern walls were provided. This noncompliance has been raised with DPE separately.</p>	<p>Any non-compliance mentioned by Council in this issue were not yet covered during this audit.</p>

3.6 Complaints

The Auditor has reviewed the Complaint Register which was posted on the project website and only one complaint (23 March 2023) was raised by resident through City of Parramatta Council with regards to traffic management at Dirrabarri Lane. INSW responded to Council advising that Dirrabarri Lane is under the management of Infrastructure NSW. It was noted that congestion issues within Dirrabarri Lane have been an ongoing issue occurring prior to the Powerhouse site commencing. It was noted that Lendlease does not use the laneway for through traffic. Council was advised that all parties, INSW, Meriton and Lendlease, continue to work collaboratively to appropriately manage this space, including the installation of “No Stopping” and “No Parking” signs, and utilising water bollards and active traffic management.

The project response and the auditor consider that the response to the complaint was adequately handled.

The Complaints Register is available on the Project website.

<https://infrastructure.nsw.gov.au/media/3921/powerhouse-parramatta-complaints-register-mar23.pdf>

3.7 Incidents

The Project has not identified any incidents as defined by the consent. The auditor observes that there appears to have been at least one major flood event during in January 2023 whereby construction water left the premises in large rain events. The Auditor is not able to determine whether this should be considered incident as defined by the consent since the neighbouring area was flooded nor whether any action is being / has been taken by the EPA and the Department in response to the event.

3.8 Actual versus predicted impacts

Predicted impacts are presented in Section 6 of the EIS and Section 5 of the RtS.

Based on the compliance status during the audit period (noting that none of the non-compliances resulted in material impact on the community or environment), the low number and management of

complaints, the lack of incidents, and the observed controls being implemented on site, there is consistency between actual impacts and predicted impacts.

However, there was an issue raised by the City of Parramatta Council on St George heritage wall during consultation on the audit scope, the Auditor is of the view that there might have been a material deviation between predicted impacts and actual impacts on the management of St George heritage wall. However, the auditor cannot conclude at this point, and this will need to be reviewed on the next audit. An ongoing investigation and discussion between Lendlease and Council was noted during this audit. Refer to the above consultation response.

4. CONCLUSIONS

This Audit Report presents the findings from the fourth Independent Audit on the Project covering Main Works from November 2022 and March 2023 inclusive (the 'audit period').

Overall, this 4th independent audit of SSD 10416 showed that generally Lendlease satisfactorily complied with SSD CoCs and with the implementation of required mitigation measures (i.e., remediation, erosion and sedimentation controls, noise and vibration, traffic management, heritage management and air quality). Though there were non-compliances raised but they are mostly administrative in nature and there was no potential harm to the environment and community. There were no incidents raised during this audit period and only one complaint was raised within the past six months.

Out of the 189 conditions, 73 were compliant, 110 were not triggered and six (6) non-compliances were raised against the following administrative conditions:

- A30 – The CEMP and subplans were not reviewed and/or updated within three months from the approval of SSD 10416 Modification 1 and the Department was not notified in writing that the review has been conducted.
- A39 – Lendlease reviewed the third audit report, submitted both the report and the response to the Certifier and Planning Secretary, however, the close out for the issues raised on C37 and D18 were not conducted within the timeframes noted in the Lendlease response. Lendlease must respond to the recommendations raised during the independent audit within the reported timeframe.
- C26 - The structural works had commenced, however, there was no evidence sighted that notification of the commencement of this work was provided to the Department within 48 hours.
- C28 - The Applicant's responses to the recommendations in the third audit report were not posted on the website.
- C37 - The non-compliance raised on C37 during the previous audit (IA3) was not addressed, wherein the CNVMSP does not describe any consultation undertaken with affected properties to develop the noise mitigation strategies as required by C37(f).
- D18 - The observation raised on D18 during the previous audit (IA3) was not addressed, wherein the CNVMSP was not updated to incorporate the respite requirement of D18 into the processes for managing high noise impact.

Based on the above findings, it is recommended for Lendlease to develop a process or a register to track their compliances against the SSD requirements to ensure that they adhere with all the administrative requirements and prevent the reoccurrence of non-compliances.

There was an issue raised by the City of Parramatta Council on St George heritage wall during consultation on the audit scope, the Auditor is of the view that there might have been a material deviation between predicted impacts and actual impacts on the management of St George

heritage wall. However, the auditor cannot conclude at this point, and this will need to be reviewed on the next audit.

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With respect to conditions relating to compliance with the design, Building Codes of Australia (BCA) or satisfaction of the Independent Verifier / Certifier / Certifying Authority, the Independent Audits relied on confirmation from the Independent Verifier / Certifier / Certifying Authority that this is the case. The Independent Audits do not extend to an assessment of the works against the design or BCA requirements themselves, nor did they examine the steps the Independent Verifier / Certifier / Certifying Authority has taken to verify that the design is compliant.

The assessment of actual impacts and those predicted in the Environmental Impact Assessment(s) was a high-level assessment qualitative assessment only. The Environmental Impact Assessment(s) include a voluminous number of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project (including mitigation measures). Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the requirements specified in the, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit.

Audits of all post approval documents prepared to satisfy the conditions, including an assessment of the implementation of Environmental Management Plans and Sub-plans, adopts a Judgement Based Sampling approach. Judgement Based Sampling is the process of selecting a sample of commitments and evidence from within the total available data set (population) to obtain and evaluate evidence about some characteristic of that population, in order to form a conclusion concerning the population.

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APPENDIX A – SSD 10416 CONDITIONS OF CONSENT

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.																																																																																						
					Early Works	Willow Grove	Main Works																																																																																				
Schedule 2 Part A Administrative Conditions Obligation to Minimise Harm to the Environment																																																																																											
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimize any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this Audit Table	The proponent has demonstrated that reasonable and feasible measures are being implemented to prevent or minimise harm to the environment.	C	x	x	x																																																																																				
A2	<p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent.</p> <p>(b) in accordance with all written directions of the Planning Secretary.</p> <p>(c) generally, in accordance with the EIS as amended by the RtS and SRtS; and</p> <p>(d) in accordance with the 4.55(1A) modification application SSD-10416 MOD 1, prepared by Ethos Urban, dated 15 December 2021 as amended by the Response to Submissions, prepared by Ethos Urban, dated 24 May 2022, and additional information prepared by Ethos Urban, dated 28 June 2022.</p> <p>(e) in accordance with the approved plans in the table below (except as may be amended by the conditions of consent):</p> <table border="1" data-bbox="371 1213 973 1671"> <caption>Architectural Drawings prepared by Moreau Kusunoki and Genton</caption> <thead> <tr> <th>Drawing No.</th> <th>Rev</th> <th>Name of Drawing</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>DA061</td> <td>14</td> <td>Site Demolition Plan</td> <td>28/10/2020</td> </tr> <tr> <td>DA062</td> <td>13 14</td> <td>Proposed Site Masterplan</td> <td>19/10/2020 23/03/2022</td> </tr> <tr> <td>DA070</td> <td>12</td> <td>Excavation Plan</td> <td>08/10/2020</td> </tr> <tr> <td>DA100</td> <td>12</td> <td>Lower Ground Level Plan</td> <td>06/10/2020</td> </tr> <tr> <td>DA101</td> <td>13</td> <td>Ground Level Plan</td> <td>19/10/2020</td> </tr> <tr> <td>DA102</td> <td>12</td> <td>Ground Level Mezzanine 1 Plan</td> <td>06/10/2020</td> </tr> <tr> <td>DA103</td> <td>12</td> <td>Ground Level Mezzanine 2 Plan</td> <td>06/10/2020</td> </tr> <tr> <td>DA110</td> <td>13</td> <td>Level 1 Plan</td> <td>12/01/2021</td> </tr> <tr> <td>DA111</td> <td>13</td> <td>Level 1.1 Plan</td> <td>12/01/2021</td> </tr> <tr> <td>DA112</td> <td>13</td> <td>Level 1.2 Plan</td> <td>12/01/2021</td> </tr> <tr> <td>DA120</td> <td>12</td> <td>Level 2 Plan</td> <td>06/10/2020</td> </tr> <tr> <td>DA121</td> <td>12</td> <td>Level 2.1 Plan</td> <td>08/10/2020</td> </tr> <tr> <td>DA122</td> <td>12</td> <td>Level 2.2 Plan</td> <td>08/10/2020</td> </tr> <tr> <td>DA130</td> <td>12</td> <td>Level 3 Plan</td> <td>06/10/2020</td> </tr> <tr> <td>DA131</td> <td>12</td> <td>Level 3.1 Plan</td> <td>06/10/2020</td> </tr> <tr> <td>DA132</td> <td>12</td> <td>Level 3.2 Plan</td> <td>06/10/2020</td> </tr> <tr> <td>DA140</td> <td>12 13</td> <td>Level 4 Plan</td> <td>08/10/2020 17/11/2021</td> </tr> <tr> <td>DA141</td> <td>12 13</td> <td>Level 4.1 Plan</td> <td>08/10/2020 23/03/2022</td> </tr> <tr> <td>DA150</td> <td>12</td> <td>Level 5 Plan</td> <td>06/10/2020</td> </tr> <tr> <td>DA160</td> <td>13</td> <td>Level 6 Plan</td> <td>12/01/2021</td> </tr> </tbody> </table>	Drawing No.	Rev	Name of Drawing	Date	DA061	14	Site Demolition Plan	28/10/2020	DA062	13 14	Proposed Site Masterplan	19/10/2020 23/03/2022	DA070	12	Excavation Plan	08/10/2020	DA100	12	Lower Ground Level Plan	06/10/2020	DA101	13	Ground Level Plan	19/10/2020	DA102	12	Ground Level Mezzanine 1 Plan	06/10/2020	DA103	12	Ground Level Mezzanine 2 Plan	06/10/2020	DA110	13	Level 1 Plan	12/01/2021	DA111	13	Level 1.1 Plan	12/01/2021	DA112	13	Level 1.2 Plan	12/01/2021	DA120	12	Level 2 Plan	06/10/2020	DA121	12	Level 2.1 Plan	08/10/2020	DA122	12	Level 2.2 Plan	08/10/2020	DA130	12	Level 3 Plan	06/10/2020	DA131	12	Level 3.1 Plan	06/10/2020	DA132	12	Level 3.2 Plan	06/10/2020	DA140	12 13	Level 4 Plan	08/10/2020 17/11/2021	DA141	12 13	Level 4.1 Plan	08/10/2020 23/03/2022	DA150	12	Level 5 Plan	06/10/2020	DA160	13	Level 6 Plan	12/01/2021	<p>Powerhouse Parramatta Environmental Impact Statement, Ethos Urban, 02/06/20 (the EIS)</p> <p>Response to Submissions and Amended Proposal Report Powerhouse Parramatta, Ethos Urban, 08/10/20 (the RtS)</p> <p>Response to Further Agency and Organisation Submissions Powerhouse Parramatta – SSD 10416, Ethos Urban, 30/11/20 (the SRtS)</p> <p>SSD-10416 MOD 1 approved 17/08/22.</p> <p>Crown Certificate 20/0234/03, Steve Watson and Partners, 08/02/22 (main works excavation and foundations)</p> <p>Crown Certificate 20/0234/04, Steve Watson and Partners, 12/08/22 (main works erection of all structures up to and including the ground floor slab)</p> <p>Crown Certificate 20/0234/05, Steve Watson and Partners, 21/09/22 (main works erection of all internal structures including the main cores, slabs throughout the building)</p> <p>Site inspection 17/03/23</p> <p>Interview with auditees 04/04/23</p> <p>Evidence referred to elsewhere in this Audit Table</p>	<p>Whilst some non-compliances were identified which are administrative in nature during this audit, these are not considered by the Auditor to be substantial in nature or significant in number. Other than these few events, compliance was being achieved, and on this basis the Auditor does not consider it appropriate to assign a non-compliance with this condition.</p> <p>There have been no written directions from the Planning Secretary.</p> <p>The Project is being constructed in general accordance with the EIS, RtS and SRtS, and MOD-1.</p> <p>The Certifier has verified design / documentation for the current stage of works against the approved plans.</p>	C	x	x	x
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A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(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; and</p> <p>(b) the implementation of any actions or measures contained in any such document referred to in condition 0(a).</p>				Interview with auditees 04/04/23	No directions from the Planning Secretary.	NT	x	x	x																																																																																																																												
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between				-	Noted. This audit assesses compliance with the current CoCs. No conflicts identified.	NT	x	x	x																																																																																																																												

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					Early Works	Willow Grove	Main Works
	any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.						
Limits of Consent							
A5	This consent lapses five years after the date from which it operates, unless the works associated with the development have physically commenced.	Site inspection 17/03/23 Development Consent DPIE 11/02/21 Letter INSW to DPIE 15/02/21	Works commenced on 17/02/21	C	x	x	x
A6	This consent does not approve the following. Separate approval must be obtained for the following works and uses, or any other works or uses, which do not meet exempt development provisions: (a) the fit-out and use of St Georges Terrace. (b) the fit-out and use of the food and drink tenancy / retail floorspace. (c) events in the public domain outside of the day-to-day operations of the museum; and (d) signage zones. (MOD-1)	Development Consent DPIE 11/02/21 Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) SSD-10416 MOD 1 approved 17/08/22.	The approved Staging Report has staged this condition. Modification 1 approved the A6 (a) fit-out and use of St George Terrace.	C			x
A7	This consent does not approve the use of the undercroft for any use or purpose other than as flood infrastructure for the conveyance of waters during flood events.	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Site inspection 17/03/23 Interview 04/04/2023	Noted. The undercroft has yet to be constructed.	NT			x
Design Excellence and Integrity							
A8	The detailed design of the development and the assessment of design integrity shall be carried out in accordance with the document titled 'Powerhouse Parramatta Design Excellence Report' (DER) submitted at Appendix D of the EIS.	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) DIP meeting minutes 11/11/21 and 26/04/22.	The Design Integrity Panel (DIP) was established, and meeting minutes was sighted on 11/11/2021 and 26/04/2022. The meetings evidence ongoing design review.	C			x
A9	The established Design Integrity Panel (DIP) outlined in the DER shall be retained throughout the detailed design and construction phases of the development. In addition: (a) the DIP shall include additional panel members or advisors with qualifications and experience in the field of landscape architecture, heritage and flooding when reviewing post determination documentation, as required (b) the DIP shall review the design at the following stages (as a minimum): (i) during the detailed design stage.	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) DIP meeting minutes 11/11/21 and 26/04/22 Interview 04/04/2023	The Design Integrity Panel (DIP) was established, and meeting minutes were sighted. The DIP minutes includes the relevant persons and the meetings evidence ongoing design review.	C			x

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	<p>(ii) prior to satisfaction of Conditions C1, C2 and C4</p> <p>(iii) prior to construction.</p> <p>(iv) prior to occupation; and</p> <p>(v) prior to the lodgement of any planning modification, which modifies the design</p> <p>(c) to ensure high quality design resolution of the facade and exoskeleton, a 1:1 manufactured visual mock-up (VMU) shall be prepared for review and endorsement of the DIP. The VMU shall include a representative portion of both the facade and exoskeleton. The dimensions and precise location to be agreed in consultation with the DIP. Prototypes already in progress may form part of a VMU prepared to satisfy this condition with the DIP'S endorsement.</p> <p>(d) to ensure high quality design resolution of the development key cross sections, partial plans and partial elevations through external walls, balconies, pergolas and other key external details shall be prepared for review and endorsement of the DIP. Drawings are to be fully annotated at a scale of 1:50 (or if necessary 1:20) showing details, materials, finishes and colours, so that the details and materiality of the external facades are clearly documented (e) the DIP shall provide independent, expert and impartial advice in relation to the achievement of design excellence and ensure the design integrity of the competition winning scheme is maintained or enhanced throughout the detailed design and construction phases of the development.</p> <p>(f) the Applicant shall consider the advice of the DIP and incorporate its recommendations into the development. Any departures from the DIP recommendations must be justified.</p>						
A10	<p>The architectural design team comprising Moreau Kusunoki and Genton (the Design Team) is to have direct ongoing involvement in the design documentation, contract documentation and construction stages of the project. In addition:</p> <p>(a) evidence of the Design Team's engagement is to be provided to the Planning Secretary prior to construction of the built form of the museum; and</p> <p>(b) the Design Team is not to be changed without prior written notice and approval of the Planning Secretary.</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Signed novation deed signed by Genton Pty Ltd, Lendlease, INSW, Moreau Kusunoki on 11/10/2021.</p> <p>Notice to Proceed Stage 2 Services dated 11/10/2022 Contractor between INSW and Moreau.</p> <p>Interview 04/04/2023</p>	<p>The Deed and notice to proceed demonstrate that the architectural design team have been engaged.</p> <p>The built form of the museum has yet to commence.</p>	C			x
Restrictions on Use – Serviced Apartment and Dormitory Accommodation							
A11	The maximum number of serviced apartments shall not exceed 30 apartments.	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Design Drawing Number A-206003 Revision 8 design by 1 July 2022 MKG only included 30 apartments.</p> <p>Interview 04/04/2023</p>	<p>The design includes no more than 30 apartments.</p> <p>The Certifier has verified design / documentation for the current stage of works against the approved plans.</p>	C			x
A12	The maximum number of dormitory beds provided within the dormitory shall not exceed 56 beds for students and five beds for teachers.	Letter, INSW to DPIE 16/02/21 (Staging Report)	The design includes 48 dormitory beds.	C			x

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		Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Drawing Number-A-0201000 Revision 8 by MKG dated 1 July 2022 only included 48 dormitory beds. Interview 04/04/2023	The Certifier has verified design / documentation for the current stage of works against the approved plans.				
A13	Residents accommodated within the serviced apartments and dormitory accommodation must be associated with the museum. The accommodation components are not to be utilised for commercial purposes not associated with the museum.	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Site inspection 17/03/23 Interview 04/04/2023	The project is in construction.	NT			x
Prescribed Conditions							
A14	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EPAA Site inspection 17/03/23 Crown Certificate 20/0234/03, Steve Watson and Partners, 08/02/22 (main works excavation and foundations) Crown Certificate 20/0234/04, Steve Watson and Partners, 12/08/22 (main works erection of all structures up to and including the ground floor slab) Crown Certificate 20/0234/05, Steve Watson and Partners, 21/09/22 (main works erection of all internal structures including the main cores, slabs throughout the building)	Part 6, Division 8A of the EPAA relates to prescribed conditions for: - compliance with the BCA (Crown Certificates received) - erection of signs (construction signage sighted – refer CoC D3) - residential building work (not relevant) - entertainment venues (not relevant for construction) - signage for max number of persons in venues (not relevant for construction) - shoring and adjoining properties (no properties are adjoined to the Project). The Certifier has verified design / documentation for the current stage of works against the approved plans.	C	x	x	x
Legal Notices							
A15	Any advice or notice to the consent authority must be served on the Planning Secretary.	Interview with auditees 04/04/23	No legal notices issued	NT	x	x	x
Evidence of Consultation							

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					<u>Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.</u>		
					Early Works	Willow Grove	Main Works
A16	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary or Certifier for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved</p>	<p>Refer to evidence sighted in relation to CoC B2, C29, C36, C40, C49, D42.</p> <p>Consultation with Council 11 March 2022 – Stormwater design Council received comment of 4 April 2022 and Lendlease finalised 13 April 2022.</p> <p>Council email Lendlease on 24 March 2023 questioning the design of the stormwater design due to flooding that happened on 13th January 2023 email from Council on 24 March 2023.</p> <p>Interview 04/04/2023</p>	<p>Consultations with regards to the management plans were completed in the previous audit.</p> <p>Evidence sighted demonstrates that consultation was conducted with Council with regards to the stormwater design during this audit period.</p>	C	x	x	x
Staging, Combining and Updating Strategies, Plans or Programs							
A17	<p>With the approval of the Planning Secretary, the Applicant may:</p> <p>(a) prepare and submit any strategy, 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 or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program).</p> <p>(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and 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).</p>	<p>Letter INSW to DPIE 15/02/21</p> <p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Email from DPE, 03/08/21</p>	<p>The Project prepared a Staging Report, which sets out staging of conditions and management plans. The Department approved the letter on 17/02/21.</p> <p>No changes on design made since the approval of the Staging Report.</p>	C	x	x	x
A18	<p>If the Planning Secretary agrees, a strategy, 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.</p>	As above	As above	C	x	x	x
A19	<p>If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program</p>	As above	As above. The staging is being implemented and no changes made since the approval.	C	x	x	x
Structural Adequacy							
A20	<p>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:</p> <p>(a) the relevant requirements of the BCA.</p> <p>Note 1: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Crown Certificate 20/0234/03, Steve Watson and Partners,</p>	<p>The Certifier has verified compliance with the BCA.</p>	C			x

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		<p>08/02/22 (main works excavation and foundations)</p> <p>Crown Certificate 20/0234/04, Steve Watson and Partners, 12/08/22 (main works erection of all structures up to and including the ground floor slab)</p> <p>Crown Certificate 20/0234/05, Steve Watson and Partners, 21/09/22 (main works erection of all internal structures including the main cores, slabs throughout the building)</p>					
External Walls and Cladding							
A21	The external walls of all buildings including additions to existing building must comply with the relevant requirements of the BCA.	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p>	<p>The Certifier will verify compliance with the BCA.</p> <p>No walls and claddings constructed yet during this audit.</p>	NT			x
Applicability of Guidelines							
A22	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.	The Parramatta Powerhouse Museum Main Works Construction Environment Management plan (CEMP) and accompanying Sub-plans and procedures (refer CoC C35 – C39).	Noted. The project plans appear to reference the current versions of guidelines, protocols, Standards or policies. The Certifier has verified compliance with the BCA.	C	x	x	x
A23	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.	Interview with auditees 04/04/23	No directions issued.	NT	x	x	x
Monitoring and Environmental Audits							
A24	<p>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 and independent environmental auditing.</p> <p>Note 1: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	<p>Construction noise monitoring reports, Feb, April, June, Sept 2022.</p> <p>Asbestos in air quality monitoring reports, November 2022 to January 2023</p> <p>Asbestos clearance reports November 2022 to January 2023</p> <p>Independent Audit No.3 (Stage 2) WolfPeak, 18/11/22</p>	<p>The noise and air quality monitoring reports sighted appear to be consistent with the relevant standards and monitoring was conducted during the high-risk noise works which were covered in the previous audit.</p> <p>The Independent Audits IA3 and this audit were conducted in accordance with ISO19011 and the Department's Independent Audit Post Approval Requirements 2020.</p> <p>No incidents reported.</p>	C	x	x	x

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					Early Works	Willow Grove	Main Works
Incident Notification, Reporting and Response Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.							
A25	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Interview with auditees 04/04/23	There have been no incidents as defined by the consent identified by the auditee during the audit period.	NT	x	x	x
A26	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	Interview with auditees 04/04/23	There have been no incidents as defined by the consent identified by the auditee during the audit period.	NT	x	x	x
Non-compliance Notification							
A27	The Planning Secretary must be notified through the major project's portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major project's portal within seven days after they identify any non-compliance.	Interview with auditees 04/04/23 DPE post approval lodgement record 24/11/21 (submission of second Audit Report and Response) Email, Lendlease to DPE, 10/10/22 (notice of non-compliance with A36)	Non-compliance IA3_1 (Sep 2022): The lateness of the undertaking of the third Independent Audit (non-compliance with A36) was not notified through the major project's portal. Auditor comment IA4: Notification of non-compliance through the portal was submitted. This non-compliance IA3_1 is now closed.	C	x	x	x
A28	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 noncompliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	As above Email, Lendlease to DPE, 10/10/22 (notice of non-compliance with A36)	Non-compliance IA3_2 (Sep 2022): The notification of the lateness of the undertaking of the third Independent Audit (non-compliance with A36) did not contain the information required by condition A28. Auditor comment IA4: Notification of non-compliance through the portal was submitted contains the information as per this condition. This non-compliance IA3_2 is now closed.	C	x	x	x
A29	A non-compliance which has been notified as an incident does not need to also be notified as a noncompliance.		No incident reported this audit period.	NT	x	x	x
Revision of Strategies, Plans and Programs							
A30	Within three months of: (a) the submission of a compliance report under Condition A33. (b) the submission of an incident report under Conditions A25 and A26. (c) the approval of any modification of the conditions of this consent; or	Compliance Reporting Post Approval Requirements (2020) Interview with auditees 04/04/23 SSD-10416 MOD 1 approved 17/08/22.	Non-compliant IA4_01: The strategies, plans and programs required under this consent, including the CEMP and subplans, were not reviewed within three months of:	NC	x	x	x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
	(d) the issue of a direction of the Planning Secretary under Condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.		(c) the approval of any modification of the conditions of this consent. The SSD-10416 MOD 1 was approved 17/08/22. Recommendation: The CEMP and subplans must be reviewed and notify the Department in writing that review is being carried out within three months from the approval of the modification.				
A31	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 Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	EHS Management Plan review dated 16/01/2023.	Lendlease noted that they have reviewed the CEMP and subplans however, there was no revision made on the CEMP and subplans. The previously approved CEMP and subplans remain current. Therefore, the CEMP and subplans need not to be submitted to the Department.	C	x	x	x
Compliance Reporting							
A32	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Requirements outlined in the Compliance Reporting Post Approval Requirements (2020).	Compliance Reporting Post Approval Requirements (2020)	The Compliance Reporting Post Approval Requirements requires compliance reporting in operations only. The Project adapted IAPAR 2020.	NT			x
A33	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements (2020), unless otherwise agreed to by the Planning Secretary.	Compliance Reporting Post Approval Requirements (2020)	The Compliance Reporting Post Approval Requirements requires compliance reporting in operations only. The Project adapted IAPAR 2020.	NT			x
A34	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary, unless otherwise agreed by the Planning Secretary.	Compliance Reporting Post Approval Requirements (2020)	The Compliance Reporting Post Approval Requirements requires compliance reporting in operations only. The Project adapted IAPAR 2020.	NT			x
A35	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2020), 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.	Compliance Reporting Post Approval Requirements (2020)	The Compliance Reporting Post Approval Requirements requires compliance reporting in operations only. The Project adapted IAPAR 2020.	NT			x
Independent Environmental Audit							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
					Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.		
A36	Independent Environmental Audit Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).	Independent Audit No. 3 –Audit Report Powerhouse Parramatta – SSD-10416 September 2022	The previous Independent Audit IA3 of the development was conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020). This audit IA4 was conducted within 6 months from the previous audit.	C	x	x	x
A37	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.	Letter DPIE to INSW, 06/04/21 (approval of audit team) Letter DPE to INSW, 21/07/22 (approval of revised audit team)	The audit team was approved prior to commencing of the audit. Refer to Appendix B for the approval of auditors.	C	x	x	x
A38	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 or timing upon which the audit must be commenced.	Interview with auditees 04/04/23	There have been no directives from the planning Secretary.	NT	x	x	x
A39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must: (a) review and respond to each Independent Audit Report prepared under Condition A36 of this consent. (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	Independent Audit Report, Powerhouse Parramatta SSD 10416, WolfPeak, 18/11/21 DPE post approval portal lodgement, 24/11/21 (submission of audit report and response) Certifier 22020912 SSD Checklist Tracker https://www.infrastructure.nsw.gov.au/powerhouseparramatta	Non-Compliant IA4_02: The proponent reviewed the third audit report, submitted both the report and the response to the Certifier and Planning Secretary, however, the close out of issues raised on C37 and D18 were not conducted within the timeframe noted in the Lendlease response. Recommendation: Lendlease must adhere to response to the findings raised during the conduct of independent audit within the timeframe stipulated in the Response to Audit Recommendations (RAR).	NC	x	x	x
A40	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	Independent Audit Report, Powerhouse Parramatta SSD 10416, WolfPeak, 18/11/21 DPE post approval portal lodgement, 24/11/21 (submission of audit report and response)	The previous Independent Audit Report IA3 September 2022, and the auditees response to the findings were submitted to the Department within 2 months of the inspection.	C	x	x	x
A41	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.		The project is still in construction	NT	x	x	x
Part B Prior to Demolition, Deconstruction and Relocation of Heritage Items							
Photographic Archival Recording							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
<p>Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.</p>							
B1	<p>Prior to any works commencing in relation to the following buildings (including demolition, deconstruction and/or alteration) archival photographic recordings must be undertaken for each building. The archival recordings should specifically include a detailed account of internal and external components of the buildings and context photographs of the existing site as viewed from the street and its surroundings. A copy of the final recordings shall be provided to Council:</p> <ul style="list-style-type: none"> (a) Willow Grove, including the Phillip Street front fence, 34 Phillip Street. (b) Substation No.19, 42 Phillip Street; and (c) St George's Terrace, 44 Phillip Street. 	<p>Powerhouse Parramatta Archival Recording Report, Advisian, 10/02/21</p> <p>Letter INSW to Council, 16/03/21</p> <p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p>	<p>The Archival Report was prepared prior to the commencement of works. It covers the items listed.</p> <p>The report was provided to Council.</p> <p>This condition has been completed during early works and not covered during this audit period for Main Works.</p>	NT	x	x	
Deconstruction and Relocation of Willow Grove							
B2	<p>No work shall commence on the deconstruction of Willow Grove until a detailed Relocation Framework and Methodology Plan (RFMP) for the site selection, deconstruction and relocation of Willow Grove is prepared by the Applicant and submitted to and approved by the Planning Secretary. The RFMP must include (but shall not be limited to):</p> <ul style="list-style-type: none"> (a) a detailed outline of the site selection process, development approvals pathways and consultation that will be undertaken to determine a new site for Willow Grove, including the Phillip Street front fence. (b) detailed engineering and heritage assessment(s) to determine the methodology for the deconstruction and relocation process, with input from a suitably qualified heritage specialist and/or a heritage engineer for sensitive demolition and relocation works and with reference to the Willow Grove Conservation Management Plan and the Addendum Statement of Heritage Impact prepared by Advisian (October 2020). (c) detailed consideration of the impact and mitigation measures required to avoid and minimise impacts of the deconstruction and relocation process of heritage fabric. (d) details regarding the storage of the retained fabric (e) details of the engagement of a suitably qualified heritage specialist to oversee the deconstruction, relocation and reconstruction of Willow Grove. The heritage specialist shall be retained for the duration of the works and shall not be changed without prior written notice and approval of the Planning Secretary. 	<p>Relocation Framework and Methodology Plan - Site Selection, Deconstruction and Relocation of Willow Grove, Advisian, 08/06/21 (the RFMP)</p> <p>Letter DPIE to INSW, 18/06/21 (approval of RFMP)</p> <p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p>	<p>The RFMP was prepared prior to deconstruction works. The RFMP addresses the requirements of this condition. The RFMP was approved by the Department prior to the commencement of the relevant works.</p> <p>This condition has been completed during early works and not covered during this audit period for Main Works.</p>	NT		x	
Part C Prior to Construction Work Commencing							
Undercroft Screen							
C1	<p>Prior to commencement of construction of the built form of the museum, the Applicant shall submit to the Planning Secretary for approval amended drawings relating to the undercroft and showing the provision of fixed, permeable, permanent screens that prevent access to the undercroft (other than for maintenance purposes) and allow the passage of flood waters. The amended design shall be prepared together with:</p> <ul style="list-style-type: none"> (a) a Flood Impact Assessment, which demonstrates the screens will not adversely impact on the free flow of flood waters. (b) a Crime Prevention through Environmental Design assessment, which demonstrates the amended design would not have an adverse security impact; and (c) a Design Report, which demonstrates the amended design has been integrated into the overall design of the development and achieves the design excellence expectations applicable to the whole project. 	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Site inspection 17/03/23</p>	<p>Construction of the built form of the museum has not yet commence.</p>	NT			x
C2	<p>Prior to submitting the amended drawings and documents (Condition C1) to the Planning Secretary for approval, the Applicant shall submit the detailed drawings and documents to the DIP (including an additional member/advisor with flood engineering qualifications and experience) for its review. Any advice provided by the DIP shall be considered and incorporated into the</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p>	<p>Construction of the built form of the museum has not yet commence.</p>	NT			x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
	design. Where recommendations have not been incorporated provide clear justification for the departure. A copy of the DIP meeting minutes shall be included with the package of information submitted to the Planning Secretary.	Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Site inspection 17/03/23					
Eastern Building Presentation Space 1 and ST George's Terrace							
C3	<p>Prior to commencement of construction of the built form of the museum, the Applicant shall explore options to amend the design of the ground floor Presentation Space 1 of the Eastern Building to integrate the museum and St Georges Terrace and activate the open space between the two buildings and between Presentation Space 1 and Phillip Street.</p> <p>An options analysis shall be presented to the DIP and all feasible options should be explored and pursued. The final options analysis and recommended amendments shall be submitted to and approved by the Planning Secretary prior to construction of the built form of the museum.</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Site inspection 17/03/23</p>	Construction of the built form of the museum has not yet commence.	NT			x
Public Domain and Landscape Plans							
C4	<p>Prior to commencement of construction of the built form of the museum, the Applicant shall prepare detailed public domain and landscape plans (drawn to scale by a registered landscape architect) and an updated Arboricultural Impact Assessment (AIA) to be submitted to and approved by the Planning Secretary. Detailed landscaping plans and AIA shall include:</p> <p>(a) the location of existing and proposed planting on the site including existing and proposed trees, and planting in natural ground, on structure and in pots including:</p> <p>(i) an assessment of the potential to retain existing trees numbered 2, 3, 4 and 8 (as identified within the document titled 'Arboricultural Impact Assessment' Revision A, prepared by Tree IQ and dated 16 April 2020) on the site, in addition to the planting of 120 new / replacement trees.</p> <p>(ii) an assessment of the potential to increase the provision of trees planted above the undercroft area within, or at the periphery of, Presentation Space 1 open space.</p> <p>(iii) new / replacement tree planting, which shall:</p> <ul style="list-style-type: none"> • comprise a minimum of 120 native trees • detail the location, species, maturity and height at maturity of plants to be planted on-site • unless otherwise agreed with the Planning Secretary, comprise advanced tree planting stock (minimum pot container size of 100 litres or greater). • achieve a site wide tree canopy cover of no less than 30% (when mature). <p>(b) unless otherwise agreed with the Planning Secretary, species (trees, shrubs and groundcovers) characteristic of the Cumberland Plain Woodland, with reference to Australian Standards and preference for drought resistant species that contribute to habitat creation and biodiversity.</p> <p>(c) the provision of an additional lift conveniently located to the Civic Link stairs (potentially within the eastern elevation of the Western Building) providing 24 hour a day seven days a week public access between the Civic Link ground floor and lower ground floor / the Parramatta River foreshore.</p> <p>(d) details of activation, connectivity and public accessibility of the following open spaces, including consideration of level changes, landscape design, furniture and other structures, ground plane, microclimate, security, relationship to proposed/existing buildings and spaces and spatial programming:</p> <p>(i) the Presentation Space 1 open space.</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Letter INSW to DPIE 31/03/21 (tree removal and retention)</p> <p>Letter DPIE to INSW, 09/04/21 (tree removal and retention)</p> <p>Site inspection 17/03/23</p>	<p>The approved Staging Report has staged this condition.</p> <p>Pursuant to CoC C4(a)(i), on 09/04/21 the Department approved the removal of trees 2 and 3 and the retention of trees 4 and 8 during early works construction.</p> <p>Construction of the built form of the museum has not yet commence.</p>	NT			x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
	<p>(ii) the open space bounded by St George's Terrace, the Eastern Building, Phillip Street and the Civic Link and the space between (north of) St George's Terrace and (south of) the Eastern Building.</p> <p>(iii) the Civic Link.</p> <p>(iv) the Riverside Lawn and Sloped Embankment.</p> <p>(v) Parramatta River foreshore between Church Street and Wilde Avenue.</p> <p>(vi) Wilde Avenue public footpath to east of museum</p> <p>(e) details of weather protection adjacent to / as part of buildings fronting open space / public domain, demonstrating consideration of public amenity in all weathers, all year round, 24 hours.</p> <p>(f) location and details of existing and proposed surface materials and structures on the site.</p> <p>(g) consideration of the existing and likely location and depth of services.</p> <p>(h) detailed grading plan with existing and proposed levels, falls, and pits.</p> <p>(i) details of soil depths including finished levels and any mounding.</p> <p>(j) show that any trees planted above or on the building slab are planted in accordance with the recommendations of the document titled 'Arboricultural Impact Assessment' Revision A, prepared by Tree IQ and dated 16 April 2020, with the exception of the minimum tree soil depth, which must be no less than 1.0 m for trees, 450mm for shrubs and 200mm for groundcovers, excluding mulch and drainage layers.</p> <p>(k) details of drainage, waterproofing and watering systems.</p> <p>(L) include detailed tree protection measures to ensure retained trees 1 and 40 are adequately protected / safeguarded during works. The tree protection measures shall be prepared by a suitably qualified arboriculturist.</p> <p>(m) confirmation of consultation with Council about whether it requires the provision of new or replacement street tree planting at the Phillip Street and Wilde Avenue frontages of the site. If required, the species and spacing of trees to be determined in consultation with Council; and</p> <p>(n) include the provision of nest boxes suitable to native fauna likely to use the site.</p>						
C5	<p>Prior to submitting the detailed landscaping plan (Condition C4) to the Planning Secretary for approval, the Applicant shall:</p> <p>(a) submit the detailed landscape plan to the DIP (including an additional member/advisor with landscape architecture qualifications and experience) for its review. Any advice provided by the DIP shall be considered and incorporated into the landscape design. Where recommendations have not been incorporated provide clear justification for the departure. A copy of the DIP meeting minutes shall be included with the package of information submitted to the Planning Secretary.</p> <p>(b) consult with the owner(s) of 32 Phillip Street about an integrated solution to the design and layout of the landscaping located between the eastern boundary of 32 Phillip Street and the Civic Link. Evidence of consultation and its outcome shall be included with the package of information submitted to the Planning Secretary.</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Site inspection 17/03/23</p>	<p>Construction of the built form of the museum has yet to commence. C4 plan not triggered yet.</p>	NT			x
Maximum Building Height							
C6	<p>The height of the buildings shall not exceed the following approved maximums, including plant enclosures and lift overruns and excluding communication devices, antennas, satellite dishes, masts, flagpoles, chimneys, flues and the like. Details confirming compliance with this condition must be submitted to the Certifier prior to construction of the built form of the museum:</p> <p>(a) Western Building must not exceed RL 79.2 m</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p>	<p>Construction of the built form of the museum has yet to commence. The Certifier will verify this through issue of the relevant Construction Certificate.</p>	NT			x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
	(b) Eastern Building must not exceed RL 60.8 m 62.65m. MOD-1	Site inspection 17/03/23					
Certified Drawings							
C8	Prior to the construction of the built form of the museum, evidence must be submitted to the Certifier demonstrating that the development has incorporated all design and construction measures as identified in the ESD report titled 'Powerhouse SSDA Report - ESD' Issue 05, prepared by ARUP and dated 15 September 2020.	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Site inspection 17/03/23	Construction of the built form of the museum has not yet commence. Certifier will verify compliance on this through issue of the relevant Construction Certificate.	NT			x
C9	Prior to the construction of the built form of the museum, 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 Certifier.	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Site inspection 17/03/23	Construction of the built form of the museum has not yet commence. Certifier will verify compliance on this through issue of the relevant Construction Certificate.	NT			x
Crime Prevention Through Environmental Design (CPTED)							
C10	Prior to the construction of the landscape and built form of the museum, evidence must be submitted to the Certifier demonstrating that the mitigation measures contained within the CPTED report titled 'Powerhouse SSDA report- Security CPTED Assessment' Issue 03, prepared by ARUP and dated 22 April 2020 as updated by Powerhouse SSDA report- Security CPTED Assessment Addendum' Issue 05, prepared by ARUP and dated 8 October 2020 <u>and 'Addendum Crime Prevention Through Environmental Assessment Statement – Powerhouse Parramatta (SSD-10416 MOD 1), prepared by Ethos Urban, dated 29 April 2022</u> have been addressed within the design. MOD-1	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Site inspection 17/03/23	Construction of the built form of the museum has not yet commence. Certifier will verify compliance on this through issue of the relevant Construction Certificate.	NT			x
Reflectivity							
C11	Prior to the construction of the built form of the museum, evidence must be submitted to the Certifier demonstrating that the materials used on the facades of the building do not exceed a maximum normal specular reflectivity of 20% so as not to result in glare that causes any discomfort or threatens the safety of pedestrians or drivers.	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Site inspection 17/03/23	Construction of landscape and the built form of the museum has not yet commenced. Certifier will verify compliance on this through issue of the relevant Construction Certificate.	NT			x
Vehicle and Bicycle and End-of-Trip Facilities							
C12	Prior to the construction of the built form of the museum, evidence shall be submitted to the Certifier confirming the development complies with the following requirements for vehicle parking, secure bicycle parking and end-of-trip facilities: a) the provision of two servicing vehicle spaces within the loading dock at the ground floor level of the Western Building. b) ail servicing vehicles are able to enter and leave the site in a forward direction. c) the swept path of the longest vehicles entering and exiting the site, as well as manoeuvrability through the site, are in accordance with the latest version of AS 2890.2. d) a minimum of 78 bicycle parking spaces will be provided on the site, including:	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Site inspection 17/03/23 Interview 04/04/23	Construction of landscape and the built form of the museum has not yet commenced. Certifier will verify compliance on this through issue of the relevant Construction Certificate.	NT			x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
	i) three spaces for serviced apartments ii) 15 spaces for staff together with appropriate end of trip facilities (male and female showers, lockers and changing area) iii) 60 spaces for visitors located within the public domain e) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;						
Operational Noise – Design of Mechanical Plant and Equipment							
C13	Prior to the installation of mechanical plant and equipment for each relevant stage, for the design of mechanical plant and equipment, the Applicant must: (a) incorporate the noise mitigation recommendations in the Noise Report titled 'Noise and Vibration Impact Assessment' Issue 02, prepared by ARUP and dated 22 April 2020, as amended by letter titled Powerhouse Parramatta SSDA Acoustic Response to Submission' prepared by ARUP and dated 26 August 2020, into the design, location and treatment of mechanical plant; and (b) obtain certification from an appropriately qualified acoustic engineer that the proposed noise mitigation measures will achieve compliance with (a) and the Noise Policy for Industry and any other relevant guidelines. The Certifier 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 Report.	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Site inspection 17/03/23 Interview 04/04/23	Installation of mechanical plant and equipment has not yet commence. Certifier will verify compliance on this through issue of the relevant Construction Certificate.	NT			x
Operational Waste Storage and Processing							
C14	Prior to the construction of the built form of the museum, 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 Certifier.	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Site inspection 17/03/23 Interview 04/04/23	Construction of the built form of the museum has not yet commence. Certifier will verify compliance on this through issue of the relevant Construction Certificate.	NT			x
Public Domain Works							
C15	Prior to the construction for each relevant stage for footpath or public domain works located outside the site boundary, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier. Note: Separate construction certificate applications under the Roads Act 1993 are required to be submitted and approved by the relevant roads authority for roadworks or works within the public domain.	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Site inspection 17/03/23 Interview 04/04/23	No footpath or public domain works (i.e.: streetscape design and treatment, landscaping etc.) have occurred. Certifier will verify compliance on this through issue of the relevant Construction Certificate.	NT	x	x	x
Heritage Interpretation Plan							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
					Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.		
C16	<p><u>Within 12 months of the completion of the archaeological excavation Prior to the construction of the built form of the museum,</u> a comprehensive Heritage Interpretation Plan (HIP) for the site is to be prepared in consultation with Council and relevant stakeholders and shall:</p> <p>(a) be informed by the document titled 'Powerhouse Parramatta Heritage Interpretation Strategy' dated September 2020 and the City of Parramatta draft Heritage Interpretation Guidelines 2017 (or its successor)</p> <p>(b) provide detailed design of the interpretative content for the site including programmatic interpretation strategies, physical, visual and oral histories, key heritage conservation values of Willow Grove and the site's archaeology.</p> <p>MOD-1</p>	Site inspection 17/03/23	Not yet triggered construction is still ongoing.	NT			x
C16A	<p><u>Prior to the commencement of any works to St George's Terrace, except for the demolition works approved under SSD-10416 MOD 1, the Applicant must submit updated plans and documents, prepared in consultation with Council and approved by the Secretary, that provide details of:</u></p> <p><u>(a) the proposed interpretation of fireplaces, chimneys and internal party walls associated with the original residential use of St George's Terrace. Interpretation may be in the form of inlays identifying these elements, or a suitable alternative.</u></p> <p><u>(b) the reinstated proportions of window and door openings on the Phillip Street façade, associated with the original residential use of St Georges Terrace</u></p> <p><u>(c) the proposed design of the ground floor verandahs fronting Phillip Street, including:</u></p> <p><u>i. a material choice, based on historical evidence, if any, that may include bricks or pavers to delineate the verandahs from the public sidewalk.</u></p> <p><u>ii. details of finished floor levels of the verandahs and the public sidewalk, with regard to access requirements and the topography of the site</u></p> <p><u>(d) the proposed interpretation of the former first floor verandah(s) in respect of its extent, proportions and location.</u></p> <p><u>(e) the proposed colour scheme of St George's Terrace, informed by research into the original colour scheme of the building and consultation with the DIP.</u></p> <p>MOD-1</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Historical Archaeological Research Design and Excavation Methodology Parramatta Powerhouse site, Curio Projects, July 2021 (HARDEM)</p> <p>Advisian Letter to Lendlease - Powerhouse Parramatta – St Georges Terrace Demolition Works to West Elevation Wall dated 29/09/2022.</p> <p>Site inspection 17/03/23</p>	Non-demolition works on St Georges Terrace have not commenced at the time of Site Inspection during this audit.	NT			
C17	The HIP shall be submitted to and approved by the Planning Secretary. The recommendations of the HIP are to be implemented in conjunction with the proposed development	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Historical Archaeological Research Design and Excavation Methodology Parramatta Powerhouse site, Curio Projects, July 2021 (HARDEM)</p> <p>Site inspection 17/03/23</p>	Not yet triggered construction is still ongoing.	NT			x
Flood Management							
C18	Prior to the construction of the built form of the museum the Applicant must submit evidence to the Certifier demonstrating that the design of the development has:	Letter, INSW to DPIE 16/02/21 (Staging Report)	Construction of the built form of the museum has not yet commence.	NT			x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
	<p>(a) incorporated the management and mitigation measures contained with the document titled 'Flood Risk and Stormwater Management Report Rev 2' prepared by ARUP and dated 22 April 2020, as amended by the Addendum dated 16 September 2020 and Technical Note submitted with letter dated 2 November 2020, 19 and Technical Notes dated 14 January and 2 February 2021</p> <p>(b) addressed the following flood management and mitigation specifications:</p> <p>(i) all electrical connections and flood sensitive equipment should be located above the 1% AEP (100-year ARI) flood level plus 500 mm freeboard. Where it is not practical and feasible to install the equipment above the 1% AEP flood level plus 500 mm freeboard, the installations should generally be in accordance with the recommendations in ABCB Construction of Buildings in Flood Hazard Areas (2012) Section C2.9 - Requirements for Utilities</p> <p>(ii) the undercroft must be designed to withstand and allow flow of floodwater ingress for up to the Probable Maximum Flood (PMF) event. Suitable measures must be provided to ensure This includes protection of lifts, stairwells and ventilation shafts.</p> <p>(iii) all structures subject to flooding and overland flows must be structurally designed to withstand the forces of floodwaters having regard to hydrostatic pressure, hydrodynamic pressure, the impact of debris and buoyancy forces up to the Probable Maximum Flood (PMF) event</p> <p>(iv) the height of the retaining wall that supports the western side of the Dirrabarri ramp and wraps around the corner of 330 Church must be increased to 1% AEP + 500 mm freeboard (7.5 m AHD)</p> <p>(v) the fire system is to be designed to work at its full potential in a 1% AEP + 500 mm flood event</p> <p>(vi) the emergency electricity generators are to be designed to maintain climate control standards suitable for the collections to be displayed in the various museum spaces as specified by the Museum of Applied Arts and Sciences.</p>	<p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Site inspection 17/03/23</p>					
Stormwater and Drainage							
C19	<p>Prior to construction of the built form of the museum the Applicant shall obtain the appropriate approvals/licences from Council NSW Office of Water for any dewatering of the site required as a result of the proposed works.</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Letter Lendlease to Certifier, 19/01/22</p> <p>Email Certifier to Lendlease, 19/01/22</p>	<p>Lendlease has confirmed that their understanding is that <i>this condition applies for where there is dewatering and drawing down a site aquifer. The relevant license for such works is a Water Access License, issued by Water NSW</i></p> <p>And that...<i>construction works do not include any dewatering of the site. Specifically.</i></p> <ul style="list-style-type: none"> • <i>No extraction of groundwater via spears, and associated lowering of the water table, is proposed.</i> • <i>Water management is limited to managing stormwater and any water collected in sumps or piles constructed as part of the works.</i> <p><i>As site groundwater dewatering is not proposed as part of LLB works for SSD 10416, the approvals stated in</i></p>	NT			x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
			<p><i>Condition C19 for dewatering are not required.</i></p> <p>In consideration of the above, the Certifier has accepted C19 as closed.</p> <p>The Auditor concurs with Lendlease understanding.</p> <p>The built form of the museum has not yet commenced. No groundwater has been extracted.</p>				
C20	<p>Prior to the construction of the built form of the museum, a Water Sensitive Urban Design strategy for the site is to be prepared in consultation with Council and shall be informed by:</p> <p>(a) the 'Flood Risk and Stormwater Management Report Rev 2' prepared by ARUP and dated 22 April 2020, as amended by the Addendum dated 16 September 2020 and Technical Note submitted with letter dated 2 November 2020, 19 and Technical Notes dated 14 January and 2 February 2021</p> <p>(b) the best practice guidance contained within the Parramatta Development Control Plan for Water Sensitive Urban Design 2011 and Water Sensitive Urban Design Technical Guidelines for Western Sydney 2004</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Site inspection 17/03/23</p>	<p>The built form of the museum has not yet commenced.</p>	NT			x
C21	<p>Prior to construction of the built form of the museum the Applicant shall submit amended plans to the Certifier incorporating the requirements and mitigation measures of the Water Sensitive Urban Design strategy (Condition C20).</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Site inspection 17/03/23</p>	<p>The built form of the museum has not yet commenced.</p>	NT			x
C22	<p>Prior to construction of the built form of the museum the Applicant shall submit to Council engineering details prepared and certified by a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent of the detailed design and alignment of Council's stormwater infrastructure to be replaced / relocated within the property boundary. The drainage shall be designed in accordance with Council's requirements.</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Site inspection 17/03/23</p>	<p>The built form of the museum has not yet commenced.</p>	NT			x
C23	<p>Prior to construction of the built form of the museum the Applicant shall submit to the Certifier the final detailed design and alignment of Council's stormwater infrastructure required under Condition C22.</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Site inspection 17/03/23</p>	<p>The built form of the museum has not yet commenced.</p>	NT			x
C24	<p>Prior to the construction of the built form of the museum a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers Australia), or equivalent, must submit to the Certifier a design certificate certifying that:</p> <p>(a) the proposed drainage system has been designed for the 1% AEP flood event.</p> <p>(b) inlet structures to any proposed overland flow pipe are to be designed assuming 50% blockage to kerb inlets; and</p> <p>(c) drainage connections to the existing Council stormwater drainage system have been made as per Council's requirements. Evidence of consultation with Council must be included.</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Site inspection 17/03/23</p>	<p>The built form of the museum has not yet commenced.</p>	NT			x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
<p>Notification of Commencement</p> <p><u>Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.</u></p>							
C25	The Department must be notified to the Department in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	<p>Letter INSW to DPIE 15/02/21</p> <p>Crown Certificate 20/0234/01, Steve Watson and Partners, 19/03/21</p> <p>DPE post approval portal lodgement 21/01/22 (notice of commencement of Main Works)</p> <p>Crown Certificate 20/0234/03, Steve Watson and Partners, 08/02/22 (main works excavation and foundations)</p>	<p>The notification of commencement was provided on 15/02/21, stating planned commencement of the 17/02/21. Actual commencement was on 19/03/21.</p> <p>Main Works was notified more than 48 hrs prior to commencement of that stage.</p>	C	x	x	x
C26	If the construction 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.	<p>Letter INSW to DPIE 15/02/21 (notice of commencement of Early Works)</p> <p>Letter INSW to DPIE, 16/06/21 (notice of commencement of Willow Grove)</p> <p>DPE post approval portal lodgement 21/01/22 (notice of commencement of Main Works)</p> <p>Crown Certificate 20/0234/03, Steve Watson and Partners, 08/02/22 (main works excavation and foundations)</p> <p>Interview with auditees 04/04/23</p>	<p>Non-Compliant IA4_03:</p> <p>The structural works had commenced, however, there was no evidence sighted that notification of the commencement of this work was provided to the Department within 48 hours.</p> <p>(Note: Structural works are a stage part of Main works, having a different Construction Certificate)</p> <p>Recommendation:</p> <p>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 within the Staging Report.</p>	NC	x	x	x
<p>Demolition</p>							
C27	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	<p>Demolition Management Plan, Liberty Industrial, 17/03/21</p> <p>Statement of compliance, Liberty Industrial 18/03/21</p> <p>Letter INSW to DPIE, 18/03/21</p>	<p>The Demolition Works Plan was prepared by the demolition contractor civil engineer. It refers to the relevant standards, one of which is 2601.</p> <p>The Demolition Works Plan and compliance statement was provided to the Department.</p>	NT	x	x	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
		<p>Crown Certificate 20/0234/01, Steve Watson and Partners, 19/03/21</p> <p>Willow Grove Demolition Works Plan, Haus, Rev 1.</p> <p>Willow Grove Statement of Compliance, SchonHaus, 10/06/21</p> <p>Letter INSW to DPIE, 15/06/21 Willow Grove (submission of demolition works plan and statement)</p> <p>Willow Grove submission of C27 documents to the Certifier, 15/06/21</p> <p>The approved Staging Report has staged this condition</p>	<p>Crown Certificates 1 identifies satisfaction of this condition by the Certifier.</p> <p>The Willow Grove Demolition Works Plan was prepared by the building contractor for Willow Grove. It refers to the relevant standards, one of which is 2601.</p> <p>The Willow Grove Demolition Works Plan and compliance statement was provided to the Department.</p> <p>Crown Certificate 2 identifies satisfaction of this condition by the Certifier.</p> <p>Demolition has been completed and not triggered during this audit period for Main Works.</p>				
Access to Information							
C28	<p>At least 48 hours before the commencement of construction (if the requirement is triggered) until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent. (ii) all current statutory approvals for the development. (iii) all approved strategies, plans and programs required under the conditions of this consent. (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent. (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs. (vi) a summary of the current stage and progress of the development. (vii) contact details to enquire about the development or to make a complaint. (viii) complaints register, updated monthly. (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report. (x) any other matter required by the Planning Secretary; and <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>https://www.infrastructure.nsw.gov.au/projects-nsw/powerhouse-parramatta/</p> <p>http://insw.com/projects-nsw/powerhouse-parramatta/latest-updates/2021/february/15/planning-approval-granted-for-powerhouse-parramatta/</p>	<p>a) (i) and (ii): the documents in A2, and the consent are provided via a link to the DPIE website.</p> <p>(iii) the originally approved CEMP and subplans were posted on the website though they were reviewed in November 2022 the plans remain the same and no revision was made.</p> <p>(iv) and (v) the consent or approved plans do not specify the public reporting on environmental performance or monitoring results</p> <p>(vi) project updates are available</p> <p>(vii) contact details are available</p> <p>(viii) complaints register available current to March 2023</p> <p>(ix) The Applicant's response to the recommendations in any audit report was not posted on the website.</p> <p>b) the information is current.</p> <p>Non-Compliant IA4_04:</p>	NC	x	x	x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
			<p>The Applicant's response to the recommendations in any audit report was not posted on the website and the updated CEMP and subplans must be posted on the website.</p> <p>Recommendation:</p> <p>Lendlease to ensure that all required documents are posted on the project website.</p>				
Protection of Public Infrastructure							
C29	<p>Prior the commencement of construction, the Applicant must:</p> <p>(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.</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Certifier and Council.</p>	<p>Early Works Dilapidation Report, Liberty Industrial, 16/03/21</p> <p>Letter INSW to Council, 17/03/21</p> <p>Crown Certificate 20/0234/01, Steve Watson and Partners, 19/03/21</p> <p>Powerhouse – SSD Condition C30 Dilapidation Reports.zip</p> <p>Email Lendlease to Council and Certifier, 08/12/21 (submission of Main Works dilapidation report).</p>	<p>The Dilapidation Reports cover footpaths, roadways and the seawall which surround the site.</p> <p>The Project is of the view that no services are likely to be affected by the development. As such no consultation has been undertaken.</p> <p>The reports were submitted to Council prior to construction of each relevant Stage.</p> <p>Crown Certificates identify satisfaction of this condition by the Certifier.</p>	C	x	x	x
Pre-construction Dilapidation Report							
C30	<p>Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties, and Council assets that are likely to be impacted by the proposed works.</p>	<p>Early Works Dilapidation Report, Liberty Industrial, 16/03/21</p> <p>Dilapidation Report 30 Phillip Street, Majcon, 12/03/21</p> <p>Dilapidation Report 32 Phillip Street, Majcon, 15/03/21</p> <p>Dilapidation Report 330 Church Street, Majcon, 12/03/21</p> <p>Letter INSW to Council, 17/03/21</p> <p>Powerhouse – SSD Condition C30 Dilapidation Reports.zip</p> <p>Email Lendlease to Council and Certifier, 08/12/21 (submission of Main Works dilapidation report).</p>	<p>The Dilapidation Reports cover footpaths, roadways and the seawall which surround the site.</p> <p>The Project is of the view that no services are likely to be affected by the development. As such no consultation has been undertaken.</p> <p>The reports were submitted to Council prior to construction of each relevant Stage.</p> <p>Crown Certificates identify satisfaction of this condition by the Certifier.</p>	C	x	x	x
Utilities and Services							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
					Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.		
C31	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Substation Works Plan, Certified by Endeavour Energy 10/02/21. HVDesign Certification ASP03 – Endeavour Energy Ref: ULL3028 date 2 February 2022 Certified drawing 519943A- Lot 2 DP 1247122 Phillip Street Sewerage Case No 187446W approved by Sydney Water 15/08/2022	The substation on site was diverted then demolished. The works plan was approved by Endeavour Energy prior to the works commencing. High voltage design and sewer design have been approved by the relevant authorities.	C	x	x	x
C32	Prior to the commencement of construction of the built form of the museum written advice must be obtained from the relevant utility providers / authorities (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Site inspection 17/03/23	The construction of the built form of the museum has yet commence.	NT			x
Access for People with Disabilities							
C33	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 of the built form of the museum, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Site inspection 17/03/23	The construction of the built form of the museum has not yet commence. This will be verified by the Certifier through the relevant Crown Certificate.	NT			x
Environmental Management Plan Requirements							
C34	Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Note: The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planninaDortal.nsw.Qov.au/maiorprojects/assessment/post-approval Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	The Parramatta Powerhouse Museum Main Works Construction Environment Management plan (CEMP), prepared by Lendlease, Rev 2, 14/01/22, and associated Sub-plans.	The CEMP and sub-plans were prepared giving regard to the Guideline where specifics are required by the consent.	C	x	x	x
Construction Environmental Management Plan							
C35	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: (a) Details of: (i) hours of work. (ii) 24-hour contact details of site manager.	The Parramatta Powerhouse Museum Main Works Construction Environment Management plan (CEMP), prepared by Lendlease, Rev 2, 14/01/22. b) Construction Traffic and Pedestrian Management Plan, JMT	The CEMP and its associated sub-plans include the information required by conditions C35 – C39. Appendix 10.0 to 10.6 and Appendix 13 of the CEMP identifies how each applicable requirement has been addressed.	C	x	x	x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
	<ul style="list-style-type: none"> (iii) management of dust and odour to protect the amenity of the neighbourhood. (iv) stormwater control and discharge. (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject site. (vi) groundwater management plan including measures to prevent groundwater contamination. (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. (viii) community consultation and complaints handling. (ix) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations. <ul style="list-style-type: none"> (b) Construction Traffic and Pedestrian Management Sub-Plan (see Condition C36). (c) Construction Noise and Vibration Management Sub-Plan (see Condition C37). (d) Construction Soil and Water Management Sub-Plan (see Condition C38). (e) Construction Flood Emergency Response (see Condition C39). (f) an unexpected finds protocol for contamination and associated communications procedure. (g) an unexpected finds protocol for contamination, Aboriginal and non-Aboriginal heritage and associated communications procedure; and (h) 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. 	<ul style="list-style-type: none"> Consulting, 23/11/21 (the CTPMSP). (c) Powerhouse Museum Parramatta Construction Noise and Vibration Management Plan, PWNA, 08/12/21 (the CNVMSP). (d) Construction Soil and Water Management Plan, Arup, 12/01/22 (the CSWMSP). (e) Construction Flood Emergency Response Sub-plan, forms Section 5 of the CSWMSP, Arup, 12/01/22 <p>DPE lodgement record, 21/01/22 Certifier acceptance 21/01/22</p>	<p>CEMP Rev 2 was approved Certifier on 21/01/2022 and lodgement to DPE on 21/01/2022.</p> <p>Lendlease had reviewed and updated the EHS Management Plan as rev 2 dated 04/11/22</p>				
C36	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network. The CTPMSP shall be prepared in consultation with, and endorsed by, TfNSW and shall specify, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) a description of the development. (b) location of any proposed work zone(s). (c) details of crane arrangements, including location of any crane(s) and crane movement plan. (d) haulage routes. (e) proposed construction hours. (f) predicted number of construction vehicle movements, detail of vehicle types and demonstrate that proposed construction vehicle movements can work within the context of road changes in the surrounding area, noting that construction vehicle movements are to be minimised during peak periods. (g) construction vehicle access arrangements. (h) construction program and construction methodology, including any construction staging. (i) a detailed plan of any proposed hoarding and/or scaffolding. (j) measures to avoid construction worker vehicle movements within the CBD. (k) consultation strategy for liaison with surrounding stakeholders, including other developments under construction and Parramatta Light Rail Builder. 	<ul style="list-style-type: none"> Construction Traffic and Pedestrian Management Plan, JMT Consulting, 23/11/21 (the CTPMSP). TfNSW CTPMSP endorsement 22/12/21 Certifier acceptance 10/01/22 	<p>The CTPMSP addresses each of the requirements of C36.</p> <p>A compliance matrix is provided in Section 1.1 of the document.</p> <p>The CTPMSP was endorsed by TfNSW on 22/12/21.</p> <p>CTMP was reviewed on 18/11/22 but no changes required.</p>	C	x	x	x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
	<p>(L) identify any potential impacts to general traffic, cyclists, pedestrians, bus services and any light rail within the vicinity of the site from construction vehicles during the construction of the proposed works. Proposed mitigation measures should be clearly identified and included in the CTPMSP; and</p> <p>(m) identify the cumulative construction activities of the development and other projects within or around the development site, including the Parramatta Light Rail Project, Sydney Metro West Project and private development. Proposed measures to minimise the cumulative impacts on the surrounding road network should be clearly identified and included in the CPTMP.</p> <p>Note: The Applicant shall provide the builder's direct contact number to small businesses adjoining or impacted by the construction work and TfNSW to resolve issues relating to traffic, public transport, 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.</p>						
C37	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert. (b) incorporate recommendations of the noise report titled 'Noise and Vibration Impact Assessment' Issue 02, prepared by ARUP and dated 22 April 2020- as amended by letter 'Powerhouse Parramatta SSDA Acoustic Response Submissions' prepared by ARUP and dated 26 August 2020. (c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009). (d) hours of construction in accordance with Conditions D5 to D8. (e) outline how noise and vibration impacts would be monitored during construction. (f) describe any consultation undertaken with affected properties to develop the noise mitigation strategies. (g) describe the measures to be implemented to manage high noise generating works, in close proximity to sensitive receivers. (h) include a complaints management system that would be implemented for the duration of the construction; and (i) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition C34 	<p>Powerhouse Museum Parramatta Construction Noise and Vibration Management Plan, PWNA, 08/12/21 (the CNVMSP).</p> <p>Certifier acceptance 15/12/21</p>	<p>The CNVMSP addresses each of the requirements of C37 a) – i) with the exception of the below.</p> <p>The Certifier provided acceptance of the document on 15/12/21.</p> <p>Non-compliant IA4_05:</p> <p>The CNVMSP does not describe any consultation undertaken with affected properties to develop the noise mitigation strategies as required by C37(f).</p> <p>Recommendation:</p> <p>The CNVMSP must be updated to describe any consultation undertaken with affected properties to develop the noise mitigation strategies as per condition C37 (f) requirement.</p>	NC	x	x	x
C38	<p>The Construction Soil and Water Management Plan (CSWMSP) must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert. (b) describe all erosion and sediment controls to be implemented during construction as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'. (c) include an Acid Sulfate Soils Management Plan including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas. (d) provide a plan of how all construction works will be managed in wet weather events (i.e., storage of equipment, stabilisation of the Site). (e) detail all off-Site flows from the Site. (f) 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. 	<p>Construction Soil and Water Management Plan, Arup, 12/01/22 (the CSWMSP).</p> <p>Certifier acceptance 14/02/22</p>	<p>The CSWMSP addresses each of the requirements of C38 a) – f). A compliance matrix is presented in Section 2.1.</p> <p>The Certifier provided acceptance of the document on 14/02/22.</p> <p>CSWMP was reviewed on 18/11/22 but no changes required.</p>	C	x	x	x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
<p>Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.</p>							
C39	<p>The Construction Flood Emergency Response Sub Plan (FERSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s). (b) address the provisions of the Floodplain Risk Management Guidelines (EESG). (c) include details of: <ul style="list-style-type: none"> (i) the flood emergency responses for the construction phase of the development. (ii) predicted flood levels. (iii) flood warning time and flood notification. (iv) assembly points and evacuation routes. (v) evacuation and refuge protocols; and (vi) awareness training for employees, contractors and any other relevant persons associated with the site. 	<p>Construction Soil and Water Management Plan, Arup, 12/01/22 (the CSWMSP).</p> <p>Certifier acceptance 14/02/22</p>	<p>The CSWMSP addresses each of the requirements of C39 a) – c). The FERSP forms part of the CSWMSP and is incorporated into Section 5 of that document.</p> <p>The Certifier provided acceptance of the document on 14/02/22.</p>	C	x	x	x
Parramatta Light Rail							
C40	<p>Prior to issue of a relevant construction certificate or preparatory, demolition or excavation works, the Applicant shall consult with Parramatta Light Rail (PLR) project (DA.PLR@transport.nsw.gov.au) within TfNSW to:</p> <ul style="list-style-type: none"> (a) coordinate any interfacing works that will affect the PLR project; and (b) identify any utilities that have been relocated and/or installed by Parramatta Light Rail prior to the commencement of work. 	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Meeting Minutes, Powerhouse and PLR, 28/01/21</p> <p>Letter INSW to Certifier, 17/02/21</p> <p>Site inspection 17/03/23</p>	<p>The approved Staging Report has staged this condition.</p> <p>Meeting minutes show that consultation occurred prior to issue of the Crown Certificate to deal with interfacing and utilities and the like.</p> <p>This was submitted to the Certifier prior to issue of CC1.</p> <p>There is no interface observed under Main Works therefore, this is not triggered during this audit period.</p>	NT	x		x
Construction Worker Transportation Strategy							
C41	<p>Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. 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. A copy of the strategy must be submitted to the Planning Secretary and Council for information.</p>	<p>Construction Worker Transport Strategy</p> <p>DPE lodgement 21/01/22</p> <p>Council lodgement 14/01/22</p> <p>Certifier 22020912 SSD Checklist Tracker</p>	<p>The CWTS identify 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.</p> <p>The Strategy was submitted to the identified stakeholders.</p> <p>Public transport was encouraged, and no parking issues were raised during this audit period.</p>	C	x	x	x
Outdoor Lighting							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
					<u>Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.</u>		
C42	Prior to the installation of outdoor lighting for the relevant construction stages, evidence must be submitted to the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces- Pedestrian area (Category P) lighting- Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Interview with auditees 04/04/23	There is no external lighting on the Project.	NT	x	x	x
Road Reserve							
C43	A separate application must be lodged, and consent obtained from City of Parramatta for any works within the road reserve pursuant to Section 138 of the Roads Act 1993 (NSW). The consent must be obtained, or other satisfactory arrangements confirmed in writing from City of Parramatta, before the commencement of construction works within the road reserve.	Site inspection 17/03/23 Interview with auditees 04/04/23	There has been no construction works in the road reserve.	NT	x	x	x
Wind							
C44	Prior to the commencement of external landscape works, the Applicant shall submit evidence to the Certifier demonstrating that the design of the development has incorporated the wind mitigation measures contained with the document titled 'Powerhouse SSDA Report- Wind Impact Assessment' Issue 01, prepared by ARUP and dated 17 April 2020.	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Site inspection 17/03/23	External landscaping has not yet commenced.	NT			x
Site Contamination							
C45	Prior to the commencement of construction for the relevant construction stage, the Applicant must engage an NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Letter INSW to Certifier, 16/02/21 Email Senversa to JBS&G, 28/08/21	The approved Staging Report has staged this condition. INSW confirm that Melissa Porter from Senversa is the EPA site auditor engaged on site.	C	x		
Aboriginal Archaeology							
C46	Prior to the commencement of construction of the built form of the museum and following test excavations, the Applicant shall prepare an Aboriginal Cultural Heritage Management Plan (ACHMP) in consultation with the RAPs (Condition D32), and Heritage NSW ACH. The ACHMP shall: (a) be informed by the document titled 'Aboriginal Cultural Heritage Assessment Report' Issue 4, prepared by Curio Projects and dated 21 January 2021 (ACHAR). (b) be informed by the results of the test excavations and implemented prior to any open area salvage as envisaged by the ACHAR; and (c) recognise and acknowledge the continued Aboriginal connection of the project area to the Aboriginal community and provide recommendations to be included in the Heritage Interpretation Strategy (Condition C16) to be prepared and implemented for the project.	Letter, INSW to DPIE 16/02/21 (Staging Report) Letter, DPIE to INSW, 17/02/21 (Approval to Stage) Historical Archaeological Research Design and Excavation Methodology Parramatta Powerhouse site December 2021 prepared by Curio. Site inspection 17/03/23	Historical Archaeological Research Design and Excavation Methodology Parramatta Powerhouse site was prepared by prepared by Curio for main works.	C			x
Non-Aboriginal Archaeology							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					<u>Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.</u>		
					Early Works	Willow Grove	Main Works
C47	The project must endeavour through detailed design to avoid physical impacts to State significant historical archaeology by the proposal, including the use of existing disturbed areas of the site. Prior to the commencement of construction, the Applicant shall undertake a program of archaeological testing to inform the final design of the proposal. The testing shall aim to understand the nature, extent and significance of the surviving archaeological deposits as set out in the document titled 'Powerhouse Site, Parramatta Final Archaeological Research Design' Issue 3, prepared by Curio Projects and dated 23 April 2020, as amended by the document titled 'Addendum Historical Archaeology Impact Assessment Report' Issue 3, prepared by Curio Projects and dated 15 September 2020.	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Powerhouse Site, Parramatta Final Archaeological Research Design' Issue 3, prepared by Curio Projects and dated 23 April 2020</p> <p>Addendum Historical Archaeology Impact Assessment Report' Issue 3, prepared by Curio Projects and dated 15 September 2020</p> <p>Historical Archaeological Research Design and Excavation Methodology Parramatta Powerhouse site, Curio Projects, July 2021 (HARDEM)</p> <p>Letter Heritage NSW to WolfPeak, 24/09/21 (consultation on the second Independent Audit)</p> <p>Historical Archaeological Research Design and Excavation Methodology Parramatta Powerhouse site December 2021 prepared by Curio.</p> <p>Site inspection 17/03/23</p>	<p>The approved Staging Report has staged this condition.</p> <p>The ARD and Addendum Historical Archaeology Impact Assessment Report identified the measures to avoid or minimize impacts to State significant historical archaeology by the proposal, including the use of existing disturbed areas of the site.</p> <p>Archaeological investigations were carried out across the accessible areas of the site during early works. Two substantial areas were not accessible at that time and are being conducted during main works.</p>	C	x		x
C48	If testing (Condition C47) identifies an archaeological resource of significance (local, State or both) which cannot be avoided through detailed design, the project shall undertake archaeological open area salvage.	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Historical Archaeological Research Design and Excavation Methodology Parramatta Powerhouse site, Curio Projects, July 2021 (HARDEM)</p> <p>Letter Heritage NSW to WolfPeak, 24/09/21 (consultation on this Independent Audit)</p> <p>Historical Archaeological Research Design and Excavation Methodology Parramatta</p>	<p>The approved Staging Report has staged this condition.</p> <p>Archaeological investigations were carried out across the accessible areas of the site during early works. and during main works.</p> <p>Dirrabarri Lane Well was recorded on 8 December 2022 by Curio.</p>	C	x		x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					<u>Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.</u>		
					Early Works	Willow Grove	Main Works
		<p>Powerhouse site December 2021 prepared by Curio.</p> <p>Email from Curio 8 December 2022 Dirrabarri Lane Well</p> <p>Site inspection 17/03/23</p> <p>Interview 4/4/2023</p>					
C49	<p>Prior to the commencement of any works associated with the archaeological open area salvage associated with condition C48, the Applicant must prepare a revised historical archaeological research design and excavation methodology (HARDEM). The HARDEM shall be prepared ahead of the salvage stage in consultation with the Heritage Council of NSW and submitted to and approved by the Planning Secretary.</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>inspection 20/09/22</p> <p>Historical Archaeological Research Design and Excavation Methodology Parramatta Powerhouse site, Curio Projects, July 2021 (HARDEM)</p> <p>Email Heritage NSW to INSW, 05/08/21 (Heritage NSW approval of HARDEM)</p> <p>Letter DPIE to INSW, 25/08/21 (DPIE approval of HARDEM)</p> <p>Historical Archaeological Research Design and Excavation Methodology Parramatta Powerhouse site December 2021 prepared by Curio.</p> <p>Letter Heritage NSW to WolfPeak, 24/09/21 (consultation on this Independent Audit)</p>	<p>The approved Staging Report has staged this condition.</p> <p>Open area salvage has commenced.</p> <p>A HARDEM was prepared prior to open area salvage and in consultation with Heritage NSW. The Department approved the HARDEM on 25/08/21.</p> <p>The areas subject to open area salvage were observed during the site inspection. In many cases the areas are also impacted by asbestos in soils and, therefore, the works are being managed in conjunction with the contamination specialists. Curio Projects have been retained to manage the works.</p> <p>Historical Archaeological Research Design and Excavation Methodology Parramatta Powerhouse site December 2021 prepared by Curio.</p>	C	x		x
C50	<p>A final archaeological excavation report shall be prepared within 12 months of the completion of archaeological excavation and copies provided to the Planning Secretary, Heritage Council of NSW and Council. The archaeological excavation report shall include detailed findings of the project, including any significant artefacts recovered, where they are located and information about their ongoing conservation and protection in perpetuity by the landowner. The final report shall respond to the HARDEM and identify the final repository for the archaeological collection from the excavations.</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Historical Archaeological Research Design and Excavation Methodology Parramatta Powerhouse site, Curio Projects, July 2021 (HARDEM)</p> <p>Site inspection 17/03/23</p>	<p>The approved Staging Report has staged this condition.</p> <p>Refer response to CoC C47. Investigation is ongoing.</p>	NT	x		x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
					<u>Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.</u>		
C51	The Applicant shall nominate a suitably qualified and experienced historical archaeologist to manage the historical archaeological program according to Conditions C47 to C50. This person must fulfil the Heritage Council's Excavation Director Criteria for the excavation of State significant archaeological sites.	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Letter INSW to Certifier, 16/03/21</p> <p>Matthew Kelly CV</p> <p>Historical Archaeological Research Design and Excavation Methodology Parramatta Powerhouse site, Curio Projects, July 2021 (HARDEM)</p> <p>Historical Archaeological Research Design and Excavation Methodology Parramatta Powerhouse site December 2021 prepared by Curio</p>	<p>The approved Staging Report has staged this condition.</p> <p>Mathew Kelly of Curio projects has been retained as the Excavation Director. His CV demonstrates suitable qualification and experience.</p> <p>No change.</p>	C	x		
Part D During Construction							
Willow Grove Relocation							
D1	<p>Within 12 months of the deconstruction of Willow Grove the Applicant shall update and amend the RFMP (Condition B2), in consultation with Council, the NSW Heritage Council, the local community, key stakeholders and landowners/managers, and submit it for approval of the Planning Secretary. The updated RFMP shall include (but shall not be limited to):</p> <p>(a) details of the relocation site, including an options analysis which informed the site selection, heritage impact assessment and consideration of the appropriateness of the new setting for Willow Grove.</p> <p>(b) the program for the relocation process, including details of any additional approvals required to reconstruct or the use Willow Grove at the selected site and a commitment to a delivery date for Willow Grove in its new location.</p> <p>(c) opportunities for the appropriate future use for the relocated building; and</p> <p>(d) details of consultation undertaken, confirmation of any issues raised during consultation, how any issues raised have been addressed and justification for alternative approaches to any issues raised.</p>	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Interview with auditees 04/04/23</p>	<p>The approved Staging Report has staged this condition.</p> <p>Deconstruction was completed in December 2021.</p>	NT			x
Approved Plans to be On-site							
D2	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 Certifier.	Interview with auditees 04/04/23	The plans are available on site and were presented to the Auditor on request. No request has been made by the Department, Council or the Certifier.	C	x	x	x
Site Notice							
D3	A site notice(s):	<p>Site inspection 17/03/23</p> <p>Appendix D Site Photos</p>	The sign was sighted on the boundary of the site. It contains the information required by this condition and is in the	C	x	x	x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
	<p>(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, Certifier and Structural Engineer is to satisfy the following requirements.</p> <p>(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.</p> <p>(c) the notice is to be durable and weatherproof and is to be displayed throughout the works period.</p> <p>(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</p> <p>(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</p>		format and position required by this condition.				
Operation of Plant and Equipment							
D4	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.	<p>Plant induction and pre-start check records (various) November 2022 to March 2023.</p> <p>Lifting Gear Inspection Testing and Servicing by MARR Tower Crane SN1633-TC3 11/01/2023 Crane Safety Report</p> <p>Tower Crane Operator Familiarisation date 1/2/2023</p>	<p>Maintenance records are provided for hire plant prior to their arrival to site.</p> <p>Plant goes through a pre-arrival check and daily pre-start checklists. These identify when maintenance has occurred and when its next due. Inspections appear to be occurring.</p>	C	x	x	x
Construction Hours							
D5	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>(c) No work may be carried out on Sundays or public holidays.</p>	<p>Powerhouse Museum Parramatta Construction Noise and Vibration Management Plan, PWNA, 08/12/21 (the CNVMSP).</p> <p>Interview with auditees 04/04/23</p> <p>Complaints register current to March 2023</p> <p>Community notifications</p>	<p>Hours are identified within the CNVMSP and the Project induction. Hours are communicated to the workforce.</p> <p>No OOH construction during the audit period except for the delivery of tower crane refer to D6.</p>	C	x	x	x
D6	<p>Construction activities may be undertaken outside of the hours in condition D5 if required:</p> <p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers.</p>	<p>Community Notification November 2022</p> <p>Community Notification December 2022</p> <p>Community Notification January 2023</p>	<p>The following OOHW were conducted as per this condition:</p> <ul style="list-style-type: none"> The establishment of tower crane 2 was scheduled from 14 November to Tuesday 22 November 2022. Early morning deliveries for wide loads occurred between 3:30am and 5:30am on all days (except Sunday). Trucks were parked up until 7am for unloading. 	C	x	x	x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
			<ul style="list-style-type: none"> Installing and commissioning new pipework required to supply water to the project site is scheduled from Monday 12 to Friday 16 December 2022 Out of hour steel deliveries to site over the year from approximately 30 January 2023. <p>There was no reported complaint during the above OOHW works.</p>				
D7	Notification of such construction activities as referenced in condition D6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<p>Community Notification November 2022</p> <p>Community Notification December 2022</p> <p>Community Notification January 2023</p>	Notifications were via website and letter boxes.	C	x	x	x
D8	<p>Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday.</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	Interview with auditees 04/04/23	These works have not been required.	NT	x	x	x
Implementation of Management Plans							
D9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	<p>Site inspection 17/03/23</p> <p>Construction noise monitoring reports, November 2022 to March 2023</p> <p>Asbestos in air monitoring reports November 2022 to March 2023</p> <p>Lendlease weekly HSE inspection records (various)</p> <p>Project induction</p> <p>JBS&G remediation progress report, 09/09/22</p> <p>N1-427 Material Tracking Register</p> <p>Grasshopper Skip Bin Report current to end of February 2023</p> <p>Permit to Work for Tower Crane approval process TC3 Permit</p>	<p>The site is configured in accordance with the CEMP and sub-plans.</p> <p>Inductions are being delivered. The inductions cover hours of works, parking and traffic, chain of responsibility, housekeeping and waste, chemical storage and spill response, working in and around waters, unexpected finds and hazardous materials etc.</p> <p>Ongoing training is being provided through pre-starts and toolbox talks.</p> <p>Noise and asbestos in air monitoring reports are available.</p> <p>Routine inspections are occurring in line with the CEMP.</p> <p>Investigations, remediation and waste classification and tracking is occurring</p>	C	x	x	x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
		emails from 13 December 2022 to 3 January 2023. Impact and Hazard Risk register	consistent with the CEMP, CWMS and RAP.				
Construction Traffic							
D10	All construction 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.	Site inspection 17/03/2023 Complaints register current to March 2023	Adequate provisions are made to have construction vehicles contained on site. No construction vehicles parked outside the site during the site inspection this audit,	C	x	x	x
Road Occupancy Licence							
D11	A Road Occupancy Licence must be obtained from the relevant transport authority for any works that impact on traffic flows during construction activities.	ROL – 1902776 Phillip Street Parramatta Stop Slow all Direction 29/08/2022 to 31/08/2022. Traffic Control Plan – 197264 – TGS designed 25/08/2022; expiry 25/08/2023	A Road Occupancy Licence with associated TCS was obtained for works impacting flows on Phillip Street.	C	x	x	x
SafeWork Requirements							
D12	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.	Site inspection 17/03/23 Interview with auditees 04/04/23 Project induction records (various) Asbestos in air monitoring reports, October 2022 to March January 2023 Notice of intent to remove friable asbestos dated 20/07/2022 Pure Contracting Pty Ltd, expiry 7/12/2023 Site name: St George Terrace – Powerhouse Plant and equipment inspection checks records October 2022 to February 2023	Hoarding and fencing around the site, security cameras installed, gate was locked and secured only inducted workers and accompanied visitors are able to enter site. Personnel are inducted and trained in workplace risks. Asbestos in air monitoring is being conducted during asbestos works. Asbestos removal notification to SafeWork completed. Plant and equipment were checked, and records were provided as evidence during this audit i.e., Tower Crane and harness checks.	C	x	x	x
Hoarding Requirements							
D13	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing. 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; and	Site inspection 17/03/23 Hoarding Permit, Council, 14/04/21	No graffiti or advertising material observed.	C	x	x	x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
	c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve		A hoarding permit has been obtained for the hoardings over Council footways or road reserve.				
No Obstruction of Public Way							
D14	The public way (outside of any construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Site inspection 17/03/23 Complaints register current to 21/10/21	The public way was not obstructed. No complaints received regarding this requirement.	C	x	x	x
Construction Noise Limits							
D15	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 CNVMSP.	Powerhouse Museum Parramatta Construction Noise and Vibration Management Plan, PWNA, 08/12/21 (the CNVMSP). Construction noise monitoring reports, Feb, April, June, Sept 2022. Complaints register current to September 2022 Site inspection 17/03/23	Monitoring occurred during high noise activities which verifies compliance with the noise goals (or actions in response to elevated noise) consistent with the impacts and management measures from the EIS and CNVMSP. Permissible hours are communicated to the workforce. Hoarding observed on some boundaries. Quackers are used on some mobile plant on site. There were no noise complaints during this audit period.	C	x	x	x
D16	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 Conditions D5 to D8.	Refer to evidence in D5 and D6	Refer to evidence in D5 and D6. The non-compliances do not relate to construction vehicles arriving outside of hours.	C	x	x	x
D17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Site inspection 17/03/23	Spotters used on site. Quackers are fitted on mobile plant where staff safety not compromised.	C	x	x	x
D18	The Applicant must ensure that any work generating high noise impact (i.e., work exceeding a NML of LAeq 75dBA) as measured at the sensitive receiver must only be undertaken in continuous blocks of no more than 3 hours, with at least a 1-hour respite between each block of work generating high noise impact, where the location of the work is likely to impact the same receivers. For the purposes of this condition 'continuous' includes any period during which there is less than one hour respite between ceasing and recommencing any of the work the subject of this condition.	Powerhouse Museum Parramatta Construction Noise and Vibration Management Plan, PWNA, 08/12/21 (the CNVMSP). Construction noise monitoring reports, Sept 2022.	Monitoring indicates that exceedances of the highly noise affected NML are short in duration. Non-Compliant IA4_06: The previous observation raised during the previous audit was not addressed, wherein the CNVMSP was not updated to incorporate this requirement into its processes for managing respite. Recommendation:	NC	x	x	x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					<u>Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.</u>		
					Early Works	Willow Grove	Main Works
			Lendlease to update the CNVMP.				
D19	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	Powerhouse Museum Parramatta Construction Noise and Vibration Management Plan, PWNA, 08/12/21 (the CNVMSP). Construction noise monitoring reports, Feb, April, June, Sept 2022.	Any noise generated during construction of the development were not offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site. No noise complaints received during this audit period.	C	x	x	x
Vibration Criteria							
D20	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC 2006) (as may be updated or replaced from time to time).	Powerhouse Museum Parramatta Construction Noise and Vibration Management Plan, PWNA, 08/12/21 (the CNVMSP). Site inspection 17/03/23 Complaints register current to September 2022.	No vibration intensive works have occurred during the Main Works, during the audit period. No complaints have been received regarding this requirement.	C	x	x	x
D21	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 D20.	Site inspection 20/09/2022	There are no vibratory compactors within 30 metres from residential buildings	NT	x	x	x
D22	The limits in Conditions D20 and D21 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by Condition (a) of this consent.	Powerhouse Museum Parramatta Construction Noise and Vibration Management Plan, PWNA, 08/12/21 (the CNVMSP).	The CNVMSP sets out mitigation measures to be applied in the event of exceedances of vibration criteria, consistent with Transport for NSW guidelines.	NT	x	x	x
D23	The Applicant shall refer to the minimum working distances in Table 25 of the document titled 'Noise and Vibration Impact Assessment' Issue 02, prepared by ARUP and dated 22 April 2020, and undertake vibration monitoring at the nearest potential affected building where vibration intensive works are required within these minimum distances. Vibration monitoring should be capable of real-time alerts where measured vibrations exceed criteria	Powerhouse Museum Parramatta Construction Noise and Vibration Management Plan, PWNA, 08/12/21 (the CNVMSP).	The CNVMSP incorporates this requirement. No vibration intensive works relevant to Table 25 of the Arup report occurred during the audit period.	C	x	x	x
Air Quality							
D24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection 17/03/23 Complaints register current to March 2023. Asbestos in air monitoring reports, October to January 2023	Site erosion and sediment controls were in place. Water was available for use as dust suppression. Shade cloth is installed on the site perimeter. Stockpiles were stabilised.	C	x	x	x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
			<p>Site access and haul roads were stabilised. No material tracking issues observed.</p> <p>Asbestos in air monitoring in place.</p> <p>The exposed ground was stabilised with gravel and DGB.</p> <p>Water cart or spray was used when required.</p>				
D25	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered. (c) trucks associated with the development do not track dirt onto the public road network. (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	<p>Complaints register current to March 2023</p> <p>Asbestos in air monitoring reports, Feb – Sept 2022</p> <p>Site inspection 17/03/23</p> <p>Appendix D Photos.</p>	<p>Lendlease implemented the following:</p> <ul style="list-style-type: none"> (a) exposed surfaces and stockpiles were suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered. (c) no tracking of dirt onto the public road network, the site haul road was stabilised. (d) public roads used by these trucks were kept clean; and (e) exposed surfaces were covered with DGB and gravel. 	C	x	x	x
Erosion and Sediment Control							
D26	<p>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'</p>	<p>Construction Soil and Water Management Plan, Arup, 12/01/22 (the CSWMSP).</p> <p>Site inspection 17/03/23</p> <p>See Appendix D Photos</p>	<p>Erosion and sediment controls were observed to be in place during the audit site inspection.</p> <p>Silt fences were installed along the perimeter and vegetation were retained to serve as additional controls. Pits were covered with geofabric. Stormwater was retained within site boundary.</p> <p>Refer to photos taken during this audit.</p>	C	x	x	x
Disposal of Seepage and Stormwater							
D27	<p>Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the Environment Protection Authority in accordance with the Protection of the Environment Operations Act 1997.</p>	<p>Interview 20/09/2022</p> <p>Letter JBS&G to Infrastructure NSW, 14/01/22 (dewatering advice).</p>	<p>Observation IA3: It is understood that no discharges to street stormwater have occurred during the audit period, and that the EPA does not grant approval for discharge for sites that do</p>	NT	x	x	x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
			<p>not hold an Environment Protection Licence. Nevertheless, the auditee sought confirmation from JBS&G as to whether the surface and groundwater from the site could be discharged to the environment. JBS&G found that the onsite water contained contaminants at levels consistent with the Parramatta River and therefore could reasonably be discharged if required. The Auditor disagrees with this advice on the basis that the background data collected is not sufficient in making determinations on water quality of the Parramatta River. Unless a long-term study (e.g.: 24 months) of background data is completed then the standard ANZECC/ANZG criteria should be adopted. The Auditor also notes that adoption of the ANZECC/ANZG criteria does not guarantee compliance with s120 of the POEO Act.</p> <p>Auditor IA4: It was noted that Lendlease consulted with EPA and there was no response from the EPA received. There was no discharge of water offsite during this audit period except for the natural flooding in January 2023. However, the site was now stabilised with gravel and stockpiles were covered with geofabric.</p>				
Construction Access Driveways / Roadway							
D28	All costs associated with the construction of any new road works including kerb and gutter, road pavement, drainage system and footway shall be borne by the developer. The new road works must be designed and constructed in accordance with the Council's requirements.	Site inspection 17/03/23 Interview with auditees 04/04/23	All access points are on existing crossings. No road works including kerb and gutter, road pavement, drainage system and footways have occurred.	NT	x	x	x
Loading and Unloading During Construction							
D29	The following requirements apply: (a) all loading and unloading associated with construction activity must be accommodated on site.	Site inspection 17/03/23 Interview with auditees 04/04/23	Sufficient space and access are provided on site for loading and unloading. No work Zone noted during this audit.	C	x	x	x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
	<p>(b) a Works Zone may be required if loading and unloading is not possible on site. If a Works Zone is warranted an application must be made to Council.</p> <p>(c) in addition to any approved Works Zone, provision must be made for loading and unloading to be accommodated on site once the development has reached ground level; and</p> <p>(d) where hoisting activity over the public place is proposed to be undertaken including hoisting from a Works Zone, a separate approval under Section 68 of the Local Government Act 1993 must be obtained.</p>						
Tree Protection							
D30	<p>For the duration of the construction works:</p> <p>(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property.</p> <p>(b) all street trees immediately adjacent to the approved disturbance area / property boundaries must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council.</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the document titled 'Arboricultural Impact Assessment' Revision A, prepared by Tree IQ and dated 16 April 2020; and</p> <p>(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>	<p>Site inspection 17/03/23</p> <p>Interview with auditees 04/04/23</p> <p>Tree Retention and Removal Plan, McGregor Coxall, LD_DA_30-03</p>	<p>The removal of all street trees was approved under the SSD approved plans. No street trees are being retained.</p> <p>Two trees on site are being retained (Tree 1 near Church Street and Tree 46 near Willow Grove). Tree Protections were in place during the site inspection. Tree protection zones were also in place for two trees on Parramatta River.</p> <p>No works within the Tree Protection Zones was observed.</p>	C	x	x	x
Parramatta Sand Body							
D31	<p>In the event that the construction and excavation work results in the Parramatta Sand Body (PSB) being encountered on the site the Applicant shall consult with the Heritage Council NSW and:</p> <p>(a) shall endeavour to retain evidence of the PSB on the site; and</p> <p>(b) where works would impact the PSB the Applicant shall engage a suitably qualified geomorphologists to undertake an investigation of the PSB and comparative analysis with other identified parts of the PSB, including State Heritage Register sites at Parramatta Park and Old Government House, North Parramatta (Cumberland District Hospital Group) and Robin Thomas Reserve by the Light Rail. A copy of the geomorphological assessment shall be submitted to the Heritage Council NSW.</p>	<p>Site inspection 17/03/23</p> <p>Interview with auditees 04/04/23</p>	<p>The PSB has not been encountered to date.</p>	NT	x		x
Site Contamination							
D32	<p>The remediation and construction shall be carried out in accordance with the contaminated land remediation management and mitigation measures contained with the document titled 'Infrastructure NSW Remedial Action Plan 58352/128675 (Rev1)' prepared by JBS&G and dated 23 October 2020. In addition:</p> <p>(a) any variations to the approved RAP shall be approved in writing by the Site Auditor; and</p> <p>(b) if work is to be carried out / completed in stages, the Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).</p>	<p>Site inspection 17/03/23</p> <p>Remedial Action Plan, Powerhouse Parramatta, JBS&G, 23/06/21</p> <p>Email Senversa to INSW, 08/09/21</p> <p>JBS&G remediation progress report, 09/09/22</p>	<p>Asbestos was encountered during excavation. This material was not identified in the initial RAP. An addendum was prepared to the RAP to address the management of the additional contamination (removal of asbestos from upper part of the site, and implementation of LTEMP for</p>	C	x		

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
		<p>JBS&G test pit classification reports, L85-L87</p> <p>JBS&G Fill investigation report, L90</p> <p>Asbestos Materials Clearance Inspection Report PRA Reference: PRJ000991-ACS008 11/01/2023 by Property Risk Australia Pty Ltd</p>	<p>residual contamination on the lower portion of the site). The Contaminated Sites Auditor has provided comment on the Addendum, stating that once the comments have been addressed the Addendum RAP can be finalized.</p> <p>JBS&G have provided reports indicating that the RAP is being implemented. Remedial works are ongoing.</p> <p>Removal of asbestos-impacted material was conducted by license contractor and validated accordingly by Property Risk Australia.</p>				
D33	Following completion of remedial works, the Applicant must submit a relevant Site Audit Report and Site Audit Statement prepared by an EPA accredited Site Auditor to verify the relevant part of the site is suitable for its intended use.	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Site inspection 17/03/23</p> <p>Remedial Action Plan, Powerhouse Parramatta, JBS&G, 23/06/21</p> <p>Email Senversa to INSW, 08/09/21</p> <p>JBS&G remediation progress report, 09/09/22</p> <p>JBS&G test pit classification reports, L85-L87</p> <p>JBS&G Fill investigation report, L90</p> <p>Asbestos Materials Clearance Inspection Report PRA Reference: PRJ000991-ACS008 11/01/2023 by Property Risk Australia Pty Ltd</p>	<p>The approved Staging Report has staged this condition.</p> <p>JBS&G have provided reports indicating that the RAP is being implemented. Remedial works are ongoing.</p> <p>The contaminated Sites Auditor will verify that remediation has been completed in accordance with the RAP through issue of a Site Audit Report and Site Audit Statement once all the excavation works and removal of stockpile has been completed.</p> <p>This is not yet triggered.</p>	NT	x		
D34	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	<p>Letter, INSW to DPIE 16/02/21 (Staging Report)</p> <p>Letter, DPIE to INSW, 17/02/21 (Approval to Stage)</p> <p>Remedial Action Plan, Powerhouse Parramatta, JBS&G, 23/06/21</p> <p>Email Senversa to INSW, 08/09/21</p>	<p>The implementation of the remediation action plan will reduce or potentially eliminate the contamination risk onsite.</p>	C	x		

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					<u>Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.</u>		
					Early Works	Willow Grove	Main Works
		JBS&G remediation progress report, 09/09/22 JBS&G test pit classification reports, L85-L87 JBS&G Fill investigation report, L90 Asbestos Materials Clearance Inspection Reports PRA October 2022 to January 2023 Site inspection 17/03/23					
Excavated and Imported Soil							
D35	The Applicant must ensure that only VENM, ENM, or other material approved in writing by the EPA is brought onto the site and keep accurate records of the volume and type of fill used.	1-427 Material Tracking Register, 20220825	The material tracking register identifies that only VENM or material covered under an EPA exemption order has been imported during the audit period.	C	x		
D36	Any excavated material to be removed from the site is to be assessed, classified, transported and disposed of in accordance with the Department of Environment and Climate Change's (DECC) 'Waste Classification Guidelines Part 1: Classifying Waste'.	Interview with auditees 04/04/23 N1-427 Material Tracking Register, 2023.01.25	Excavated material was assessed and classified in accordance with the Waste Classification Guidelines and recorded using the Material Tracking Register. The material quantity, location of landfill, test analysis, transporter, ruck rego and dates were recorded. Generally, the material disposed offsite were asbestos contaminated soil and general solid waste.	C	x	x	x
Waste Storage and Processing							
D37	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection 17/03/23 Interview with auditees 04/04/23 Grasshopper Skip Bin Report current to end of February 2023.	The vast majority of waste on site had been removed. Waste observed on site was segregated into different material types (concrete, steel, general waste skips, ACM skips, recyclable bins). No uncontrolled waste was observed on site or off site.	C	x	x	x
D38	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Interview with auditees 04/04/23 N1-427 Material Tracking Register, 2023.01.25.	Excavated material was assessed and classified in accordance with the Waste Classification Guidelines and recorded using the Material Tracking Register. The material quantity, location of landfill, test analysis,	C	x	x	x

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
			<p>transporter, ruck rego and dates were recorded.</p> <p>Generally, the material disposed offsite were asbestos contaminated soil and general solid waste.</p>				
D39	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.	<p>Site inspection 17/03/23</p> <p>Appendix D Photos</p>	<p>Concrete pumping is supported by trays. Material is cured then disposed of offsite.</p> <p>Concrete wash bins were used onsite.</p>	C	x	x	x
D40	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<p>N1-427 Material Tracking Register, 2023.01.25.</p> <p>Grasshopper Skip Bin Report current to end of February 2023</p>	<p>Excavated material was assessed and classified in accordance with the Waste Classification Guidelines and recorded using the Material Tracking Register. The material quantity, location of landfill, test analysis, transporter, ruck rego and dates were recorded.</p> <p>Generally, the material disposed offsite were asbestos contaminated soil and general solid waste.</p>	C	x	x	x
D41	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	<p>Remedial Action Plan, Powerhouse Parramatta, JBS&G, 23/06/21</p> <p>JBS&G remediation progress report, 09/09/22</p> <p>JBS&G test pit classification reports, L85-L87</p> <p>JBS&G Fill investigation report, L90</p> <p>Notice of intent to remove friable asbestos dated 20/07/2022 Pure Contracting Pty Ltd, expiry 7/12/2023 Site name: St George Terrace – Powerhouse</p> <p>Asbestos in air monitoring reports, October 2022 to January 2023</p> <p>N1-427 Material Tracking Register, 2023.01.25.</p> <p>Asbestos Materials Clearance Inspection Reports PRA October 2022 to January 2023</p>	<p>Plans have been prepared in accordance to remove hazardous materials on site. At the site inspection the relevant exclusion zones were observed to be in place. Monitoring is occurring in accordance with the relevant Safe Work requirements.</p> <p>Excavated material was assessed and classified in accordance with the Waste Classification Guidelines. Reports sighted.</p> <p>The wastes were disposed of to landfills which are lawfully permitted to receive the waste.</p> <p>Asbestos was removed by licensed contractor and clearance reports were prepared by independent licence consultants.</p>	C	x	x	x
Handling of Asbestos							

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					<u>Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.</u>		
					Early Works	Willow Grove	Main Works
D42	The Applicant is to 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.	Remedial Action Plan, Powerhouse Parramatta, JBS&G, 23/06/21 JBS&G remediation progress report, 09/09/22 JBS&G test pit classification reports, L85-L87 JBS&G Fill investigation report, L90 Notice of intent to remove friable asbestos dated 20/07/2022 Pure Contracting Pty Ltd, expiry 7/12/2023 Site name: St George Terrace – Powerhouse Asbestos in air monitoring reports, Feb – Sept 2022 N1-427 Material Tracking Register, 20220825 Grasshopper Skip Bin Report current to end of August 2022	Plans have been prepared in accordance to remove hazardous materials on site. At the site inspection the relevant exclusion zones were observed to be in place. Monitoring is occurring in accordance with the relevant Safe Work requirements. Excavated material was assessed and classified in accordance with the Waste Classification Guidelines. Reports sighted. The wastes were disposed of to landfills which are lawfully permitted to receive the waste. The material Tracking Register recorded the licensed transporter, licensed landfill and the location where the material was disposed.	C	x	x	x
Part E Prior to Occupation or Commencement of Use							
Notification of Occupation							
E1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			NT	Not Staged	Not Staged	Not Staged
Roadworks, Signposting, Associated Markings and Upgrades							
E2	Prior to occupation and commencement of the use, the Applicant must submit evidence to the Certifier demonstrating that the following requirements are complied with: <ul style="list-style-type: none"> (a) two coach pick-up/drop-off bays have been provided on Phillip Street, outside/near to the site. (b) all roads and traffic facilities outside the site boundary must be designed to meet the requirements of Council or TfNSW (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. (c) all required kerbside parking controls must be approved by the Parramatta Local Traffic Committee / TfNSW, installed by the Applicant, inspected by the relevant road authority (Council or TfNSW) and implemented. (d) any works performed in, on or over a public road reserve pursuant to this consent must be carried out in accordance with this consent and with the Road Opening Permit issued by Council as required under Sections 138 and 139 of the Roads Act 1993; and (e) records of all dates in relation to installing, altering and removing traffic control devices related to speed must be maintained. 			NT	Not Staged	Not Staged	Not Staged

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
					<u>Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.</u>		
E3	<p>Prior to occupation and commencement of the use, the Applicant must submit, for approval by Council as the Road Authority, full design engineering plans and specifications and complete the construction to Council's satisfaction for the following infrastructure works:</p> <p>(a) a turnaround facility located at the termination of George Khatter Lane at the eastern boundary of the site.</p> <p>(b) the removal of all redundant vehicular crossings and replacement with new kerb and gutter, and the adjacent road pavement reconstruction.</p> <p>(c) the construction of new driveway accesses (where required). The new driveways access must be designed and constructed as per Council's requirements and Road Safety check recommendations.</p> <p>(d) any stormwater drainage installations were proposed in the public domain in accordance with Council's stormwater team recommendations.</p> <p>(e) signage and line marking details.</p> <p>(f) staging of the public civil works, if any, and transitions between the stages; and</p> <p>(g) the relocation/adjustment of all public utility services affected by the proposed works</p>			NT	Not Staged	Not Staged	Not Staged
E4	<p>Prior to occupation and commencement of the use, the Applicant must submit evidence to the Certifier demonstrating that the works approved by Council (Condition E3) have been carried out.</p>			NT	Not Staged	Not Staged	Not Staged
Operational Management Plan for the serviced apartments and dormitory accommodation							
E5	<p>Prior to occupation and commencement of the use of the on-site accommodation, a Temporary Accommodation Operational Management Plan (TAOMP) for the serviced apartments and dormitory accommodation is to be submitted to and approved by the Planning Secretary. The TAOMP must:</p> <p>(a) in relation to the dormitory accommodation, include the minimum criteria as stipulated in Schedule 2 (Standards for Places of Shared Accommodation) of the Local Government (General) Regulation 2005 under the Local Government Act 1993 and the Public Health Act 1991.</p> <p>(b) include all the measures to be implemented on the premises in terms of safety & security, amenity and health including but not limited to matters relating to curfews and after-hours access, bringing of visitors on to the site, emergency response, drug and alcohol policy (including smoking), and use of communal areas etc.</p> <p>(c) include all the responsibilities of the concierge and/or Caretaker/Manager.</p> <p>(d) include an Incident Register to be maintained by the concierge/Caretaker/Manager. This Register must be produced upon demand by any Council officer or NSW Police Officer. The Register must contain a direction that all incidents of a criminal nature are to be reported to the Police immediately.</p> <p>(e) be dated and the name and signature of the author of the document must be included.</p> <p>(f) be displayed in prominent locations within the premises and a copy of the Plan must be provided to all residents of the boarding accommodation.</p>			NT	Not Staged	Not Staged	Not Staged
E6	<p>A separate concierge facility for the serviced apartments and dormitory accommodation shall be staffed 24 hours a day, seven days a week.</p>			NT	Not Staged	Not Staged	Not Staged
E7	<p>Prior to occupation and commencement of the use of the on-site accommodation, a notification letter shall be forwarded to Council, the Police and neighbours providing contact details for the Caretaker/Manager so that any issues regarding the operation of the premises etc. can be addressed promptly. Evidence of this letter being forwarded as required in this condition must be provided to the Certifier, prior to occupation and commencement of the use.</p>			NT	Not Staged	Not Staged	Not Staged

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
<p>Events Management Plan</p> <p>Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.</p>							
E8	<p>The Applicant shall prepare an Events Management Plan in consultation with Council and TfNSW and submit a copy of the final plan to the Planning Secretary for approval, prior to occupation and commencement of the use. The plan shall consider all types of events proposed (other than museum exhibitions and programs) and their location, impact and management. The plan should specify, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) details of the frequency, time of day, location, capacity and duration of events on the site. (b) details of servicing requirements including location and infrastructure. (c) details of how events will be managed so as to minimise impact to general traffic, bus operations, cyclists and pedestrians. (d) details of potential noise impacts and management and mitigation measures (e) details of cumulative noise, traffic, amenity and other impacts (f) details of the operation and management of the roof terrace and pavilion located above the Eastern Building. 			NT	Not Staged	Not Staged	Not Staged
<p>Coach Management Plan</p>							
E9	<p>The Applicant shall prepare a Coach Management Plan in consultation with Council and TfNSW and submit a copy of the final plan to TfNSW for endorsement, prior to occupation and commencement of the use. The plan shall consider all visitor groups (including simultaneous visiting groups from multiple schools) and concurrent events within the development. The plan shall detail the outcomes of investigations of opportunities to provide coach passenger pick-up and drop-off and outer-CBD coach layover parking facilities for the development. The plan should specify, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) details of the development's coach profile, including the forecast coach traffic volumes by vehicle size, frequency, time of day and duration of stay. (b) details of coach passenger pick-up/drop-off and outer-CBD layover parking facilities that would support the demand of the development. (c) details of how use of the coach passenger pick-up/drop-off and layover parking facilities would be managed so as to minimise impact to general traffic, bus operations, cyclists and pedestrians. (d) management of coach queuing at coach passenger pick-up/drop-off and layover parking facilities, including details of alternate coach passenger pick-up/drop-off and layover parking locations to redirect coaches due to extensive queuing and how this would be managed; and (e) measures to manage passengers queuing to board coaches, including school students, to minimize impacts to footway pedestrian flow. 			NT	Not Staged	Not Staged	Not Staged
<p>Loading and Servicing Management Plan</p>							
E10	<p>The Applicant shall prepare a Loading and Servicing Management Plan in consultation with TfNSW. A copy of the final plan is to be submitted to and endorsed by TfNSW prior to occupation and commencement of the use. The plan should specify, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) details of the development's freight and servicing profile, including the forecast loading/service vehicle traffic volumes by vehicle size, frequency, time of day and duration of stay. (b) details of loading/servicing vehicle bays within the site that would be used to adequately accommodate the forecast loading/servicing vehicle traffic volumes of the development (including long dwell time loading/service vehicles) so as to not rely on the kerbside restrictions to conduct the development's business. 			NT	Not Staged	Not Staged	Not Staged

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
	<p>(c) details of any alternative arrangements to accommodate the development's freight and servicing profile, including implementation of supply chain consolidation and/or off-site consolidation.</p> <p>(d) management of queuing along Wilde Avenue and Phillip Street (and Dirrabarri Lane) as a result of the operation of the loading docks.</p> <p>e) details of how vehicle use of the Wilde Avenue access point would be managed so as to not compromise the effective operation of bus services.</p> <p>(f) details of alternate car parking locations and loading zones to redirect vehicles due to extensive queuing at the accesses to site and how this would be managed.</p> <p>(g) management of incidents at the accesses to the loading docks and within Dirrabarri Lane.</p> <p>(h) management of conflicts between loading/servicing vehicles accessing and exiting the site and: o Pedestrian movements within Dirrabarri Lane and along Phillip Street and Wilde Avenue; and</p> <p>(i) other vehicles within Dirrabarri Lane; and</p> <p>(j) loading bay management details including controls of duration of vehicle stay.</p>						
Green Travel Plan							
E11	<p>The Applicant shall prepare a Green Travel Plan for the development in consultation with TfNSW. The applicant shall submit a copy of the final plan to TfNSW for endorsement, prior to occupation and commencement of the use. The plan is required to:</p> <p>(a) Identify strategies and mechanisms, including mode share targets that encourage and promote sustainable transport use such as public transport, walking and cycling and reduce the proportion of single-occupant car journeys to the site, considering all employees and visitors to the development, including school groups.</p> <p>(b) Include a Transport Access Guide that provides information to visitors and staff about the range of travel modes access arrangements and supporting facilities that service the site; and</p> <p>(c) Nominate the party/parties responsible for implementing the plan and its ongoing monitoring and review, including the delivery of actions and associated mode share targets.</p>			NT	Not Staged	Not Staged	Not Staged
External Walls and Cladding							
E12	<p>Prior to occupation and commencement of the use, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p>			NT	Not Staged	Not Staged	Not Staged
E13	<p>The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>			NT	Not Staged	Not Staged	Not Staged
Protection of Public Infrastructure							
E14	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p>Note 1: This condition does not apply to any damage to roads caused as a result of general road usage.</p>			NT	Not Staged	Not Staged	Not Staged

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
E15	Public areas must be maintained in a safe condition at all times. Restoration of disturbed road and footway areas for the purpose of connection to public utilities, including repairs of damaged infrastructure as a result of the construction works associated with this development site, shall be undertaken by the Applicant in accordance with Council's standards and specifications.			NT	Not Staged	Not Staged	Not Staged
Post-Construction Dilapidation Report							
E16	<p>Prior to occupation and commencement of the use, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council. 			NT	Not Staged	Not Staged	Not Staged
E17	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.			NT	Not Staged	Not Staged	Not Staged
Utilities and Services							
E18	Prior to occupation and commencement of the use, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.			NT	Not Staged	Not Staged	Not Staged
Mechanical Ventilation							
E19	<p>Prior to occupation and commencement of the use and following completion, installation and testing of all mechanical ventilation systems, the Applicant must submit evidence to the Certifier demonstrating the installation and performance of the mechanical systems complies with:</p> <ul style="list-style-type: none"> a) the BCA. b) AS 1668.2-2012 The use of air-conditioning in buildings - Mechanical ventilation in buildings and other relevant codes. c) the development consent and any relevant modifications; and d) any dispensation granted by the NSW Fire Brigade. 			NT	Not Staged	Not Staged	Not Staged
Fire Safety Certification							
E20	Prior to occupation of the building, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			NT	Not Staged	Not Staged	Not Staged
Structural Inspection Certificate							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
					<p><u>Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.</u></p>		
E21	<p>Prior to occupation and commencement of the use, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>			NT	Not Staged	Not Staged	Not Staged
Water Systems							
E22	<p>Prior to occupation and commencement of the use, the installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings - Microbial control- Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.</p>			NT	Not Staged	Not Staged	Not Staged
E23	<p>Prior to occupation and commencement of the use, details of the installation of water efficient fixtures and fittings shall be submitted to the Certifier, including:</p> <p>(a) all toilets installed within the development must be of water efficient dual-flush capacity with at least 4- star rating under the Water Efficiency and Labelling Scheme (WELS).</p> <p>(b) all taps and shower heads installed within the development must be water efficient with at least a 3-star rating under the WELS, where available; and</p> <p>(c) urinals and urinals flushing control mechanisms installed within the development must demonstrate that products have been selected with at least a 4-star rating under the WELS.</p>			NT	Not Staged	Not Staged	Not Staged
Outdoor Lighting							
E24	<p>Prior to occupation and commencement of the use, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <p>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</p>			NT	Not Staged	Not Staged	Not Staged
Operational Waste Management Plan							
E25	<p>Prior to occupation and commencement of the use, the Applicant must prepare an Operational Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development.</p> <p>(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009).</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p>			NT	Not Staged	Not Staged	Not Staged

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
	(d) incorporate the management and mitigation measures included within the document titled 'Powerhouse SSDA Report - Operational Waste Management Plan' Issue 01, prepared by ARUP and dated 21 April 2020.						
Bicycle Facilities							
E26	Prior to occupation and commencement of the use: (a) bicycle facilities shall be installed in accordance with the requirements of Condition C12; and (b) bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.			NT	Not Staged	Not Staged	Not Staged
Landscaping							
E27	Prior occupation and commencement of the use, evidence shall be submitted to the Certifier confirming that the landscaping (including trees planting, hard and soft landscaping, furniture, paths and the like) has been installed in accordance with the landscaping drawings and the Arboricultural Impact Assessment (Condition C4).			NT	Not Staged	Not Staged	Not Staged
E28	Prior to occupation and commencement of the use, the Applicant must prepare an Operational Landscape Management Plan (OLMP) relating to the ongoing management and maintenance of the landscaping on-site. The OLMP must: (a) describe the ongoing monitoring and maintenance measures to manage landscaping; and (b) the process for replacing diseased, damaged or dying/dead trees/plants.			NT	Not Staged	Not Staged	Not Staged
Works as Executed Plans							
E29	Prior to occupation and commencement of the use, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier and a copy provided to Council.			NT	Not Staged	Not Staged	Not Staged
Stormwater Drainage							
E30	Prior to occupation and commencement of the use, the Applicant must provide evidence to the Certifier that the flooding, stormwater and drainage infrastructure and mitigation measures have: (a) been implemented in accordance with Conditions C18 to C24; and (b) considered the findings of Council's Cardno Flooding Study and incorporates mitigation measures (as necessary) to address the findings of the study.			NT	Not Staged	Not Staged	Not Staged
Operational Flood Emergency Management Plan							
E31	Prior occupation and commencement of the use of the development, an Operational Flood Emergency Management Plan must be submitted to the Certifier that: (a) is prepared by a suitably qualified and experienced person(s). (b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG). (c) includes details of: (i) the flood emergency responses for operations! phase of the development. (ii) predicted flood levels.			NT	Not Staged	Not Staged	Not Staged

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
	(iii) flood warning time and flood notification. (iv) assembly points and evacuation routes for: <ul style="list-style-type: none"> • all staff and visitors to the site • occupants of the on-site accommodation to travel from accommodation areas to designated refuge areas within the building, all of which should be above the PMF level. (v) evacuation and refuge protocols; and (vi) awareness training for employees and any relevant persons associated with the development.						
Flood Damages Assessment							
E32	Prior occupation and commencement of the use of the development, a suitably qualified consultant is to undertake a detailed flood damages assessment to assess the likely intangible and tangible damages for the museum / museum collection across the full range of flood events. The assessment will review the acceptable probability of loss or damage to categories of Museum contents by the curators, taking into account their various values.			NT	Not Staged	Not Staged	Not Staged
Heritage Interpretation							
E33	Prior to occupation and commencement of the use, the Applicant must provide evidence to the Certifier that the Heritage Interpretation has been implemented in accordance with Condition C16.			NT	Not Staged	Not Staged	Not Staged
St George's Terrace Conservation Management Plan							
E34	A St George's Terrace Conservation Management Plan shall be prepared by a suitably qualified heritage specialist in consultation with Council to guide the ongoing conservation, maintenance and interpretation of St George's Terrace. The Conservation Management Plan shall be submitted to and approved by the Planning Secretary prior to occupation and commencement of use.			NT	Not Staged	Not Staged	Not Staged
Aboriginal Archaeology Long Term Management							
E35	Prior to occupation and upon conclusion of excavation and salvage works, the ACHMP (Condition C46) must be updated to include the long-term care and control procedures, which shall be prepared in consultation with the RAPs and Heritage NSW ACH, for the management of any Aboriginal objects recovered within the project area.			NT	Not Staged	Not Staged	Not Staged
Wind mitigation							
E36	Prior the occupation and commencement of the use of the development the wind management and mitigation measures approved under Condition C44 must be installed.			NT	Not Staged	Not Staged	Not Staged
CPTED							
E37	Prior to occupation and commencement of the use, the Applicant must provide evidence to the Certifier that the CPTED mitigation measures have been implemented in accordance with Condition C10			NT	Not Staged	Not Staged	Not Staged
Food preparation areas							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
<p>Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.</p>							
E38	<p>Prior to occupation for the relevant areas of the buildings used for food for handling food for sale (as defined within the Food Act 2003), evidence shall be submitted to the Certifier demonstrating that design, construction, fit-out and on-going operation of these areas comply with all applicable legislation including (but not limited to):</p> <ul style="list-style-type: none"> (a) the Food Act 2003. (b) the Food Regulation 2004. (c) Food Standards Australia and New Zealand- Food Standards Code 2003. (d) AS 4674-2004. Design, construction and fit-out of food premises; and (e) AS 1668 The use of ventilation and air conditioning in buildings. 			NT	Not Staged	Not Staged	Not Staged
Site Audit Report and Site Audit Statement							
E39	<p>Prior to occupation and commencement of the use, the Applicant must obtain a Section A1, or A2, Site Audit Statement accompanied by an Environmental Management Plan from an NSW EPA accredited Site Auditor. Evidence of the Site Audit Statement shall be submitted to the Certifier and a copy sent to the Planning Secretary and Council for information.</p>			NT	Not Staged	Not Staged	Not Staged
Part Of Post Occupation							
Operation of Plant and Equipment							
F1	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <ul style="list-style-type: none"> a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner 			NT	Not Staged	Not Staged	Not Staged
Wilde Avenue Vehicle Access							
F2	<p>Vehicle use of the Wilde Avenue vehicle access point is prohibited between 7am to 10am and between 3pm and 8pm weekdays so as to minimise compromising the effective operation of bus services on Wilde Avenue.</p>			NT	Not Staged	Not Staged	Not Staged
Operational Noise Limits							
F3	<p>The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise Report titled 'Noise and Vibration Impact Assessment' Issue 02, prepared by ARUP and dated 22 April 2020, as amended by letter titled 'Powerhouse Parramatta SSSA Acoustic Response to Submission' prepared by ARUP and dated 26 August 2020.</p>			NT	Not Staged	Not Staged	Not Staged
F4	<p>Noise associated with the operation of any plant, machinery, or other equipment on the site, must not exceed 5 dB(A) above the rating background noise level when measured at the boundary of any sensitive receiver.</p>			NT	Not Staged	Not Staged	Not Staged
F5	<p>The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry, to collect valid data and provide a quantitative assessment of operational noise impacts following occupation of the building. The noise monitoring must be carried out by an appropriately qualified person and a monitoring report must be submitted to and approved by the Planning Secretary within three months of full occupation of the building. Should the noise monitoring identify any exceedance of the recommended noise levels, the Applicant must implement appropriate on-site noise attenuation measures to ensure operational noise levels do not exceed the recommended noise levels and/or provide noise attenuation measures at the affected noise sensitive receivers.</p>			NT	Not Staged	Not Staged	Not Staged
Unobstructed Driveways and Parking Areas							

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
					<u>Note that Early Works and Willow Grove works were completed prior to this audit and do not form part of the audit scope.</u>		
F6	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and parking areas must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			NT	Not Staged	Not Staged	Not Staged
Outdoor Lighting							
F7	Notwithstanding Condition E24, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			NT	Not Staged	Not Staged	Not Staged
Landscaping							
F8	The landscaping is to be maintained at all times following its installation in accordance with the Operational Landscape Management Plan (Condition E28).			NT	Not Staged	Not Staged	Not Staged
Ecologically Sustainable Development							
F9	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 5-star Green Star as Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary.			NT	Not Staged	Not Staged	Not Staged
Warm Water Systems and Cooling Systems							
F10	The operation and maintenance of warm water systems and water-cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water-cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings- Microbial control- Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease			NT	Not Staged	Not Staged	Not Staged
Various Operational Management Plan							
F11	The following operational management plans (and any updates to those plans), shall be implemented and adhered to at all times by the Applicant following the issue of the occupation certificate: (a) Temporary Accommodation Operational Management Plan (Condition E5) (b) Events Management Plan (Condition E8). (c) Coach Management Plan (Condition E9). (d) Loading and Servicing Management Plan (Condition E10). (e) Green Travel Plan (Condition E11). (f) Operational Waste Management Plan (Condition E25). (g) Operational Landscape Management Plan (Condition E28); and (h) Operational Flood Emergency Management Plan (Condition E31)			NT	Not Staged	Not Staged	Not Staged
F12	A bicycle space utilisation survey should be carried out on an ongoing basis and additional bicycle parking capacity shall be provided should it be warranted by demand identified in: (a) the utilisation survey; and			NT	Not Staged	Not Staged	Not Staged

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status	Staging as per approved Staging Report.		
					Early Works	Willow Grove	Main Works
	(b) the Green Travel Plan (Condition E11)						
Flood Damages Assessment							
F13	The Flood Damages Assessment required under Condition E32, is to be updated following each flood and before any significant changes to the operation of the Museum are undertaken.			NT	Not Staged	Not Staged	Not Staged

APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS



Infrastructure NSW
PO Box R220
Royal Exchange, NSW, 1225

Via Email ONLY: tom@gtkconsulting.com.au

06/04/2021

Dear Mr Kennedy

**Powerhouse Parramatta (SSD 10416)
Independent Auditor Agreement**

I refer to your request (**SSD-10416-PA-6**) for the Planning Secretary's agreement to the appointment of a suitably qualified, experienced and independent audit team to undertake the Independent Environment Audit Independent Audits for the Powerhouse Parramatta development (SSD 10416).

The Department has reviewed the nominations and information you have provided and is satisfied that these experts are suitably qualified and experienced.

Consequently, in accordance with Condition A37, Part A, Schedule 2 of SSD 10416, the Planning Secretary agrees to the following audit team:

- Derek Low, Principal Environmental Consultant, Wolfpeak as Lead Auditor;
- Steve Fermio, Managing Director, Wolfpeak as Auditor;
- Ann Azzopardi, Senior Sustainability Consultant, Wolfpeak as Audit Support; and
- Brendan Shannon, Senior Environmental Consultant, Wolfpeak as Audit Support.

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

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

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

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

If you wish to discuss the matter further, please contact Thomas Minchin on (02) 8289 6623 or email compliance@planning.nsw.gov.au.

Yours sincerely



Rob Sherry
Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary



Mr Tom Kennedy
Level 27, 201 Kent Street
SYDNEY NSW 2000

21/07/2022

Dear Mr Kennedy

**Powerhouse Parramatta (SSD-10416)
Appointment of replacement Independent Environmental Auditor**

I refer to your request (SSD-10416-PA-24) for the Planning Secretary's endorsement of suitably qualified person to replace the previously endorsed Independent Environmental Auditor, Mr Derek Low, to conduct the independent environmental audits of the Powerhouse Parramatta.

The Department of Planning and Environment (**Department**) has reviewed the replacement nomination and information provided against Condition A37 of the Consent and the *Independent Audit Post Approval Requirements* (DPIE, 2020) (**IA PAR**), specifically section 3.1.

The Department is satisfied that Ms Annabelle Tungol is certified Exemplar Global as a lead auditor in environmental management systems, and is suitably experienced and qualified in state significant projects and has supplied declarations of independence.

Consequently, in accordance with Condition A37 of SSD-10416 I can advise that the Planning Secretary endorses Ms Annabelle Tungol, Wolfpeak, to replace Mr Derek Low as Lead Auditor.

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

The Department reserves the right to request an alternate auditor or experts for any future independent environmental audits under SSD-10416.

The independent environmental audit must satisfy Condition A36 of SSD-10416 and be conducted in accordance with the IA PAR. Failure to do so may require revision and resubmission of the audit report. Please ensure this correspondence is appended to the audit report.

If you wish to discuss the matter further, please contact Ania Dorocinska, Senior Compliance Officer on 02 9274 6225 or via ania.dorocinska@planning.nsw.gov.au.

Yours sincerely



Rob Sherry

APPENDIX C – CONSULTATION RECORDS

From: Thomas Minchin <Thomas.Minchin@planning.nsw.gov.au>
Sent: Wednesday, 15 March 2023 1:32 PM
To: Annabelle Tungol
Cc: Rob Sherry
Subject: RE: Independent Audit No. 4- SSD10416 Powerhouse Parramatta - DPE Consultation

Afternoon Annabelle,

Thank you for consulting NSW Planning with respect to the scope of the fourth independent audit of the Powerhouse Parramatta project under SSD 10416.

Although, generally captured under the audit scope required by the conditions of consent and the department's Independent Audit Post Approval Requirements (2020), we request that the audit gives particular consideration to the following:

- Erosion and sediment control on the development site, including stockpile management.
- The information and documents publicly available on the Powerhouse Parramatta website in accordance with Condition C28 of SSD 10416.
- The adequacy of tree protection measures required under Condition D30 of SSD 10416.
- Project personnel's knowledge and understanding of consent requirements, including a review of project induction material.
- The management and tracking of administrative requirements under SSD 10416.

If you require clarification on any of the above, please don't hesitate to get in contact.

Please also consult with the City of Parramatta Council on the scope for this audit.

Regards,

Thomas Minchin
Senior Compliance Officer
NSW Planning
Department of Planning and Environment

dpie.nsw.gov.au

Locked Bag 5022
Parramatta NSW 2124

Working days Monday to Friday, 9:00am - 5:00pm



From: Myfanwy McNally <MMcNally@cityofparramatta.nsw.gov.au>
Sent: Tuesday, April 18, 2023 10:23 AM
To: Joyce Acierda <jacierda@wolfpeak.com.au>; Paul Sartor
<PSartor@cityofparramatta.nsw.gov.au>
Subject: Powerhouse Parramatta Consultation with Council

Good morning Joyce,

Thank you for contacting us. Whilst Council is generally satisfied with the consultation process, given the scope of the conditions, I would like to raise issues we have had with engaging with Lendlease during the construction of the stormwater infrastructure. Our concerns and the proponent's response are captured in the table attached. We would like to re-engage the Lend Lease team on this if we can. To date our engagement has been based on an assumption that ownership of these assets will reside with the City.

In addition, we note that the demolition of the St George Terraces has occurred. Given that demolition has occurred and works may commence soon, we are concerned that we have not been consulted on the proposed heritage interpretation of the former terraces. As required by Condition C-16A this must occur prior to commencement of any works, except demolition. We would appreciate sufficient time to engage properly with INSW on this issue. We are also concerned that more of the northern and southern wall has been demolished than was approved, see below screenshot of the demolition plan (to be retained wall highlighted in yellow) and attached recent photos of the western and eastern walls. This non compliance has been raised with DPE separately.

<image002.png>



Regards

Myfanwy



Myfanwy McNally
City Significant Development Manager
9806 5447 | [0427 343 087](tel:0427343087)

City of Parramatta
126 Church Street, Parramatta NSW 2150
PO Box 32, Parramatta, NSW 2124

APPENDIX D – PHOTOS


No	Comment	Photograph
1	<p>View of the site from Meriton Apartments.</p> <p>The ground is sloping toward the site which means run off water is contained within the site.</p> <p>Stockpiles were covered with geofabric, and vegetation acts an extra protection along the riverside.</p> <p>Trees were protected, fenced off and delineated.</p>	
2	<p>View from the river side. Silt fences were installed along the fence and vegetation acts an extra control.</p>	

<p>3</p>	<p>Site notice was posted at Philip St</p>	
<p>4</p>	<p>Hoardings installed along the foot path at Philip St. No graffiti noted.</p>	

<p>5</p> <p>Notice the gravel on the ground. Most of the expose ground was now stabilised with gravel and DGB.</p> <p>Pedestrian walkway was carpeted with clear delineation from plant.</p>	
<p>6</p> <p>Paved area was retained and being swept regularly to avoid dust.</p>	

7	Rumble grid and wheel wash was still installed at the exit of George Khatter Lane	
8	Extra layer of coir logs and along the silt fence were installed along the perimeter at the river side.	

<p>9</p> <p>Looking at the stockpile covered with geofabric. The exposed area will be covered at end of shift day. Lendlease must ensure that this stockpile is always covered appropriately to prevent erosion and sedimentation. Coir logs and silt fence were installed along the perimeter with the vegetation adding controls.</p>	
<p>10</p> <p>Security camera installed around the site perimeter.</p>	

<p>11</p>	<p>Concrete wash bins were used during concrete pouring and empty wastes bins were available on site.</p>	
<p>12</p>	<p>Trees within the site are protected.</p>	

<p>13</p>	<p>Toolbox talks.</p> <p>Speed limit of 5 was implemented within the site.</p>	
<p>14</p>	<p>Pits along Philip St were geofabric lines and gravel bags installed.</p>	

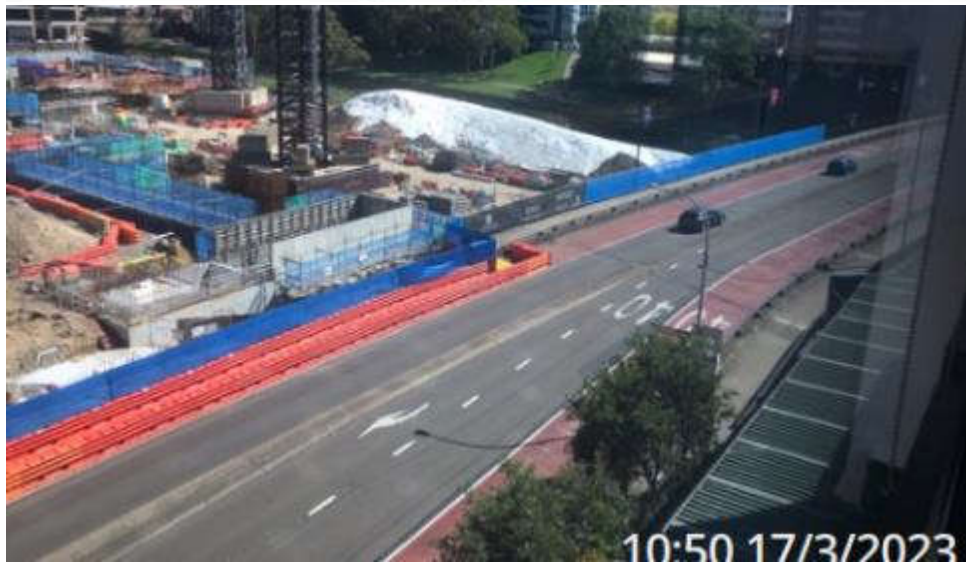
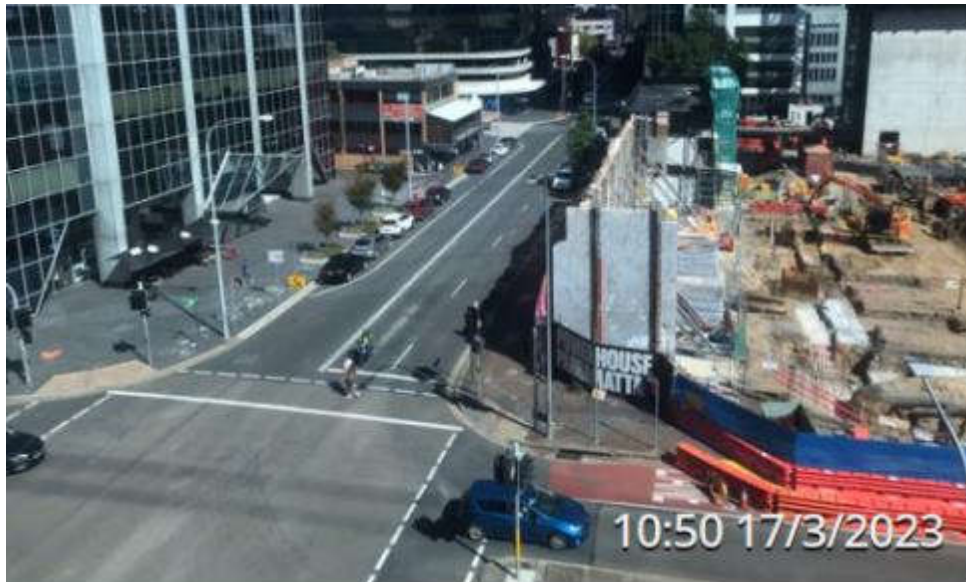
15 St George Terraces




16 View from
Lendlease
Office

St George
Terraces

Traffic
controls were
implemented.
No mud
tracking on
the road.



APPENDIX E – DECLARATIONS



Independent Audit Report Declaration


Project Name:	Powerhouse Parramatta
Consent Number:	SSD 10416
Description of Project:	Construction of Powerhouse Museum at Parramatta
Project Address:	30B, 36-38, 40,42, 44-54 Philip Street Parramatta NSW
Proponent:	Infrastructure NSW
Title of Audit	Independent Audit IA4
Date:	28/04/2023

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. 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;
- vi. 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;
- vii. 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
- viii. 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 Proposed Auditor:	Annabelle Tungol
Signature:	
Qualification:	Lead Environmental Auditor (Exemplar Global -Certificate #119536) Quality Auditor (Exemplar Global -Certificate #119536) Bachelor of Science in Chemical Engineering – Saint Louis University Baguio City Philippines March 1998
Company:	WolfPeak Environment and Heritage