

31<sup>st</sup> January 2025

Dominic Crinnion  
Director  
Department of Planning, Industry and Environment  
4 Parramatta Square  
12 Darcy Street  
PARRAMATTA NSW 2150

ref: SSD 9835

**Re: SSD 9835 Sydney Football Stadium Redevelopment, Mod 7 Precinct Village & Carpark –  
Condition A47 Independent Environmental Audit #3 Report December 2024**

Dear Dominic,

Venues NSW refers to the Precinct Village and Carpark (PV&C) being delivered as a continuation of Stage 2 of the SSD 9835 SFS redevelopment approved by the Department of Planning and Environment (the Department) on 10 May 2023 under Modification 7.

Pursuant to Condition A47, please find attached the independent audit report on the Mod 7 Precinct Village and Carpark.

The audit report presents the outcomes of the third Independent Audit for the construction of PV&C covering the audit period from 6 June 2023 to 3 December 2024. The audit site inspection, document reviews and interviews were conducted on 3 December 2024.

Venues NSW confirms that it has reviewed and accepts the findings of the audit, where no new non-conformances were identified. Three observations were identified regarding site maintenance after the severe rainfall and wind event (A1), the completeness of information on the newly created BESIX Watpac project website (A36), and possible car park design changes following the discovery of Busby's Bore (B27). The site maintenance following the severe rainfall and wind event was rectified post the audit and the BESIX Watpac project website includes all the information required under the consent. The carpark design change that incorporates the Busby's Bore discovery was included in our MOD-10 submission.

All previously open audit findings, from IA1 and IA2, were closed except for one (1). Refer to Section 3 of the report for further details in relation to these previously open findings.

With respect to the one (1) non-compliance that remained open from the previous audit findings, relating to the updating of the Tree Retention and Removal Plan listed in condition A2, Venues NSW advises that the plan was updated and issued as part of the MOD-10 lodgment.

Pursuant to Condition A50 of the consent, Venues NSW intends to make the audit report and this letter of response publicly available on its website.

Should you have any questions regarding this letter please contact the undersigned (deirdre.oneill@venuesnsw.com).

Regards,

A handwritten signature in purple ink, appearing to read 'D. O'Neill', is positioned above the printed name.

Deirdre O'Neill  
**Group General Manager - Infrastructure Development**

# INDEPENDENT AUDIT NO. 3 – AUDIT REPORT

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SYDNEY FOOTBALL STADIUM STAGE 2 – SSD 9835  
STAGE 2 PRECINCT VILLAGE & CARPARK

JANUARY 2025

## Authorisation

<b>Author Name:</b>	Derek Low	<b>Reviewer / Approver:</b>	Aaron Bowden
<b>Position:</b>	Lead Auditor	<b>Position:</b>	Peer Reviewer
<b>Signature:</b>		<b>Signature:</b>	
<b>Date:</b>	22/01/2025	<b>Date:</b>	22/01/2025

## Document Revision History

Revision	Date	Details
0.0	14/01/2024	Draft for internal review
1.0	20/01/2025	For issue to client
2.0	22/01/2025	Updated in response to client feedback on Rev 1.0

**Report Name:** Sydney Football Stadium SSD 9835 Stage 2 – Precinct Village and Carpark Audit Report No. 3

**Project No.:** 1182

**Prepared for:**  
Venues New South Wales (VNSW)

**Prepared by:**  
WolfPeak Group Pty Ltd

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## EXECUTIVE SUMMARY

Venues NSW (VNSW) is responsible for the operations of the redevelopment of Sydney Football Stadium (SFS), commercially known as Allianz Stadium, located at 40–44 Driver Avenue, Moore Park. The redevelopment includes the construction of the Precinct Village and Carpark (PV&C or the Project) under Modification 7 of State Significant Development (SSD) 9835.

The PV&C is being delivered as a continuation of Stage 2 of the SSD 9835 SFS redevelopment approved by the Department of Planning Housing and Infrastructure (DPHI or the Department) on 10 May 2023 under Modification 7. The Project will provide a Precinct Village and up to 1,500 space multi-level carpark adjacent to the new stadium, incorporating a single storey retail pavilion, tennis clubhouse, four tennis courts, landscaping and the reconfiguration of stadium pedestrian and vehicular access. A modification under SSD 9835 Mod-9 was approved by the Department on 21 May 2024 that includes an updated staging report, the removal of 186 temporary parking spaces within MP1, and a revised parking strategy for event car parking management.

Savills Project Management Pty Ltd served as the Strategic Planning Advisor on behalf of Venues NSW, with BESIX Watpac as the Principal Contractor. The Principal Certifying Authority (PCA or Certifier) is Blackett, Maguire & Goldsmith Pty Ltd. WolfPeak was engaged as the Independent Auditor for Stage 2, approved by the Department on 11 August 2023.

This audit was undertaken in accordance with the State Significant Development SSD-9835 conditions A44-A51 and the Department's 2020 document titled *Independent Audit Post Approval Requirements* (IAPAR). The IAPAR sets out the scope, methodology and reporting requirements for Independent Audits.

This Audit Report presents the outcomes of the third Independent Audit for the construction of PV&C, covering the audit period from 6 June 2024 to 3 December 2024 (audit period). During the audit period, the heritage well/shaft known as Busby's Bore was discovered on 25 June 2024 during excavation for the piling platform on the eastern side of the stadium. Dr. Iain Stuart, the approved Excavation Director from Artefact Heritage and Environment, attended the site on 26 June 2024. The shaft, located 1.7 to 2 meters below the car park surface, was capped with three or four sandstone pieces and measured 1.5 meters in diameter. Survey work revealed a total depth of 8.8 meters, with the lower 3 meters partially brick-lined and filled with water.

The site audit inspection, document reviews, and interviews were conducted on 3 December 2024. Works carried out during the audit period included the mobilisation of plant and equipment by Mainland Civil (the subcontractor undertaking the bulk excavation works), bulk excavation, non-destructive investigations and documentation for the discovery of Busby's Bore, and daily vibration monitoring at the heritage location.

The overall outcome of the Independent Audit was positive. Compliance records were organised and available at the time of the site inspection, and interviews were effectively carried out with Project personnel. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance with statutory and Project specific environmental requirements.

A summary of the audit findings follows:

- With respect to the findings from this third Independent Audit:
  - A total of 264 conditions were assessed.
  - 95 conditions were considered by the Auditor to be compliant.
  - 169 conditions were considered by the Auditor to be not triggered.
  - No new non-compliances were identified.
  - 3 observations were identified regarding site maintenance after the rainfall event (A1), the completeness of information on the newly created BESIX project website (A36), and possible car park design changes following the discovery of Busby's Bore (B27).
- The previously open audit findings, from IA1 and IA2, were closed. Refer to Section 3 for further details in relation to these previously open findings.

The following strengths were demonstrated by the auditees:

- BESIX Watpac implemented significant management measures following the discovery of Busby's Bore, effectively avoiding negative impacts on this heritage item. The location of Busby's Bore was protected and reinforced, work in the area ceased, management plans were updated to incorporate the heritage discovery (CHMP and Working Near Busby's Bore), and vibration monitoring was put in place. These were some of the measures implemented.
- Records were well organized and available at the time of the site inspection and interview with key Project personnel.
- No incidents or complaints had been recorded.
- The site was well organised with:
  - erosion and sedimentation controls in place including AccuWash mobile series for wheel wash,
  - the sealed internal haul road separated from the earthworks portion to minimise potential for material tracking
  - tree protection zones were well established and signposted.

Detailed findings are presented in Section 3 and Appendix A along with actions taken by the Project team to address the findings.

The Auditor would like to thank the auditees from VNSW and BESIX Watpac for their high level of organization, cooperation and assistance during the Independent Audit.



# 1. INTRODUCTION

## 1.1 Project overview

Venues NSW (VNSW) is responsible for the redevelopment of Sydney Football Stadium (SFS) commercially known as Allianz Stadium, which includes the construction of Precinct Village and Carpark (PV&C or the Project) approved under Modification 7 of State Significant Development (SSD) 9835. The Project site is located at 40–44 Driver Avenue, Moore Park within the City of Sydney Local Government Area (LGA).

The SFS site forms part of a larger entertainment and recreation precinct shared with Centennial and Moore Parks, Fox Studios, and the Entertainment Quarter. It is located in the north-western corner of the precinct and is bounded by Moore Park Road to the north, Paddington Lane to the east, Sydney Cricket Ground stadium to the south and Driver Avenue to the west. The site location is presented in Figure 1.

The PV&C is being delivered as a continuation of Stage 2 of the SSD 9835 SFS redevelopment, which was approved by the Department of Planning Housing and Infrastructure (DPHI or the Department) on 10 May 2023 under Modification 7. The PV&C project will provide a Precinct Village and a multi-level carpark with up to 1,500 spaces adjacent to the new stadium. This project includes a single-storey retail pavilion, a tennis clubhouse, four tennis courts, landscaping, and the reconfiguration of stadium pedestrian and vehicular access.

SSD 9835 Modification 9 PV&C staging was approved by the Department on 21 May 2024. This modification includes an updated staging report, the removal of 186 temporary parking spaces within MP1, and a revised parking strategy for event car parking management. The Staging Report for SFS PV&C, dated 8 May 2024, prepared by BESIX Watpac, proposes that the project would be constructed in four (4) stages consisting of:

- CC1: Western Carpark - Bulk Excavation to the underside of B03 and retaining walls enabling and temporary works. Eastern Carpark – Foundation Piles & Civil Works on-ground (05/24 - 12/24)
- CC2: Western Carpark remainder of Bulk Excavation to B04, Western Carpark - foundations & inground services and Eastern Carpark – Bulk excavation, foundations & inground services (11/24 - 05/25)
- CC3: Structure all levels and all above ground services (03/25 - 09/25)
- CC4: Finishes, landscape, facade, public domain works and remaining works. (05/25 - 06/26)

VNSW appointed BESIX Watpac as the Principal Contractor for construction of the PV&C. The Principal Certifying Authority (PCA or Certifier) is Blackett, Maguire & Goldsmith Pty Ltd. WolfPeak was engaged as the Independent Auditor for Stage 2 and was approved by the Department on 11 August 2023.

During the audit period, the heritage well/shaft known as Busby's Bore was discovered on 25 June 2024 during excavation for the piling platform on the eastern side of the stadium. Dr. Iain Stuart, the approved Excavation Director from Artefact Heritage and Environment, attended the site on 26 June 2024. The shaft, located 1.7 to 2 meters below the car park surface, was capped

with three or four sandstone pieces and measured 1.5 meters in diameter. Survey work revealed a total depth of 8.8 metres, with the lower 3 metres partially brick-lined and filled with water.



Figure 1: SFS Site Location (source: Mod-9 Application by Venues NSW March 2024)



Figure 2: Indicative design overview (source: MOD 9 CCC Presentation)

The site audit inspection, document reviews, and interviews were conducted on 3 December 2024. Works carried out during the audit period included the mobilisation of plant and equipment by Mainland Civil (the subcontractor undertaking the bulk excavation works), bulk excavation, non-destructive investigations and documentation for the discovery of Busby's Bore, and daily vibration monitoring at the heritage location.

## 1.2 Approval requirements

SSD 9835 conditions A44–A51 of Schedule 2 set out the requirements for undertaking Independent Audits. The conditions give effect to the Department's *Independent Audit Post Approval Requirements* (IAPAR) 2020.

## 1.3 The audit team

In accordance with 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 independent auditor who performed the auditing work is presented in Table 1. Approval of the Audit Team was granted by the Department on 11 August 2023. The letter of approval is presented in Appendix B and auditor's independence declarations are attached in Appendix G.

Table 1: Audit Team

Name	Company	Participation	Certification
Derek Low	WolfPeak	Lead Auditor	Exemplar Global Certified Lead Environmental Auditor (Certificate No 114283). Master of Environmental Engineering Management

## 1.4 The audit objectives

The objective of this Independent Audit is to satisfy SSD 9835 Schedule 2, condition A49 and the Department's letter dated 11 August 2023.

Condition A49 states:

*Independent Audits of the development must be carried out in accordance with:*

- (a) *the Independent Audit Program submitted to the Planning Secretary and the Certifying Authority under condition A46 of this consent; and*
- (b) *the Independent Audit Post Approval Requirements (Department 2018 or as amended).*

The Department's 11 August 2023 letter requires that the '*independent audit must be prepared, undertaken and finalised in accordance with the Independent Audit Post Approval Requirements (2020).*'

This Independent Audit seeks to fulfill the requirements of Condition A49 and the Department's letter, verify compliance with the relevant conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the



IAPAR. The audit site inspection, document reviews and interviews were conducted on 3 December 2024.

## 1.5 Audit scope

This is the third audit on the Project, covering the early construction phase of Stage 2 PV&C from 6 June 2024 to 3 December 2024 (the audit period).

This audit adopts the scope defined within the IAPAR, being:

- 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
- 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, considering 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.

#### 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.

#### 2.2.3 Consultation

On 1 November 2024, WolfPeak consulted with the Department to obtain their input into the scope of the Audit and confirmation on whether other stakeholders should be consulted, in accordance with Section 3.2 of the IAPAR. On 15 November 2024, the Department responded to the consultation and confirmed that no additional issues need to be included within the scope that are not already captured by the Consent and the Department's IAPAR. Consultation records are attached in Appendix C.

#### 2.2.4 Meetings

The opening and closing meetings were held on 3 December 2024 at 40–44 Driver Avenue, Moore Park (Project site) with project personnel and WolfPeak auditor.

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, the audit findings were presented, preliminary recommendations (as appropriate) were made, and any post-audit actions were confirmed.

#### 2.2.5 Interviews

During the site inspection and document review, the Auditor conducted interviews with key personnel involved in the Project delivery, including those with responsibilities 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. The names of personnel interviewed during the audit are provided in Table 2.

*Table 2: Name and position of personnel who participated in the audit*

Personnel	Position	Company
Aleks Kukolj	Project Manager	Venues NSW
Nicholas Papanikolaou	Project Manager	BESIX Watpac

## 2.2.6 Site inspection

The on-site audit activities included an inspection of the entire site and work activities to verify implementation of the mitigation measures.

The site inspection was conducted on 3 December 2024, and detailed observations are discussed in Section 3 and Appendix A. Photos taken during the inspection are presented in Appendix E.

## 2.2.7 Document review

The Independent Audit included investigation and review of project files, records, and documentation that act as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are referenced in the compliance tables presented in Appendix A. Section 3.1 provides the list of key documents reviewed as part of the audit.

## 2.2.8 Generating 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 using the following descriptors from Table 2 of the IAPAR, as replicated in Table 3 below.

Table 3: 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.
Compliant	WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.
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 approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the conditions and their content is adequate.
- have been implemented in accordance with the conditions applicable to the Project.

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.
- whether there are any opportunities for improvement.

## 2.2.11 Completing audit

The 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 9835 applicable to the works being undertaken. The primary documents reviewed during this audit are as follows:

- Development Consent SSD-9835 Sydney Football Stadium Stage 2 approved by Department of Planning Housing and Infrastructure (DPHI) on 6 December 2019
- Consolidated Consent SSD 9835 (consolidated with SSD 9835 MOD-1, MOD-2, MOD-3, MOD-4, MOD-5, MOD-6, MOD-7, MOD-8 and MOD-9), recent modification was approved by Department of Planning Housing and Infrastructure on 21 May 2024
- Sydney Football Stadium Redevelopment Stage 2, Environmental Impact Statement, Ethos Urban, 12 June 2019 (the EIS)
- Modification 7 Response to Submissions, December 2021, Ethos Urban
- Modification 7 Department Response Table, February 2022, Venues NSW
- Staging Report Sydney Football Stadium Stage 2 Precinct Village & Carpark SSD 9835 MOD-9, 8 May 2024 prepared by BESIX Watpac
- Construction Environmental Management Plan (CEMP) for Sydney Football Stadium Stage 2 Precinct Village & Carpark Rev 3, 09 April 2024 prepared by BESIX Watpac
- Construction Waste Management Sub-Plan (CWMSP) for Sydney Football Stadium Stage 2 Precinct Village & Carpark Rev 02, 07 May 2024 prepared by BESIX Watpac
- Construction Soil and Water Management Plan (CSWMSP) for Sydney Football Stadium Stage 2 Precinct Village & Carpark Rev 02, 07 May 2024 prepared by BESIX Watpac
- Construction Air Quality Management Sub-Plan (CAQMSP) for Sydney Football Stadium Stage 2 Precinct Village & Carpark Rev 02, 07 May 2024 prepared by BESIX Watpac
- Biodiversity Management Sub-Plan (CBMSP) for Sydney Football Stadium Stage 2 Precinct Village & Carpark Rev 02, 07 May 2024 prepared by BESIX Watpac
- Construction Noise and Vibration Management Sub-Plan (CNVMSP) for Sydney Football Stadium Stage 2 Precinct Village & Carpark Rev 2, 31 May 2024 prepared by White Pulse Noise Acoustics (PWNA)
- Construction Traffic and Pedestrian Management Plan (CTPMP) Sydney Football Stadium Stage 2 Precinct Village & Carpark Stage 2 Rev 6, 24 June 2024 prepared by Commercial TC
- Aboriginal Construction Heritage Management Plan (ACHMP) for Sydney Football Stadium Stage 2 Rev 2, 5 June 2024 prepared by Artefact Heritage Services
- Construction Heritage Management Plan (CHMP) for Sydney Football Stadium Stage 2 Precinct Village & Carpark Rev 2, 7 August 2024 prepared by Artefact Heritage Services



The audit checklist comprised conditions from SSD 9835. This is presented in Appendix A.

## 3.2 Summary of compliance

This section, including Tables 4 and 5, presents findings from this Independent Audit, along with the recommended action in response to each finding. The status of open actions from the previous audit is also presented Table 5. Detailed findings against each requirements are presented in Appendix A. The findings are summarised as follows:

- With respect to the findings from this third Independent Audit:
  - A total of 264 conditions were assessed.
  - 95 conditions were considered by the Auditor to be compliant.
  - 169 conditions were considered by the Auditor to be not triggered.
  - No new non-compliances were identified.
  - 3 observations were identified regarding site maintenance after the rainfall event (A1), the completeness of information on the newly created BESIX project website (A36), and possible car park design changes following the discovery of Busby's Bore (B27).
- The previously open audit findings, from IA1 and IA2, were closed. Refer to Table 5.

Table 4: Findings and recommendations for this third Independent Audit

Item	Ref.	Type	Requirement	Finding	Recommended or Completed Action <sup>1</sup>	Status <sup>2</sup>
IA3PV&C_1	A1	Observation	<p><i>Obligation to Minimise Harm to the Environment</i></p> <p><i>In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.</i></p>	<p><b>Observation:</b> Recent rain caused sediment to deposit in some area of the construction site and accumulate in stormwater drains and inlets.</p>	<p><b>Recommendation:</b> Undertake the necessary cleanup and removal of sediment accumulation on-site and in stormwater drains and inlets to prevent further blockages and ensure proper drainage.</p>	OPEN
IA3PV&C_2	A36	Observation	<p><i>Access to Information</i></p> <p><i>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</i></p> <p><i>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</i></p> <ul style="list-style-type: none"> <li><i>(i) the documents referred to in condition A2 of this consent;</i></li> <li><i>(ii) all current statutory approvals for the development;</i></li> <li><i>(iii) all approved strategies, plans and programs required under the conditions of this consent;</i></li> <li><i>(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;</i></li> <li><i>(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;</i></li> <li><i>(vi) a summary of the current stage and progress of the development;</i></li> <li><i>(vii) contact details to enquire about the development or to make a complaint;</i></li> <li><i>(viii) a complaints register, updated monthly;</i></li> <li><i>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</i></li> <li><i>(x) any other matter relating to the approved development required by the Planning Secretary; and</i></li> </ul> <p><i>keep such information up to date, to the satisfaction of the Planning Secretary.</i></p>	<p><b>Observation:</b> BESIX Watpac prepared a project website for the SFS PV&amp;C project, focusing on documentation for PV&amp;C project available online at:</p> <p><a href="https://www.mooreparkprecinctvillage.com/documents">https://www.mooreparkprecinctvillage.com/documents</a></p> <p>However, not all required documentation was included such as documents referred to in condition A2. Updated CBMSP (Rev 3) was not uploaded to the project website.</p>	<p><b>Recommendation:</b> It is recommended that BESIX review the public reporting commitments in their management plans to verify what environmental monitoring results are needing to be published, then ensure public reporting aligns with the commitments.</p>	OPEN
IA3PV&C_3	B7	Observation	<p><i>Detailed Design Plans</i></p> <p><i>Prior to the commencement of construction of the stadium structure above the concourse level, detailed design plans must be submitted to the Certifying Authority for approval. The design plans must:</i></p> <p><i>a) demonstrate compliance with the relevant provisions of National Construction Code (NCC) and BCA, including (but not limited to):</i></p> <ul style="list-style-type: none"> <li><i>(i) all required wheelchair seating (numbers and distribution) within the seating bowls of the stadium (complying with Disability Discrimination Act Premises Standards 2010 in addition to NCC);</i></li> <li><i>(ii) accessibility to the various levels;</i></li> <li><i>(iii) accessible sanitary facilities;</i></li> <li><i>(iv) female toilet provisions; and</i></li> <li><i>(v) adult toilet facilities and adult change rooms;</i></li> </ul> <p><i>b) compliance of all accessible facilities with the recommendations of DDA Compliance Statement – Performance Solutions Stage 2 prepared by Before Compliance dated 23 September 2019 and the addendum DDA Compliance Statement – Performance Solutions DA Members Club Modification Phase prepared by Before Compliance dated 14 July 2020 (MOD-2) and in accordance with the BCA, Australian Standards and Disability Standards (as updated from time to time);</i></p> <p><i>c) be supported by a statement from a suitably qualified independent consultant confirming compliance with the requirements of B7(a) and B7(b);</i></p> <p><i>d) include operational waste storage areas within the site including (but not limited to) provisions for:</i></p> <ul style="list-style-type: none"> <li><i>(i) separation and storage, in appropriate categories, of material suitable for recycling;</i></li> <li><i>(ii) separate storage and collection of organic/food waste;</i></li> </ul>	<p><b>Observation:</b> In response to the discovery of Busby's Bore, ongoing heritage investigations and monitoring are being conducted, with a potential amendment to the car park design under consideration to account for the heritage significance of the find.</p>	<p><b>Recommendation:</b> Ensure that any potential design revisions are developed in accordance with the requirements outlined under this condition to maintain compliance and appropriately address the heritage significance of Busby's Bore.</p>	OPEN

<sup>1</sup> The recommended action does not preclude the need for all non-compliances to be reported by the proponent in accordance with the terms of the consent.

<sup>2</sup> At the time of finalising this Audit Report.

Item	Ref.	Type	Requirement	Finding	Recommended or Completed Action <sup>1</sup>	Status <sup>2</sup>
			(iii) covered and bunded waste storage areas; and (iv) cleaning (such as a tap) and adequate drainage of the waste storage areas;			

Table 5: Findings from the Previous Audit (IA1 & IA2)

Item	Ref.	Type	Requirement	Finding	Recommended or Completed Action	Status
<b>Findings from IA2</b>						
IA2PV&C_1	B27	Observation	<p>The Biodiversity Management Sub-Plan (CBMSP) must be prepared in consultation with the Project Arborist nominated in condition B22 and a suitably qualified ecologist and address, but not be limited to, the following:</p> <p>a) details of all trees (with tree nos.) within the site, Moore Park Road and the adjoining properties (if applicable) that are required to be protected during construction works;</p> <p>b) describe strategies and measures to protect trees and other vegetation that is proposed to be retained during construction in accordance with the recommendations in the Arboricultural Impact Assessment prepared by Tree IQ dated 30/05/2019 including (but not limited to) T125 and T231;</p> <p>c) methods to avoid any impacts to street trees on both sides of Moore Park Road and vegetation in the centre median of Moore Park Road in the vicinity of the site wherever practical;</p> <p>d) assessment of the degree of impact, if works are proposed within the nominated tree protection zones (TPZ) of trees that are proposed to be retained in condition B27(b);</p> <p>e) strategies and mitigation measures for minimising or mitigating the impacts identified in condition B27(d);</p> <p>f) measures to check for and allow any fauna (mammals, birds, reptiles and amphibians) found within the site to be dispersed to neighbouring habitats;</p> <p>g) measures to communicate to the construction workforce the biodiversity values that are to be retained and protected; and</p> <p>h) a Pruning Specification Report in accordance with Schedule 8 of City of Sydney DCP 2012 for any tree (including street trees) that may require pruning for site access, construction, hoarding / scaffolding or any other reason.</p>	<p><b>Observation: The CBMSP has been prepared and appears to address the requirements from B27a)-h). However, consultation with the Project Arborist nominated in condition B22 and a suitably qualified ecologist has yet to be completed.</b></p> <p><b>It is noted that construction has yet to commence and, therefore, this could be addressed prior to construction to avoid a non-compliance.</b></p>	Consult with the Project Arborist nominated in condition B22 and a suitably qualified ecologist and update the CBMSP to address any comments raised by these stakeholders.	<b>CLOSED</b>  The CBMSP was updated to Revision 3, dated 24/06/2024, and includes an Arboricultural Impact Assessment (AIA) dated 26/06/2024, prepared by Martin Peacock, a suitably qualified ecologist from Tree IQ. The plan includes updated appendices and addresses DPHI comments.
<b>Findings from IA1</b>						
IA1PV&C_5	C23	Non-compliance	<p>For the duration of the construction works:</p> <p>a) all trees on the site that are not approved for removal must be protected throughout the duration of construction works in accordance with the CBMSP;</p>	<p><b>Non-compliance: On 23/05/2023, the Project Arborist identified tree 174 as being unsafe and recommended its removal in line with mitigation measure 40 in the approved CBMSP. On June 23, 2023, David Shackleton, Tree Management Officer at the City of Sydney Council, was promptly informed of the immediate danger posed by a tree, as assessed by a qualified arborist, and granted approval for its removal on the same day. The tree was removed by Aura Tree Services on the 26/06/23. The Department was notified for the tree removal on 12/09/2023 which was not prior to the removal of the tree as is required under the CBMSP. Notwithstanding the above, Tree 174 is marked as retain on the approved Project plans (Tree Retention and Removal Plan, dated 15/02/22) identified in A2 and, therefore, is not approved to be removed.</b></p>	Modify approved Tree Retention and Removal Plan and modify condition A2 refer to the updated Plan.	<b>CLOSED</b>  The Tree Retention and Removal Plan was updated to Revision 3, which is included in the updated CBMSP Rev 3. The plan was revised to incorporate the recommendation of the project arborist for the removal of TN173 and TN175 due to their poor condition. TN174 was also reflected in the revised tree plan.

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

A review was conducted of the:

- Community Communication Strategy (CCS)
- Construction Environmental Management Plan (CEMP)
- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
- Construction Noise and Vibration Management Sub-Plan (CNVMSP)
- Construction Waste Management Sub-Plan (CWMSP)
- Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP)
- Construction Heritage Management Plan (CHMP)
- Biodiversity Management Sub-Plan (CBMSP)

During the audit, the CEMP and sub-plans were reviewed in relation to each relevant CoA, with details provided in Appendix A. The Auditor is of the view that the plans are adequate for the works being undertaken.

### 3.4 Summary of notices from agencies

The Department issued three letters during the audit period, two of which relate to the outcomes of Independent Audits (IA1 and IA2). The Department considers the reports to generally meet the reporting requirements and noted that the auditee must address all findings in its response to the Independent Audits. Additionally, the Department reminded the auditees that both the reports and responses must be published on the project website. The Independent Audit reports and responses are available on the project website.

On 16/08/2024, the Department of Planning, Housing, and Infrastructure (DPHI) issued a Warning Letter to the project regarding the timing of approval for the updated CCS. This non-compliance was identified during the first Independent Audit for the SFS PV&C and was deemed closed by the Auditor. The Department noted that the Warning Letter does not preclude the possibility of further enforcement action if an alternative response is deemed more appropriate.

### 3.5 Other matters considered relevant by the Auditor or DPHI

Having regard to the discovery of Busby's Bore, the Auditor notes the following considerations:

- Continue the ongoing noise and vibration noise monitoring and providing necessary reinforcement of the heritage item until the final assessment or plan has been completed.
- Venues NSW and its consultants remain committed to confirming the spur's exact location and exploring feasible design adjustments to minimize or avoid impacts, acknowledging that any potential design revision will require compliance with Condition B7.

Other than the matters raised in Section 3, the Department did not identify any other matters relevant during the consultation on the audit scope.

### 3.6 Complaints

The project has been maintaining a complaints register, which is published monthly on the project website. BESIX Watpac created a website specifically for the project, which also includes the monthly complaints register available at <https://www.mooreparkprecinctvillage.com/documents>.

No complaints have been recorded for the PV&C during the audit period.

### 3.7 Incidents

There were no notifiable incidents as defined by SSD 9835 recorded by the auditees during the audit period.

### 3.8 Actual versus predicted impacts

The audit considered the actual impacts arising from the carrying out the Project during the audit period and whether they are consistent with the relevant impacts predicted in the environmental assessment for the PV&C. Predicted impacts are set out in

- Section 7 of the Modification 7 Section 4.55 application (Ethos Urban, October 2021)
- Sections 3 and 4 of the Modification 7 Response to Submissions (Ethos Urban, December 2021); and
- within the Modification 7 Department Response Table (Venues NSW, February 2022).

No complaints or reportable incidents have been recorded. The Auditor believes that the actual impacts thus far have been very minor and well within those predicted in the environmental assessment.

The discovery of Busby's Bore was anticipated, and mitigation measures were considered and implemented to ensure the preservation of the heritage item. Venues NSW (VNSW) has committed to updating the CHMP to identify Option 3.4 as the preferred option. VNSW will also include historical information on other redesign options considered, as well as the consultation undertaken to date. Additionally, VNSW will develop and implement an Archaeological Research Design and Methodology for salvage based on Option 3.4, and share it with Heritage NSW, Sydney Water, and the Department for consultation.

### 3.9 Key strength and environmental performance

The overall outcome of this audit indicated that compliance was proactively tracked by the key Project personnel. The following strengths were demonstrated by the auditees during the audit:

- BESIX Watpac implemented significant management measures following the discovery of Busby's Bore, effectively avoiding negative impacts on this heritage item. The location of Busby's Bore was protected and reinforced, work in the area ceased, management plans were updated to incorporate the heritage discovery (CHMP and Working Near Busby's Bore), and vibration monitoring was put in place. These were some of the measures implemented.
- Records were well organized and available at the time of the site inspection and interview with key Project personnel.
- No incidents or complaints had been recorded.
- The site was well organised with:
  - erosion and sedimentation controls in place including AccuWash mobile series for wheel wash,
  - the sealed internal haul road separated from the earthworks portion to minimise potential for material tracking, and
  - tree protection zones well established and signposted.



## 4. CONCLUSION

This Audit Report presents the outcomes of the second Independent Audit for the construction of PV&C, covering the audit period from 6 June 2024 to 3 December 2024 (audit period).

This Audit Report presents the outcomes of the third Independent Audit for the construction of PV&C, covering the audit period from 6 June 2024 to 3 December 2024 (audit period). During the audit period, the heritage well/shaft known as Busby's Bore was discovered on 25 June 2024 during excavation for the piling platform on the eastern side of the stadium. Dr. Iain Stuart, the approved Excavation Director from Artefact Heritage and Environment, attended the site on 26 June 2024. The shaft, located 1.7 to 2 meters below the car park surface, was capped with three or four sandstone pieces and measured 1.5 meters in diameter. Survey work revealed a total depth of 8.8 meters, with the lower 3 meters partially brick-lined and filled with water.

The overall outcome of the audit was positive. Compliance records were organised and available at the time of the site inspection and interviews with Project personnel. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance with statutory requirements and the broader Project environmental requirements.

In summary:

- With respect to the findings from this second Independent Audit:
  - A total of 264 conditions were assessed.
  - 95 conditions were considered by the Auditor to be compliant.
  - 169 conditions were considered by the Auditor to be not triggered.
  - No new non-compliances were identified.
  - 3 observations were identified regarding site maintenance after the rainfall event (A1), the completeness of information on the newly created BESIX project website (A36), and possible car park design changes following the discovery of Busby's Bore (B27).
- The previously open audit findings, from IA1 and IA2 were closed. Refer to Section 3 for further details.

The following strengths were demonstrated by the auditees:

- BESIX Watpac implemented significant management measures following the discovery of Busby's Bore, effectively avoiding negative impacts on this heritage item. The location of Busby's Bore was protected and reinforced, work in the area ceased, management plans were updated to incorporate the heritage discovery (CHMP and Working Near Busby's Bore), and vibration monitoring was put in place. These were some of the measures implemented.
- Records were well organised and available at the time of the site inspection and interviews with key Project personnel were conducted effectively.

- No incidents or complaints had been recorded.
- The site was well organised with:
  - erosion and sedimentation controls in place including AccuWash mobile series for wheel wash.
  - the sealed internal haul road separated from the earthworks portion to minimise potential for material tracking, and
  - tree protection zones were well established and signposted.

Detailed findings are presented in Section 3 and Appendix A along with actions taken by the Project team to address the findings.

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



## 5. LIMITATIONS

This Document has been provided by WolfPeak Group Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

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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.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.



## **APPENDIX A – SSD 9835 CONDITIONS OF CONSENT**

Uniqu e ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report																																																																																																					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/ab ove ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)																																																																																																
PART A ADMINSTRATIVE 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, minimise any material harm to the environment that may result from the construction and operation of the development.	The documents referred to elsewhere in this Audit Table  Site inspection and interview with auditees 3/12/2024  Site photos – Appendix D	During the site inspection on 3/12/2024, interviews with project personnel and review of project records undertaken as part of IA3 for SFS PV&C (Stage 2), reasonable and feasible measures to prevent any material harm to the environment were observed for the audit period.  <b>Observation:</b> Recent rain caused sediment to deposit in some areas of the construction site and accumulate in stormwater drains and inlets  <b>Recommendation:</b> It is recommended that the sediment accumulation in stormwater drains and inlets be promptly removed and cleaned-up to prevent further blockages and ensure proper drainage.	Compliant	During Construction	X	X	X	X	The Project would be undertaken in accordance with the Approval and the approved CEMP. The action is to undertake the works in accordance with the plans.																																																																																																
Terms of Consent																																																																																																										
A2	The development may only be carried out:  a) in compliance with the conditions of this consent;  b) in accordance with all written directions of the Planning Secretary;  c) in accordance with the EIS, Response to Submissions and supplementary Response to Submissions;  d) in accordance with the management and mitigation measures in Appendix 3;  e) in accordance with SSD-9835-MOD-1, <b>SSD-9835-MOD-3, SSD-9835-MOD-2, SSD-9835-Mod-4, SSD-9835-Mod-5, SSD-9835-Mod-6, SSD-9835-Mod-7; SSD-9835-Mod-8; and SSD-9835-Mod-9</b>  f) in accordance with the approved plans in the table below:  <table><tr><th colspan="4">Architectural Plans prepared by Cox Architecture and Aspect Studios</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>A13.B0.00</td><td>B</td><td>Floor Plan Lower Basement Level</td><td>28.09.20</td></tr><tr><td>A13.L0.01</td><td>G</td><td>Floor Plan Basement Level</td><td>28.09.20</td></tr><tr><td>A13.L0.02</td><td>G</td><td>Floor Plan Level 1 (GA Concourse Level)</td><td>28.09.20</td></tr><tr><td>A13.L1M.03</td><td>H</td><td>Floor Plan Level 1 (Concourse Mezzanine Plan)</td><td>13.05.21</td></tr><tr><td>A13.L2.04</td><td>G</td><td>Floor Plan Level 2 (Club Plan)</td><td>28.09.20</td></tr><tr><td>A13.L3.05</td><td>C</td><td>Floor Plan Level 2 (Suite Plan)</td><td>20/09/2019</td></tr><tr><td>A13.L4.06</td><td>C</td><td>Floor Plan Level 4</td><td>20/09/2019</td></tr><tr><td>A13.L5.06</td><td>E</td><td>Floor Plan Level 5</td><td>13.05.21</td></tr><tr><td>A13.RL.08</td><td>D</td><td>Roof Plan</td><td>20/09/2020</td></tr><tr><td>A30.EW.01</td><td>J</td><td>East and West Elevations</td><td>20/04/2021</td></tr><tr><td>A30.EW.01.B</td><td>B</td><td>West Elevation (SFF to Gate A)</td><td>28.09.20</td></tr><tr><td>A30.NS.01</td><td>G</td><td>North and South Elevations</td><td>28.09.20</td></tr><tr><td>A40.00.01</td><td>C</td><td>General Sections – GA</td><td>20/09/2019</td></tr><tr><td>ASK326</td><td>A</td><td>Accessible terraces Plan</td><td>20/09/2019</td></tr><tr><td>RCoE-COX-03-DR-ASK0001</td><td>7</td><td>Architectural Services – Design Development GA Plan</td><td>14.05.2021</td></tr><tr><td>A10.SP.30</td><td>D</td><td>Architectural Services - Proposed Demolition Plan</td><td>12/03/2024</td></tr><tr><td>A13.B1.01</td><td>C</td><td>Architectural Services - Level B1</td><td>17/12/2021</td></tr><tr><td>A13.B2.01</td><td>C</td><td>Architectural Services - Level B2</td><td>17/12/2021</td></tr><tr><td>A13.B3.01</td><td>C</td><td>Architectural Services - Level B3</td><td>17/12/2021</td></tr><tr><td>A13.L0.02</td><td>D</td><td>Architectural Services - Level 0</td><td>17/12/2021</td></tr><tr><td>A13.L0M.01</td><td>D</td><td>Architectural Services - Level 1</td><td>17/12/2021</td></tr><tr><td>A13.L1.03</td><td>G</td><td>Architectural Services - Plaza</td><td>03/06/2022</td></tr></table>	Architectural Plans prepared by Cox Architecture and Aspect Studios				Dwg No.	Rev	Name of Plan	Date	A13.B0.00	B	Floor Plan Lower Basement Level	28.09.20	A13.L0.01	G	Floor Plan Basement Level	28.09.20	A13.L0.02	G	Floor Plan Level 1 (GA Concourse Level)	28.09.20	A13.L1M.03	H	Floor Plan Level 1 (Concourse Mezzanine Plan)	13.05.21	A13.L2.04	G	Floor Plan Level 2 (Club Plan)	28.09.20	A13.L3.05	C	Floor Plan Level 2 (Suite Plan)	20/09/2019	A13.L4.06	C	Floor Plan Level 4	20/09/2019	A13.L5.06	E	Floor Plan Level 5	13.05.21	A13.RL.08	D	Roof Plan	20/09/2020	A30.EW.01	J	East and West Elevations	20/04/2021	A30.EW.01.B	B	West Elevation (SFF to Gate A)	28.09.20	A30.NS.01	G	North and South Elevations	28.09.20	A40.00.01	C	General Sections – GA	20/09/2019	ASK326	A	Accessible terraces Plan	20/09/2019	RCoE-COX-03-DR-ASK0001	7	Architectural Services – Design Development GA Plan	14.05.2021	A10.SP.30	D	Architectural Services - Proposed Demolition Plan	12/03/2024	A13.B1.01	C	Architectural Services - Level B1	17/12/2021	A13.B2.01	C	Architectural Services - Level B2	17/12/2021	A13.B3.01	C	Architectural Services - Level B3	17/12/2021	A13.L0.02	D	Architectural Services - Level 0	17/12/2021	A13.L0M.01	D	Architectural Services - Level 1	17/12/2021	A13.L1.03	G	Architectural Services - Plaza	03/06/2022	Documents and evidence referred to as evidence elsewhere in this Audit Table  Development Consent for Sydney Football Stadium Stage 2 (Design, construction and operation) – SSD9835 approved on 6/12/2019 by DPHI  Environmental Impact Statement Stage 2 Construction and Operation, Sydney Football Stadium, Ethos Urban, 12/06/19  Response to Submissions and Amended Proposal, Sydney Football Stadium, Ethos Urban, 02/09/19  Approved Plans stamped as per table within this condition  Modification 1 (MOD-1) – Amend timing of site audit statements, 03/04/2020  Modification 2 (MOD-2) – Stadium members facilities, 14/12/2020  Modification 3 (MOD-3) Cold shell extension, 07/12/2020  Modification 4 (MOD-4) – Photovoltaic cell changes, 22/04/2021  Modification 5 (MOD-5) – Correction to plan references, 08/06/2021  Modification 6 (MOD-6) – Sydney roosters centre of Excellence, 29/09/2021  Modification 7 (MOD-7) - Precinct Village and Carpark envelope, 18/07/2022  Modification 8 (MOD-8) – Changes to concert restrictions, on progress, 15/12/2023  Modification 9 (MOD-9) – Modified Precinct Village and multi-level carpark staging, 21/05/2024  Crown Certificate Register-SSD 9835 Mod-07 SFS PV&C Consent Condition Matrix – Staging/Compliance  BCA Crown Certificate (CC1) CRO-24045, 8/07/2024 issued by BM+G	The Project was carried out:  a) In accordance with the conditions of consent.  b) The Planning Secretary did not provide any written instructions during the audit period.  c) Other than MOD-1 – MOD-9, the delivery of the Project has not appeared to have deviated from the description set out in the EIS and Submissions Report. Evidence of compliance with the MODS is presented in this Audit Table.  d) The approved plans were developed by the Project, then approved by the Department. The design has been verified by the Certifier through issue of the Crown Certificates. We consider it is the role of the Principal Certifier to ensure compliance with this requirement.  The Certifier issued CC:  BCA Crown Certificate (CC1) CRO-24045: West carpark excavation and piling/shoring to Level B3 and East Carpark, foundation piles and civil on-grade only associated with the construction of a Precinct Village (including retail pavilion, tennis clubhouse and tennis courts) and up to 1,500 space multi-level carpark	Compliant	During Construction	X	X	X	X	The Project would be undertaken in accordance with the Approval and the approved CEMP. The action is to undertake the works in accordance with the plans.
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Phase 2 Egress Stair Sections</div><div>30/09/2019</div></div><div><div>A54.00.01</div><div>A</div><div>Architectural Services - Stair Details</div><div>14/09/2019</div></div><div><div>PVC-COX-94-0R-AR136.100</div><div>D</div><div>Architectural Services - General Arrangement Plan - Plaza Level</div><div>12/03/2024</div></div><div><div>AR206.102</div><div>3</div><div>Architectural Services - Sector Plan - Plaza Level Sector 02</div><div>15/12/2021</div></div><div><div>ASK0018</div><div>B</div><div>Architectural Services - SSDA East and West Roof Plan</div><div>15/02/2022</div></div></div><div><div>Landscape Plans prepared by Aspect Studios</div><div><table><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>LA-002</td><td>J</td><td>Legend</td><td>12/10/2019</td></tr><tr><td>LA-003</td><td>E</td><td>Schedule</td><td>26/08/2019</td></tr><tr><td>LA-010</td><td>E</td><td>Sheet Layout Ground Level</td><td>8/08/2019</td></tr><tr><td>LA-015</td><td>F</td><td>Tree Retention and Removal Ground plan</td><td>19/09/2019</td></tr><tr><td>LA-100</td><td>D</td><td>Landscape Masterplan</td><td>12/10/2019</td></tr><tr><td>LA-101</td><td>E</td><td>Materials and Finishes Plan - 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Tree Grate and Strata Vault</div><div>24/07/2019</div></div><div><div>LA-810</div><div>C</div><div>Soft work Details - Ground Level Soil Depths</div><div>8/08/2019</div></div><div><div>LS-001</div><div>B</div><div>Landscape Selections Schedule</div><div>24/07/2019</div></div><div><div>LS02XX00</div><div>7</div><div>Legend and Schedules</div><div>20/10/2020</div></div><div><div>LS03XX01</div><div>A</div><div>Tree and Planting Schedules</div><div>11/09/2020</div></div><div><div>LA-010</div><div>4</div><div>Cover Sheet</div><div>12/03/2024</div></div><div><div>LA-011</div><div>3</div><div>Legend</div><div>16/12/2021</div></div><div><div>LA-101</div><div>4</div><div>Tree Retention and Removal Plan</div><div>15/02/2022</div></div><div><div>LA-201</div><div>3</div><div>Materials and Finishes Plan</div><div>16/10/2021</div></div><div><div>LA-202</div><div>3</div><div>Materials and Finishes Plan</div><div>16/12/2021</div></div><div><div>LA-401</div><div>2</div><div>Levels and Grading Plan</div><div>06/09/2021</div></div><div><div>LA-402</div><div>2</div><div>Levels and Grading Plan</div><div>06/09/2021</div></div><div><div>LA-501</div><div>2</div><div>Sections</div><div>06/09/2021</div></div><div><div>LA-502</div><div>2</div><div>Sections</div><div>06/09/2021</div></div><div><div>LA-801</div><div>1</div><div>Tree Planting Mix</div><div>12/01/2022</div></div><div><div>LA-902</div><div>1</div><div>Plant Mix A: Carpark Planting</div><div>12/01/2022</div></div><div><div>LA-903</div><div>1</div><div>Plant Mix B: Plaza Planting</div><div>12/01/2022</div></div></div></div></div></div></div>	Dwg No.	Rev	Name of Plan	Date	LA-002	J	Legend	12/10/2019	LA-003	E	Schedule	26/08/2019	LA-010	E	Sheet Layout Ground Level	8/08/2019	LA-015	F	Tree Retention and Removal Ground plan	19/09/2019	LA-100	D	Landscape Masterplan	12/10/2019	LA-101	E	Materials and Finishes Plan - 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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;</p> <p>b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	<p>Interview with auditees 03/12/2024</p> <p>Letter DPHI to Venues 05/08/24 (DPHI comments on findings from IA1),</p> <p>Letter DPHI to Venues 16/08/24 (warning letter regarding timing of approval of updated CCS) and</p> <p>Letter DPHI to Venues 05/11/24 (DPHI noting the status of a previous finding identified in IA1).</p> <p><a href="https://www.mooreparkprecinctvillage.com/documents">https://www.mooreparkprecinctvillage.com/documents</a></p>	<p>The Department issued three letters during the audit period. Two of which stated that the auditee must respond to all findings in its response to the Independent Audit (and publish both the Report and Response online). These are available online.</p> <p>A Warning Letter dated 16/08/2024 was issued by DPHI to the project regarding the timing of approval for the updated CCS. However, the Department did not impose legal penalties or escalate the matter to formal compliance measures.</p>	Compliant	During Construction	X	X	X	X	Noted.																																																																																												
A4	<p>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) and A2(e) A2(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	<p>Interview with auditees 03/12/2024</p>	<p>Noted. The auditees are not aware of any conflicts. This audit assesses compliance with the conditions of this consent.</p>	Not Triggered	During Construction	X	X	X	X	Noted.																																																																																												

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					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/ab ove ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Limits of Consent										
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Development Consent for Sydney Football Stadium Stage 2 (Design, construction and operation) – SSD9835 approved on 6/12/2019 by DPHI  Letter dated 03/03/20 notifying of proposed commencement of construction on 16/03/20  Letter 1/05/23 VNSW-DPE re: Notice of Commencement of Early Works for PV&C – 15/05/23	Initial project works commenced 16/03/20.  Physical works for PV&C commenced 16/06/23  Project commenced within the timeframe set out under this condition.	Compliant	During Construction	X	X	X	X	Noted.
A6	This development consent does not approve:  (a) any use for the areas marked as “out of scope” in the drawings listed in condition A2;  (b) an underground ramp connecting between the basement of the stadium and the basement of the SCG;  (c) the fit-out and use of the café and stadium shop within the stadium facing the public domain area of Fig-Tree Place <b>or the fit-out and use of the western retail pavilion within Stage 1 of the Precinct Village</b> ; and  (d) the use of the gate / access point along the eastern boundary to provide connection between the site and the adjoining properties to the east / south-east. Notwithstanding this consent, any existing alternative agreements regarding gate / access points and connections between the site and adjoining property will continue to apply.	Interview with auditees 3/12/2024	No underground ramp was constructed. No café and stadium shop facing the public domain proceeded. The gate / access on the eastern boundary is not being used for any purpose other than emergency evacuation (which is continued use).	Compliant	During Construction	X	X	X	X	Noted.
Event operations										
A7	Events at the stadium will host a maximum of 45,000 patrons for all events except concert events where a maximum of 55,000 patrons will be permitted to use the stadium.	Staging Report for MOD 7 provides for the construction of a PV&C 12/04/2023 by VNSW  DPE portal post approval 13/04/2023 submission of the Staging Report  Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report  Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Not applicable for PV&C
A8	A maximum of six concert events per year (with an average of four per calendar year over any rolling five-year period between the stadium and the Sydney Cricket Ground (SCG)) is permitted within the stadium.	Staging Report for MOD 7 provides for the construction of a PV&C 12/04/2023 by VNSW  DPE portal post approval 13/04/2023 submission of the Staging Report  Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report  Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C..	Not Triggered	Operations	N/A	N/A	N/A	N/A	Not applicable for PV&C
A9	During all events, the Applicant must comply with the following operational management plans, strategies and reports and ensure performance levels and targets are achieved (where a performance level or target exists within an operational management plan):  (a) an Event Management Plan (D28);  (b) an Event Traffic and Transport Management Plan (D16);  (c) an Operational Noise Management Plan (ONMP) including noise monitoring requirements (D47 and D48);  (d) a Security Management Plan including Hostile Vehicle Mitigation Plan (B54);  (e) an Operational Waste Management Plan (D41) including a precinct wide approach (D28e);  (f) a Flood Evacuation Plan (D30).	Staging Report for MOD 7 provides for the construction of a PV&C, 12/04/2023 by VNSW  DPE portal post approval 13/04/2023 submission of the Staging Report  Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report  Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.
Post-Occupation Review of Event Operations										
A10	The Applicant must monitor the following event scenarios for a minimum of two years <b>after from</b> the commencement of operation of the stadium <b>and then a further two years from the occupation and commencement of full operation of the Precinct Village and multilevel carpark</b> (unless otherwise agreed by the	Staging Report for MOD 7 provides for the construction of PV&C, 12/04/2023 by VNSW  DPE portal post approval 13/04/2023 submission of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	Planning Secretary) and prepare a table of compliance against each operational management plan listed in A9: (a) all concert events; (b) at least one-sporting event each month comprising a mix of events in terms of its nature and the anticipated attendance of patrons and including international sporting events when they occur; (c) all double-header sporting events; and (d) all events that involve activities extending beyond one day.	Email 13/04/2023 DPE-VNSW re; Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report								
A11	The Applicant must undertake additional monitoring to assess the social impacts of the various scenarios listed in condition A10, in accordance with the approved Social Impact Monitoring Program (SIMP) that is required by condition D49.	Staging Report for MOD 7 provides for the construction of PV&C, 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re; Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.
A12	The Applicant must submit a Post-Occupation Review of Event Operations to the Planning Secretary every six months to report on the results of the monitoring undertaken on the event days listed in A10 (for the duration of two years nominated in condition A10), to validate the effectiveness of: (a) each of the operational management plans referred to in condition A9; and (b) the SIMP required by condition D49. The report must be submitted within 2 months of the end of each six-month monitoring period. The results of the Post-Occupation Review must be published on the SCSGT website.	Staging Report for MOD 7 provides for the construction of PV&C, 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re; Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.
A13	Each Post-Occupation Review of Event Operations must include, but not be limited to: a) type of event monitored; b) teams, entertainer etc; c) start and end time of the event; d) number of patrons at the event; e) number of staff at the event; f) rehearsal and sound test requirements (if any); g) summary of data collected; h) the results of monitoring strategies in the operational management plans (required by A9) that have been implemented; i) the commitments in the operational management plans (required by A9) that have not been complied with or were not applicable in the nominated six-month period; j) a table of comparison between the predicted impacts, the management / mitigation measures applied and the actual impacts on the monitored event scenarios in accordance with D49(g); k) all additional impacts identified in relation to an event as a result of the SIMP (refer to condition D49); and adaptive management approaches and additional mitigation measures that have been implemented within the nominated six-month period to adaptively manage / mitigate identified impacts on the event days based on the monitoring undertaken in the period. This will include (but not be limited to): (i) any refinement or amendment of the operational management plans listed in condition A9 (if needed due to identification of additional impacts and mitigation of those); (ii) the adaptive management and mitigation measures that have been implemented to mitigate the additional impacts identified in A13(k); and (iii) the management / mitigation measures that have been implemented, if the table of comparison (A13(j)) reveals that the actual impacts were greater than the predicted impacts.	Staging Report for MOD 7 provides for the construction of PV&C, 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re; Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.

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A14	At the completion of the first two years of <b>the full operation of the combined stadium, Precinct Village and multi-level carpark operating in conjunction with the stadium</b> (submission of the first four Post-Occupation Review/s unless otherwise agreed by the Planning Secretary), submission of further Post-Occupation Review/s to the Planning Secretary will not be required if the Applicant / stadium operator demonstrates that: a) compliance with the operational management plans, strategies and reports listed in condition A9 has been achieved or alternatively refinement / amendment of the operational management plans, strategies and reports has been undertaken in case of identified impacts during event days; and b) the SIMP (refer to condition D49) has been undertaken for event days and any identified impacts have been addressed.	Staging Report for MOD 7 provides for the construction of PV&C, 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.
A15	The Planning Secretary may require the submission of further Post-Occupation Review/s (with an extended timeframe), in case of non-compliance with condition A14.	Staging Report for MOD 7 provides for the construction of PV&C, 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.
A16	Condition A14 does not supersede any requirements: c) to regularly monitor / review / update any of the operational management plans, required by other conditions of this consent; or d) (b) the updating of operational management plans when the Applicant becomes aware of a breach / non-compliance or exceedance.	Staging Report for MOD 7 provides for the construction of PV&C, 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.
Public Domain, Ancillary Uses and Operations										
A17	The consent permits the use of the public domain areas outside the stadium footprint for use by public for: a) gathering spaces; b) organised temporary activities on event days; c) amenities; d) circulation purposes; and e) (e) active and passive outdoor recreational activities.	Staging Report for MOD 7 provides for the construction of PV&C, 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.
A18	The use of the public domain areas within the site on event days must be in accordance with the Event Management Plan approved as part of this development consent (and as updated from time to time).	Staging Report for MOD 7 provides for the construction of PV&C, 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Stadium Event Operational Hours										
A19	The operation of the events within the stadium are limited to the following hours: a) Event operational hours: b) sporting events: 8am – 11pm; c) concerts: 10am – 11pm (maximum length 5 hours); d) (d) concert rehearsals: 10am – 7pm (duration to be specified in the Event Management Plan); e) concert sound tests / checks: 10am – 7pm (unless specified otherwise in the Operational Noise Management Plan (ONMP) required by condition D49); f) other outdoor events with sound amplification: 10am – 8pm (days preceding working days); and g) other outdoor events with sound amplification: 10am – 10:30pm (days not preceding working days); and h) organised temporary activities on event days in public domain areas at the site: 8am – 11pm.	Staging Report for MOD 7 provides for the construction of PV&C, 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re; Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.
A20	All organised activities within the stadium and / or the public domain areas within the site, that could be potentially audible at nearby residential receptors, must be complete by 11.30pm unless otherwise specified in the approved ONMP (as updated from time to time).	Staging Report for MOD 7 provides for the construction of PV&C, 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re; Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Requirement not triggered as part of construction activities.



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Design Quality Excellence										
A21	To ensure the design quality excellence of the project is retained, the design architects (Cox and Aspect Studios) are to have direct involvement in the design documentation, and construction stages of the project.	Interview with auditees 03/12/2024 SSD9835 MOD7 Arch Plans, Rev c 10/09/2021 by Cox and Aspect Studios PVC-COX-04-DRAR100000 Rev B, 04/11/2022 by COX Architecture Pty Ltd PVC-COX-04-DRAR1000002 Rev B, 04/11/2022 by COX Architecture Pty Ltd Minutes of Sydney Football Stadium Design Integrity Panel Presentation 6/12/21 Aconex correspondence 04/06/24 COX Architecture-BESIX re: RFI on design of carpark pedestrian options Aconex correspondence 02/12/24, 03/12/24 Aspect and COX to BESIX re: RFI on MOD design drawings for Busby's Bore	Cox and Aspect Studios are still engaged on the Project. Sighted architectural plans for Modification 7 Precinct Village and Carpark prepared by Cox and Aspect Studios. They are in the process of updating the design plans in response to the uncovering and incorporation of Busby's Bore.  Correspondence on Aconex demonstrates their involvement.	Compliant	Operations	X	X	X	X	Noted.
Prescribed Conditions										
A22	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Interview with auditees 03/12/2024 Part 6, Division 8A of the EP&A Regulation. BCA Crown Certificate (CC1) CRO-24045, 8/07/2024 issued by BM+G	This condition refers to Part 6, Division 8A of the EP&A Regulation 2000, which has now been superseded by the EP&A Regulation 2021. The former prescribed conditions of the EP&A Regulation 2000 have been superseded by Part 4, Division 2, Subdivision 1 of the EP&A Regulation 2021, and with regards to the Project, primarily relate to compliance with the BCA.  The former Part 6, Division 8A of the EP&A Regulation 2021 relates to prescribed conditions for: Compliance with the BCA (cl 98) Erection of signs (cl 98A) – Residential Building work (cl 98B) – N/A Entertainment venues (cl 98C) – N/A for construction Signage for maximum number of persons in venues (cl 98D) – N/A for construction Shoring and adjoining properties (cl 98E) – N/A (no excavation below adjoining properties) CC1 was issued by the Principal Certifier on 8/07/2024.  The evidence provided indicates this condition is being satisfied via the building certification process. We consider it is the role of the Principal Certifier to ensure compliance with this condition.	Compliant	During Construction	X	X	X	X	The requirement would be ongoing throughout construction.
Planning Secretary as Moderator										
A23	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter will be binding on the parties.	Interview with auditees 3/12/2024	The auditees are not aware of any disputes.	Not Triggered	During Construction	X	X	X	X	The requirement would be ongoing throughout construction.
Evidence of Consultation										
A24	Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Interview with auditees 3/12/2024 Evidence of consultation sighted in relation to conditions B27, B31 and B39 Consultation with EPA on 16/07/2024 regarding dust monitor location Biodiversity Management Sub-Plan (CBMSP) SFS PV&C Rev 03, 24/06/24 by BESIX Watpac (B27) Letter 29/07/2024 VNSW-DPHI re: Tree removal TN173 & TN175 Post Approval Form 29/07/2024 re: submission of Tree removal TN173 & TN175 (under B27)	Evidence of consultation sighted in relation to conditions B27 (CBMSP), B31 (CTPMP) and B39 (CHMP)  During the audit period, consultation with the EPA regarding the dust monitor location was undertaken on 16/07/2024.  Consultation was undertaken with Council relating to tree removal under CBMSP.  Consultation undertaken with TfNSW and Council relating to update of CTPMP that incorporate the new access to site via Driver Avenue.	Compliant	During Construction	X	X	X	X	The Project would undertake this requirement in accordance with each condition as it applies to the relevant CC throughout construction.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	<i>Note: Where the Applicant is unclear regarding the consultation or the stakeholder requirements, this is to be clarified with the Department prior to submitting the subject documentation.</i>	<p>Email 24/07/2024 BESIX-Council re: Tree removal TN173 &amp; TN175</p> <p>Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&amp;C Stage 2 Rev 6, 24/06/24 prepared by Commercial TC P/L Licence No. TCT0002510 (B31)</p> <p>Email 23/07/2024 BESIX-Certifier re: Submission of updated management plans</p> <p>DPHI post approval portal lodgement 10/12/2024 (submission of CTPMP to DPHI).</p> <p>Email 6/08/2024 TfNSW-VNSW re: Response to the submission of updated CTPMP</p> <p>Email 10/12/2024 VNSW-Council re: submission of updated CTPMP to Council</p> <p>Construction Heritage Management Plan Rev 2, 07/08/24 by Artefact Heritage Services (B39)</p> <p>Meeting Invite (on-site) 10/07/2024 VNSW-DPHI re: Consultation with DPHI relating to Unexpected Find – Busby's Bore</p> <p>Meeting Invite (on-site) 31/07/2024 from DPHI to VNSW, Heritage NSW, Artefact re: Consultation with DPHI relating to Unexpected Find – Busby's Bore</p> <p>Meeting Invite (on-site) 15/08/2024 from DPHI to VNSW, Heritage NSW, Artefact re: Possible re-design options to address Unexpected Find at SFS PV&amp;C</p> <p>Meeting Invite 3/09/2024 from Heritage Council to DPHI, VNSW, Heritage NSW, Artefact re: Presentation for approval Unexpected Find at SFS PV&amp;C</p> <p>Meeting Invite 11/09/2024 from VNSW to DPHI, Heritage NSW, Artefact re: Unexpected Find at SFS PV&amp;C discussion</p> <p>Meeting Invite (on-site) 17/09/2024 from VNSW to DPHI, Heritage NSW, Artefact re: Unexpected Find at SFS PV&amp;C on-site inspection</p> <p>Email 6/11/2024 DPHI-VNSW re: Intended Next Step – discovery of Busby's Bore</p> <p>Email 6/11/2024 VNSW-DPHI re: VNSW response to Intended Next Step – discovery of Busby's Bore</p>	A series of consultations were undertaken with DPHI, the Heritage Council NSW, and Artefact regarding the update of the CHMP due to the discovery of Busby's Bore.							
Staging										
A25	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than two weeks before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation). The terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	<p>Staging Report SFS PV&amp;C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac</p> <p>Post Approval Submission (DPHI portal) re: Submission of Staging Report lodgement date : 08/05/24 to DPHI</p> <p>Email 8/05/24 DPHI-VNSW re: Acknowledgement receipt of submission of Staging Report</p> <p>Letter 09/05/24 VNSW-DPHI re: Notification of Commencement (construction works commencement 11/06/24)</p> <p>Letter 04/06/24 DPHI-VNSW, re: approval of Staging Report for PV&amp;C Main Works, 30/05/24</p> <p>Summary of Review (Staging Report, CEMP and sub plans) as of 22/10/2024 by BESIX</p>	<p>A Staging Report for SFS PV&amp;C was prepared by BESIX Watpac and submitted to the Department on 8/05/24 within the required timeframe set in this condition.</p> <p>The Precinct Village and Car Park is proposed to be constructed in four (4) stages compose of:</p> <ul style="list-style-type: none"> <li>CC1: Western Carpark - Bulk Excavation to the underside of B03 and retaining walls enabling and temporary works. Eastern Carpark – Foundation Piles &amp; Civil Works on-ground (05/24 - 12/24)</li> <li>CC2: Western Carpark remainder of Bulk Excavation to B04, Western Carpark - foundations &amp; inground services and Eastern Carpark – Bulk excavation, foundations &amp; inground services (11/24 - 05/25)</li> <li>CC3: Structure all levels and all above ground services (03/25 - 09/25)</li> <li>CC4: Finishes, Landscape, facade, public domain works and remaining works. (05/25 - 06/26)</li> </ul>	Compliant	Prior to PV&C CC#1	X	X	X	X	The Project proposes to stage construction through four no. CC's. This table forms the part of the report under CoA A25 which was provided to the Secretary for approval a minimum of two weeks prior to Construction.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
			Department approved the Staging report on 04/06/24.  BESIX provided a summary of the review on the staging report and management plans, noting that the Staging Report was reviewed on 23 July 2024. No updates were required following the review. The Staging Report will be updated following the determination of Modification 10.							
A26	A Staging Report prepared in accordance with condition A25 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Staging Report SFS PV&C SSD-9838 MOD 9, 8/05/24 by BESIX Watpac  Post Approval Submission (DPHI portal) re: Submission of Staging Report lodgement date : 08/05/24 to DPHI Email 8/05/24 DPHI-VNSW re: Acknowledgement receipt of submission of Staging Report Letter 04/06/24 DPHI-VNSW, re: approval of Staging Report for PV&C Main Works, 30/05/24 Summary of Review (Staging Report, CEMP and sub plans) as of 22/10/2024 by BESIX	A Staging Report for SFS PV&C was prepared by BESIX Watpac in accordance with the requirements under this condition.  The Staging Report was submitted to the Department on 8/05/24.  Department approved the Staging report on 04/06/24.  This audit covers the initial works as outlined in the Staging Report.  BESIX Watpac provided a summary of the review on the staging report and management plans, noting that the Staging Report underwent review on 23 July 2024. The review indicated that the Plan was reviewed, and no updates were required. The Staging Report will be updated following the determination of Modification 10.	Compliant	Prior to PV&C CC#1	X	X	X	X	The Project proposes to stage construction through 4no. CC's. The content in this table identifies the ownership for the conditions with respect to each identified stage.
A27	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Staging Report SFS PV&C SSD-9835 MOD 9, 8/05/24 by BESIX Watpac  Post Approval Submission (DPHI portal) re: Submission of Staging Report lodgement date : 08/05/24 to DPHI Email 8/05/24 DPHI-VNSW re: Acknowledgement receipt of submission of Staging Report Letter 04/06/24 DPHI-VNSW, re: approval of Staging Report for PV&C Main Works, 30/05/24	A Staging Report for SFS PV&C was prepared by BESIX Watpac in accordance with the requirements under this condition.  The Staging Report was submitted to the Department on 8/05/24.  Department approved the Staging report on 04/06/24.  No update on the Staging Report during the audit period.	Compliant	During Construction	X	X	X	X	Noted.
Staging, Combining and Updating Strategies, Plans or Programs										
A28	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (a clear description should be provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (A clear relationship must be demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Summary of CEMP and subplan review by BESIX Correspondence 23/07/2024 BESIX to BMG/VNSW re: Condition A55 - Revision of Strategies, Plans and Programs Email 9/08/2024 DPHI-VNSW re: Condition A55 - Revision of Strategies, Plans and Programs Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&C Stage 2 Rev 6, 24/06/24 prepared by Commercial TC P/L Licence No. TCT0002510 – B31 Email 23/07/2024 BESIX-Certifier re: Submission of updated management plans DPHI post approval portal lodgement 10/12/2024 (submission of CTPMP to DPHI). Construction Heritage Management Plan Rev 2, 07/08/24 by Artefact Heritage Services Email 14/08/2024 VNSW-BMG re: Submission of updated CHMP	A summary of the CEMP and subplan review was undertaken by BESIX. The review was submitted to the Certifier on 23/07/2024 and to the Department on 09/08/2024.  During the audit period, three (3) management plans were updated: CBMSP, CTPMP, and CHMP. The updated CBMSP was included in the submission for the review of plans. The updated CTPMP was submitted to the Certifier on 23/07/2024 and to the DPHI on 10/01/2024.  The updated CHMP was submitted to the Certifier on 14/08/2024, while no submission to DPHI was required.  No update on the Staging Report during the audit period.	Compliant	During Construction	X	X	X	X	The requirement is noted as it relates to each condition where it is triggered.
A29	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	As above	As above	Compliant	During Construction	X	X	X	X	The requirement is noted.
A30	On approval by the Planning Secretary, updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	As above	As above	Compliant	During Construction	X	X	X	X	Where required, the documentation as it relates to the condition would be updated.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Service Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Structural Adequacy										
A31	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.  Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Structural Plans 27/06/24 by Aurecon Group Structural Design Statement, 5/07/24 by Aurecon Group BCA Crown Certificate (CC1) CRO-24045, 8/07/2024 issued by BM+G	Structural Plans and Structural Design Statement issued by Aurecon Group were listed in CC1 issued by the Certifier.  WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.	Compliant	During Construction		X	X	X	The requirement is noted.
External Walls and Cladding										
A32	The external walls of all approved structures must comply with the relevant requirements of the BCA.	Staging Report for MOD 7 provides for the construction of PV&C, 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	As per approved Staging Report, this requirement is not yet triggered during this audit period will be covered under CC#2.	Not Triggered	Prior to PV&C CC#3			X	X	Not applicable for PV&C CC1 or CC2
Applicability of Guidelines										
A33	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.	Construction Environmental Management Plan (CEMP) SFS PV&C Rev 3, 09/04/24 by BESIX Watpac Construction Waste Management Sub-Plan (CWMSP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac Construction Soil and Water Management Plan (CSWMSP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac Construction Air Quality Management Sub-Plan (CAQMSP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac Biodiversity Management Sub-Plan (CBMSP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 2, 07/05/24 by White Pulse Noise Acoustics (PWNA) Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&C Stage 2 Rev 3, 02/05/24 prepared by Commercial TC P/L Licence No. TCT0002510 Construction Heritage Management Plan Rev 2, 07/08/24 by Artefact Heritage Services	The management plans appear to reference the current guidelines, standards and protocols relevant to the topics that each document addresses.	Compliant	During Construction	X	X	X	X	The requirement is noted.
A34	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 03/12/2024	There have been no directions from the Department regarding ongoing monitoring and management obligations, requiring compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them. Refer to A3 regarding directions over documentation and the timing of this audit.	Not Triggered	During Construction	X	X	X	X	The requirement would be ongoing throughout construction.



Uniqu e ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/ab ove ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Monitoring and Environmental Audits										
A35	<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&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>Part 9, Div 9.4 of the EP&amp;A Act</p> <p>I Independent Audit Report No. 1 (IA1) SFS PV&amp;C Stage 2 Rev 2 5/10/23 by WP</p> <p>Independent Audit Report No. 2 (IA2) SFS PV&amp;C Stage 2 Rev 2, 15/07/24 by WP</p> <p>Inspection Details/Checklist 28/05/2024 by BESIX</p> <p>E-FRM-001 Environmental Inspection Checklist, 3/10/2024 by BESIX</p> <p>E-FRM-001 Environmental Inspection Checklist, 11/10/2024 by BESIX</p> <p>E-FRM-001 Environmental Inspection Checklist, 14/10/2024 by BESIX</p> <p>E-FRM-001 Environmental Inspection Checklist, 22/10/2024 by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-27/06/2024 (Report No. 2) by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-31/07/2024 (Report No. 3) by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-30/08/2024 (Report No. 4) by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-30/09/2024 (Report No. 5) by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-30/11/2024 (Report No. 7) by BESIX</p>	<p>Noted. The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted and with records retained.</p> <p>The noise and dust monitors have been installed at each nominated location.</p> <p>BESIX conducts regular weekly environmental inspections using SiteM8. These inspections identify findings and provide corrective measures.</p> <p>Acoustic, vibration, and dust monitoring for the project is being conducted by BESIX. Three acoustic monitors have been installed on surrounding buildings, including NRL, ARU, and Kira Childcare, as per the Construction Noise and Vibration Management Plan (CNVM). Noise exceedances were noted but were non-reportable, as they were not caused by BESIX Watpac's works. Several dust exceedances recorded in November were addressed by ceasing work and implementing additional corrective measures. No vibration exceedances were recorded.</p> <p>This Audit represents the third audit for the construction of PV&amp;C and has been conducted in accordance with the Departments IAPAR and ISO 19011. Statements of truth and correctness are included in the Appendices of this Audit Report.</p>	Compliant	During Construction	X	X	X	X	The requirement would be ongoing throughout construction.
Access to Information										
A36	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>b) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(xi) the documents referred to in condition A2 of this consent;</p> <p>(xii) all current statutory approvals for the development;</p> <p>(xiii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(xiv) 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>(xv) 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>(xvi) a summary of the current stage and progress of the development;</p> <p>(xvii) contact details to enquire about the development or to make a complaint;</p> <p>(xviii) a complaints register, updated monthly;</p> <p>(xix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(xx) any other matter relating to the approved development required by the Planning Secretary; and</p> <p>c) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>Project website:</p> <p><a href="https://www.venuesnsw.com/our-venues/allianz-stadium">https://www.venuesnsw.com/our-venues/allianz-stadium</a></p> <p><a href="https://www.venuesnsw.com/media/documents_policies">https://www.venuesnsw.com/media/documents_policies</a></p> <p><a href="https://www.venuesnsw.com/feedback">https://www.venuesnsw.com/feedback</a></p> <p><a href="https://www.mooreparkprecinctvillage.com/documents">https://www.mooreparkprecinctvillage.com/documents</a></p> <p><a href="https://www.mooreparkprecinctvillage.com/services-2">https://www.mooreparkprecinctvillage.com/services-2</a></p> <p><a href="https://www.mooreparkprecinctvillage.com/down-for-maintenance">https://www.mooreparkprecinctvillage.com/down-for-maintenance</a></p>	<p>The Project website is active and contains:</p> <p>a) (i) Documents referred to in condition A2</p> <p>(iii) Statutory approvals – Development Consent, Mod 1-9 and OOH approvals through to Nov 2024.</p> <p>(ii) Stamped plans and CEMP and subplans</p> <p>(iv) IA2 and response and Senversa monitoring reports</p> <p>(v) The first quarterly monitoring report is pending and is not yet prepared or published.</p> <p>(vi) Summary of current stage</p> <p>(vii) Contact Us</p> <p>(viii) Complaints register current to November 2024</p> <p>(ix) IA2 report and response</p> <p>(x) None</p> <p>b) The information on the website is up to date.</p> <p><b>Observation:</b> BESIX Watpac prepared a project website for the SFS PV&amp;C project, focusing on documentation for PV&amp;C project available online at: <a href="https://www.mooreparkprecinctvillage.com/document_s">https://www.mooreparkprecinctvillage.com/document_s</a></p> <p>However, not all required documentation were included such as documents referred to in condition A2.</p> <p><b>Recommendation:</b> It is recommended that BESIX review the public reporting commitments in their management plans to verify what environmental monitoring results are needing to be published, then ensure public reporting aligns with the commitments.</p>	Compliant	Prior to PV&C CC#1	X	X	X	X	Documents as per the conditions of approval and triggered by the relevant stage, would be made publicly available as per the condition.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Service Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
A37	Prior to commencement of operation of the stadium, the relevant Sydney Cricket and Sports Ground Trust (SCSGT) website must include the facilities available within the site including a toilet map with Adult change facilities.	Staging Report for MOD 7 provides for the construction of a Precinct Village 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirements as been not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Operational requirement, not applicable to construction activities
Compliance										
A38	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Interview with auditees 03/12/2024 BESIX Watpac Ground Works Scope of Works, 1030 Package. Project induction, Rev 4, 06/11/24	The BESIX Watpac general scope of works to all subcontractors includes a requirement to comply with the conditions and associated material. Sections 3.7 and 4.4 of the scope includes key directions about environmental protection and process and these are consistent with the Consent and CEMP. The mainland civil (earthworks) contract falls under the ground works scope of works.  The induction includes key requirements on the existence of the CEMP, noise / respite, incident reporting and community engagement.	Compliant	During Construction	X	X	X	X	The requirement would be ongoing.
Incident Notification, Reporting and Response										
A39	The Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> 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 03/12/2024 BESIX Watpac Site Mate incident register and corrective action register, current to 03/12/2024	The auditees are not aware of any incidents or non-compliances.	Not Triggered	During Construction	X	X	X	X	The requirement would be ongoing throughout construction.
A40	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 2.	Interview with auditees 03/12/2024 BESIX Watpac Site Mate incident register and corrective action register, current to 03/12/2024	The auditees are not aware of any incidents or non-compliances.	Not Triggered	During Construction	X	X	X	X	The requirement would be ongoing throughout construction.
Non-Compliance Notification										
A41	The Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance with the conditions of consent. The Certifying Authority must also notify the Planning Secretary in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.	Interview with auditees 03/12/2024 BESIX Watpac Site Mate incident register and corrective action register, current to 03/12/2024	The auditees are not aware of any incidents or non-compliances.	Not Triggered	During Construction	X	X	X	X	The requirement would be ongoing throughout construction
A42	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.	Interview with auditees 03/12/2024 BESIX Watpac Site Mate incident register and corrective action register, current to 03/12/2024	The auditees are not aware of any incidents or non-compliances.	Not Triggered	During Construction	X	X	X	X	The requirement would be ongoing throughout construction.
A43	A non-compliance which has been notified as an incident does not need to also be notified as a noncompliance.	Interview with auditees 03/12/2024 BESIX Watpac Site Mate incident register and corrective action register, current to 03/12/2024	The auditees are not aware of any incidents or non-compliances.	Not Triggered	During Construction	X	X	X	X	Noted.
Independent Environmental Audit										
A44	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 11/08/2023 DPE-VNSW re: Approval of Independent Auditors / Agreement to Independent Auditor	WolfPeak were approved as the independent auditors to conduct the first Independent Audit for PV&C.	Compliant	Prior to PV&C CC#1	X	X	X	X	Noted.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
A45	Prior to the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018 or as amended), must be submitted to the Planning Secretary and the Certifying Authority.	Interview with auditees 03/12/2024 IAPAR 2020 MOD-7 Precinct Village & Carpark. 18/07/2022 Independent Audit Program, WolfPeak, 04/03/2020	Refer to Operational Audit Report for details on audits on the Stadium and related infrastructure.  An Independent Audit Program was prepared on 04/03/2020, which covers the construction of Sydney Football Stadium but does not cover the construction of PV&C. PV&C project was approved under MOD 7 on 18/07/2022 under the same SSD 9835.  The auditees noted that IAPAR 2020 will apply to PV&C project which do not require an Independent Audit Program.  On 10/06/20 the Department advised that Projects could voluntarily elect to adopt the 2020 Post Approval Requirement documents in place of the 2018 versions.	Not Triggered	Prior to PV&C CC#1	X	X	X	X	Noted.
A46	Table 1 of the Independent Audit Post Approval Requirements (Department 2018 or as amended), is amended so that the frequency of audits required is: (a) an initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; (b) subsequent Independent Audits of construction must be undertaken at six-month intervals from the date of the initial construction Independent Audit; (c) an Independent Audit must be undertaken eight weeks prior to commencement of operation; and (d) operational Independent Audits must be undertaken within fifty-two weeks of the commencement of operation and thereafter at intervals no greater than three years.	IAPAR 2020 Letter 15/02/24 VNSW-DPHI re: request for time extension undertaking the 2 <sup>nd</sup> independent audit for the construction of SFS PV&C Stage 2 Letter DPHI to Venues NSW 23/02/24 (extension request for audit approval)	Refer A47 regarding completion of the first PV&C audit.  On 15/02/2024, VNSW requested an extension of the timeframe for undertaking the second independent audit for the construction of SFS PV&C Stage 2 from the Department. This request was made due to the delayed appointment of a contractor for the remaining works on the project.  The Department approved the extension of the Independent Audit timing on 23/02/2024.  This audit has been conducted in accordance with the revised timeframe.	Compliant	During Construction	X	X	X	X	Independent auditing would be undertaken throughout construction as per the frequencies in the independent audit program.
A47	All Independent Audits are to be submitted to the Planning Secretary and the Certifying Authority within three weeks following the Independent Audit.	Interview with auditees 03/12/2024 Independent Audit Report No. 2 (IA2) SFS PV&C Stage 2 Rev 2 15/07/24 by WP Letter 2/08/24 VNSW-DPHI re: Submission of IA2 report and response to findings Email 5/08/2024 VNSW to Certifier re: Submission of IA2 report to Certifier	Independent Audit No. 2 for SFS PV&C Stage 2 covering the early works under BESIX Watpac have been completed, review and responded to by venues, submitted to the Certifier and to the Department. The Department has not raised any issues with the Audit Report or response.	Compliant	During Construction	X	X	X	X	Noted.
A48	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 four weeks' notice to the Applicant of the date upon which the audit must be commenced.	IAPAR 2020 Letter 15/02/24 VNSW-DPHI re: request for time extension undertaking the 2 <sup>nd</sup> independent audit for the construction of SFS PV&C Stage 2 Letter DPHI to Venues NSW 23/02/24 (extension request for audit approval)	On 15/02/2024, VNSW requested an extension of the timeframe for undertaking the second independent audit for the construction of SFS PV&C Stage 2 from the Department. This request was made due to the delayed appointment of a contractor for the remaining works on the project. The Department approved the extension of the Independent Audit timing on 23/02/2024.  This audit has been conducted in accordance with the revised timeframe.	Compliant	During Construction	X	X	X	X	Noted.
A49	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Planning Secretary and the Certifying Authority under condition A46 of this consent; and (b) the Independent Audit Post Approval Requirements (Department 2018 or as amended).	IAPAR 2020 Letter 11/08/23 DPHI-VNSW re: SFS SSD-9835 agreement to independent auditor Independent Audit Report No. 2 (IA2) SFS PV&C Stage 2 Rev 2 15/07/24 by WP This audit report	This audit has been conducted in accordance with IAPAR 2020 which do not require an Independent Audit Program.  On 11/08/23 the Department advised that Projects must be prepared, undertaken and finalised with the Independent Audit Post Approval Requirements 2020.	Compliant	During Construction	X	X	X	X	Noted.
A50	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018 or as amended), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition A46 of this consent; (b) submit the response to the Planning Secretary and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available sixty days after submission to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.	Interview with auditees 03/12/2024 Independent Audit Report No. 2 (IA2) SFS PV&C Stage 2 Rev 2, 15/07/24 by WP Letter 2/08/2024 VNSW-DPHI re: submission of IA2 and response to DPHI Post Approval Submission 5/08/2024 (DPHI portal) submission of IA2 report Email 5/08/2024 VNSW to Certifier re: Submission of IA2 report to Certifier Letter DPHI to Venues 05/08/24 (DPHI comments on findings from IA1),	Independent Audit No. 2 for SFS PV&C Stage 2 covering the early works under BESIX Watpac have been completed, review and responded to by venues, submitted to the Certifier and the Department.  The Department issued two letters during the audit period which stated that the auditee must respond to all findings in its response to the Independent Audit as the previous responses did not cover off all requirements from the IAPAR specifically, rather it referred to the audit report and noted that it accepted all findings.	Compliant	During Construction	X	X	X	X	Noted.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
		Letter DPHI to Venues 16/08/24 (warning letter regarding timing of approval of updated CCS) and Letter DPHI to Venues 05/11/24 (DPHI noting the status of a previous finding identified in IA1). <a href="https://www.mooreparkprecinctvillage.com/documents">https://www.mooreparkprecinctvillage.com/documents</a>								
A51	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018 or as amended), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Staging Report for MOD 7 provides for the construction of PV&C, 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Operations	N/A	N/A	N/A	N/A	Operational requirement, not applicable to construction activities.
Compliance Reporting										
A52	Compliance Reports must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018, or as amended).	Compliance Monitoring and Reporting Program and PCCR, BESIX, 08/05/24 DPHI post approval portal lodgement, 23/05/24 (submission of Pre-construction Compliance Report / Monitoring Program, and DPHI acknowledgement of receipt with no comments).	A Compliance Monitoring and Reporting Program, and PCCR was prepared by BESIX prior to construction and submitted to the Department (and made publicly available on the website). The document generally complies with the CRPAR.	Compliant	During Construction	X	X	X	X	2020 PAR removes requirement for construction compliance reporting. Compliance report to be updated to reflect.
A53	Table 1 of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended), is amended so that the frequency of Compliance Reporting required is: a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary two weeks prior to the notified commencement date of construction; and b) a Pre-Operation Compliance Report must be submitted to the Planning Secretary two weeks prior to the notified date of commencement of operation.	Compliance Monitoring and Reporting Program and PCCR, BESIX, 08/05/24 DPHI post approval portal lodgement, 23/05/24 (submission of Pre-construction Compliance Report / Monitoring Program, and DPHI acknowledgement of receipt with no comments).	A Compliance Monitoring and Reporting Program, and PCCR was prepared by BESIX prior to construction and submitted to the Department (and made publicly available on the website). The document generally complies with the CRPAR.	Compliant	Prior to PV&C CC#1	X	X	X	X	Compliance program updated to reflect 2020 guidelines.
A54	The Applicant must make each Compliance Report publicly available sixty days after submitting it to the Planning Secretary and notify the Planning Secretary and the Certifying Authority in writing at least seven days before this is done.	Compliance Monitoring and Reporting Program and PCCR, BESIX, 08/05/24 DPHI post approval portal lodgement, 23/05/24 (submission of Pre-construction Compliance Report / Monitoring Program, and DPHI acknowledgement of receipt with no comments). <a href="https://www.venuesnsw.com/media/documents_policies">https://www.venuesnsw.com/media/documents_policies</a> Letter 13/06/24 VNSW-DPHI re: Notification of CMRP has been uploaded to the project website (under A54) Email 13/06/24 DPHI-VNSW re: Notification PVC CMRP publication DPHI acknowledgement (under A54) Email 17/06/24 DPHI-VNSW re: Acknowledge receipt of the A54 – PVC CMRP Publicly available – DPHI no comment on the document Aconex Correspondence 17/06/24 VNSW-Certifier re: Notification PVC CMRP publication to Certifier	A Compliance Monitoring and Reporting Program, and PCCR was prepared by BESIX prior to construction and submitted to the Department on 23/05/2024 (and made publicly available on the website). The document generally complies with the CRPAR.  Notification of the CMRP publication on the project website was sent to DPHI on 13/06/24 and to the Certifier on 17/06/24. This was undertaken within the required timeframe set under this condition.	Compliant	During Construction	X	X	X	X	The reports will be made available as per the requirements of this condition.



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Revision of Strategies, Plans and Programs										
A55	<p>Within three months of:</p> <p>a) the submission of the compliance reports under condition A52; or</p> <p>b) the submission of an incident report under condition A39; or</p> <p>c) the submission of an Independent Audit under condition A45; or</p> <p>d) the approval of any modifications to the development consent; or</p> <p>e) the issue of a direction of the Planning Secretary under condition A3 which requires a review.</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifying Authority must be notified in writing that a review is being carried out.</p> <p><i>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.</i></p> <p><i>Following any review, if it is necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary and / or Certifying Authority (where relevant). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifying Authority for approval and / or information (where relevant) within six weeks of the review.</i></p>	<p>Compliance Monitoring and Reporting Program and PCCR, BESIX, 08/05/24</p> <p>DPHI post approval portal lodgement, 23/05/24 (submission of Pre-construction Compliance Report / Monitoring Program, and DPHI acknowledgement of receipt with no comments).</p> <p>Independent Audit Report No. 2 (IA2) SFS PV&amp;C Stage 2 Rev 2 15/07/24 by WP</p> <p>Letter 2/08/24 VNSW-DPHI re: Submission of IA2 report and response to findings</p> <p>Email 5/08/2024 VNSW to Certifier re: Submission of IA2 report to Certifier</p> <p>Summary of CEMP and subplan review by BESIX</p> <p>Correspondence 23/07/2024 BESIX to BMG/VNSW re: Condition A55 - Revision of Strategies, Plans and Programs</p> <p>Email 9/08/2024 DPHI-VNSW re: Condition A55 - Revision of Strategies, Plans and Programs</p> <p>Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&amp;C Stage 2 Rev 6, 24/06/24 prepared by Commercial TC P/L Licence No. TCT0002510 – B31</p> <p>Email 23/07/2024 BESIX-Certifier re: Submission of updated management plans</p> <p>DPHI post approval portal lodgement 10/12/2024 (submission of CTPMP to DPHI).</p> <p>Email 6/08/2024 TfNSW-VNSW re: Response to the submission of updated CTPMP</p> <p>Email 10/12/2024 VNSW-Council re: submission of updated CTPMP to Council</p> <p>Construction Heritage Management Plan Rev 2, 07/08/24 by Artefact Heritage Services</p>	<p>a) A Compliance Monitoring and Reporting Program, and PCCR was prepared by BESIX prior to construction and submitted to the Department (and made publicly available on the website). The document generally complies with the CRPAR.</p> <p>b) No reported incidents</p> <p>c) IA2 report was submitted in accordance A45</p> <p>d) Recent Modification 9 was approved by the DPHI</p> <p>e) No direction received from the Planning Secretary</p> <p>During the audit period, three (3) management plans were updated: CBMSP, CTPMP, and CHMP. The updated CBMSP was included in the submission for the review of plans. The updated CTPMP was submitted to the Certifier on 23/07/2024 and to the DPHI on 10/01/2024.</p> <p>The updated CHMP was submitted to the Certifier on 14/08/2024, while no submission to DPHI was required.</p> <p>No update on the Staging Report during the audit period.</p>	Compliant	During Construction	X	X	X	X	Where updates to documents are required, it would be undertaken as per the requirements of this condition.
Stadium Members Facilities Hours of Operation										
A56	<p>The operation of the Stadium Members Facilities is limited to the following hours:</p> <p>a) 5:30am and 11:30pm Monday to Friday;</p> <p>b) 6:00am and 11:30pm on Saturdays; and</p> <p>c) 7am and 11pm on Sundays.</p> <p>(MOD-2)</p>	<p>Staging Report for MOD 7 provides for the construction of a Precinct Village 12/04/2023 by VNSW</p> <p>DPE portal post approval 13/04/2023 submission of the Staging Report</p> <p>Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report</p> <p>Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report</p>	<p>The approved Staging Report identifies this requirement as not applicable to PV&amp;C.</p>	Not Triggered	Operations	N/A	N/A	N/A	N/A	Operational requirement, not applicable to construction activities.
Stadium Operations										
A57	<p>Notwithstanding any other condition in this consent, operations of the stadium can commence independently of the Precinct Village and multi-level carpark, subject to the Certifying Authority being satisfied that all relevant conditions relating to the stadium have been met as per the approved Staging Report.</p>	<p>Staging Report for MOD 7 provides for the construction of a Precinct Village 12/04/2023 by VNSW</p> <p>DPE portal post approval 13/04/2023 submission of the Staging Report</p> <p>Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report</p> <p>Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report</p>	<p>The approved Staging Report identifies this requirement as not applicable to PV&amp;C.</p>	Not Triggered	Operations	N/A	N/A	N/A	N/A	Operational requirement, not applicable to construction activities construction activities.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
PART B PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE										
Notification of Commencement										
B1	The Applicant must notify the Planning Secretary in writing of the dates of commencement of any work and operation at least 48 hours before those dates.	Interview with auditees 03/12/2024  Letter 09/05/24 VNSW-DPHI re: Notification of Commencement – Precinct Village and Car Park (to commence on 06/05/24 for site establishment) BESIX Watpac contractor  Post Approval (DOHI portal) re: submission of notice of commencement SFS PV&C  Email 9/05/24 DPHI-VNSW re: acknowledgement receipt of notice of commencement SFS PV&C	A notification of the work commencement for the SFS PV&C project was prepared by VNSW under BESIX Watpac as the appointed principal contractor. The site establishment will commence on 06/05/2024. BESIX Watpac is targeting approval of the first Crown Certificate by mid-June 2024, with works scheduled to commence on 11/06/2024.  The notification was submitted to the Department on 09/05/2024.	Compliant	Prior to PV&C CC#1	X				Requirement would be met as part of PV&C – CC1
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Interview with auditees 03/12/2024  Letter 09/05/24 VNSW-DPHI re: Notification of Commencement – Precinct Village and Car Park (to commence on 06/05/24 for site establishment) BESIX Watpac contractor  Post Approval (DOHI portal) re: submission of notice of commencement SFS PV&C  Email 9/05/24 DPHI-VNSW re: acknowledgement receipt of notice of commencement SFS PV&C	A notification of the work commencement for the SFS PV&C project was prepared by VNSW under BESIX Watpac as the appointed principal contractor. The site establishment will commence on 06/05/2024. BESIX Watpac is targeting approval of the first Crown Certificate by mid-June 2024, with works scheduled to commence on 11/06/2024.  The notification was submitted to the Department on 09/05/2024.	Compliant	Prior to PV&C CC#1	X	X	X	X	Requirement would be met as part of PV&C - CC1 to CC4
Certified Drawings										
B3	Prior to the commencement of the relevant construction stage, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Site inspection 03/12/2024  Certificate of Design – Civil (#CC1: West carpark excavation and piling/shoring to level B3 and East carpark foundation piles and civil on-grade) 21/06/24 issued by Aurecon  Certificate of Design – Structural (#CC1: West carpark excavation and piling/shoring to level B3 and East carpark foundation piles and civil on-grade) 5/07/24 issued by Aurecon – with structural drawings: <ul style="list-style-type: none"><li>PVC-AUR-04-DR-ST01XX00 Rev B, 24/6/24 Aurecon</li><li>PVC-AUR-04-DR-ST02XX00</li><li>PVC-AUR-04-DR-ST10ZZ01</li><li>PVC-AUR-04-DR-ST10ZZ02</li><li>PVC-AUR-04-DR-ST10ZZ03</li><li>PVC-AUR-04-DR-ST10ZZ04</li></ul> Correspondence 5/07/24 BESIX to Certifier re: submission requirements under Condition B3  BCA Crown Certificate (CC1) CRO-24045, 8/07/2024 issued by BM+G	Certificate of Design for Civil and Structural issued by Aurecon Group were listed in CC1 issued by the Certifier.  WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.	Compliant	Prior to PV&C CC#1	X	X	X	X	Requirement would be met as part of PV&C - CC1 to CC4
External Walls and Cladding										
B4	Prior to the commencement of external cladding of the stadium, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#3 & CC#4.	Not Triggered	Prior to PV&C CC#3			X	X	Requirement would be met as part of PV&C - CC3 to CC4.
Protection of Public Infrastructure										
B5	Prior to the commencement of any works, the Applicant must:  a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;  b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters, footpaths and any buildings); and	Dial Before You Dig – AARNet Dilapidation Report, 21/03/24, AANet  Dial Before You Dig – Ausgrid Dilapidation Report, 21/06/24, Ausgrid  Dial Before You Dig - City of Sydney Dilapidation Report, 21/02/24, City of Sydney  Dial Before You Dig – Jemena Gas Dilapidation Report, 22/02/24, Jemena Gas	a) The auditees undertook consultation with relevant service providers likely to be affected by the development.  b) Four Dilapidation Reports were prepared by James Townsend Dilapidation Surveys P/L for the project, covering all public infrastructure in the vicinity of the project site.	Compliant	Prior to PV&C CC#1	X	X	X	X	As relevant to the proposed scope under each stage.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	<p>Dilapidation Survey Report 3-4/06/24, James Townsend Dilapidation Surveys P/L (include Rugby League Central Facades, common areas, lift lobbies, offices, museum, toilets, kitchens, stairwells, basement plant rooms, carpark, entry ramp roof plant room)</p> <p>Dilapidation Survey Report 5/06/24, James Townsend Dilapidation Surveys P/L (include Moore Park Road Moore Park Road surface, kerb, gutter, footpath &amp; assets from Driver Avenue to Oatley Street Paddington, Driver Avenue Moore Park Road surface, kerb, gutter, footpath &amp; assets from Moore Park Road to SFS south ticket box Kippax Lake Park Moore Park)</p> <p>Dilapidation Survey Report 5-7/06/24, James Townsend Dilapidation Surveys P/L (include Rugby AU/UTS Facades, internal floors, common areas, lift lobbies, toilets, kitchens, stairwells, basement carpark)</p> <p>Dilapidation Survey Report 7/06/24, James Townsend Dilapidation Surveys P/L (include Sydney Football Stadium Facades, common areas, lift lobbies, toilets, kitchens, stairwells, basement plant rooms, carparking, driveway, grounds keeper store, press centre, podium &amp; west entry ramp, Sporting Club of Sydney entry foyer, main corridor from reception to the restaurant, shop front &amp; façade)</p> <p>Email 19/06/24 DPHI-VNSW re: acknowledgement email for submission of dilapidation reports to DPHI</p> <p>Email 19/06/24 Savills- NSW Heritage Division re: submission of dilapidation reports to NSW Heritage Div</p> <p>Correspondence 20/06/24 BESIX Watpac-BMG re: submission of dilapidation reports to Certifier</p> <p>Email 20/06/24 Savills-City of Sydney re: submission of dilapidation reports to Council</p>	c) Submission requirements to DPHI, the Certifier, and the Council were undertaken as evidenced by the sighted email/correspondence.							
Pre-Construction Dilapidation Report										
B6	<p>Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council, NSW Heritage Division and the Certifying Authority. The report must provide an accurate record of the existing condition of:</p> <p>a) adjoining private properties;</p> <p>b) the surrounding heritage items;</p> <p>c) Council assets (where relevant) that could be impacted by the proposed works; and</p> <p>d) infrastructure located within Moore Park East (between the western boundary of the site and Kippax Lake) including (but not limited to) Driver Avenue, existing bollards, lights, street furniture etc.</p>	<p>Dilapidation Survey Report 3-4/06/24, James Townsend Dilapidation Surveys P/L (include Rugby League Central Facades, common areas, lift lobbies, offices, museum, toilets, kitchens, stairwells, basement plant rooms, carpark, entry ramp roof plant room)</p> <p>Dilapidation Survey Report 5/06/24, James Townsend Dilapidation Surveys P/L (include Moore Park Road Moore Park Road surface, kerb, gutter, footpath &amp; assets from Driver Avenue to Oatley Street Paddington, Driver Avenue Moore Park Road surface, kerb, gutter, footpath &amp; assets from Moore Park Road to SFS south ticket box Kippax Lake Park Moore Park)</p> <p>Dilapidation Survey Report 5-7/06/24, James Townsend Dilapidation Surveys P/L (include Rugby AU/UTS Facades, internal floors, common areas, lift lobbies, toilets, kitchens, stairwells, basement carpark)</p> <p>Dilapidation Survey Report 7/06/24, James Townsend Dilapidation Surveys P/L (include Sydney Football Stadium Facades, common areas, lift lobbies, toilets, kitchens, stairwells, basement plant rooms, carparking, driveway, grounds keeper store, press centre, podium &amp; west entry ramp, Sporting Club of Sydney entry foyer, main corridor from reception to the restaurant, shop front &amp; façade)</p> <p>Email 19/06/24 DPHI-VNSW re: acknowledgement email for submission of dilapidation reports to DPHI</p> <p>Email 19/06/24 Savills- NSW Heritage Division re: submission of dilapidation reports to NSW Heritage Div</p> <p>Correspondence 20/06/24 BESIX Watpac-BMG re: submission of dilapidation reports to Certifier</p>	<p>Prior to the commencement of construction, four Dilapidation Reports were prepared by James Townsend Dilapidation Surveys P/L for the project, covering adjoining private properties, surrounding heritage items, Council assets and infrastructure within Moore Park East.</p> <p>Submission requirements of the report to DPHI, Council, NSW Heritage Division and the Certifying Authority were sighted.</p>	Compliant	Prior to PV&C CC#1	X				Completed prior to Construction.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
		Email 20/06/24 Savills-City of Sydney re: submission of dilapidation reports to Council								
Detailed Design Plans										
B7	<p>Prior to the commencement of construction of the stadium structure above the concourse level, detailed design plans must be submitted to the Certifying Authority for approval. The design plans must:</p> <p>a) demonstrate compliance with the relevant provisions of National Construction Code (NCC) and BCA, including (but not limited to):</p> <ul style="list-style-type: none"> <li>(i) all required wheelchair seating (numbers and distribution) within the seating bowls of the stadium (complying with Disability Discrimination Act Premises Standards 2010 in addition to NCC);</li> <li>(ii) accessibility to the various levels;</li> <li>(iii) accessible sanitary facilities;</li> <li>(iv) female toilet provisions; and</li> <li>(v) adult toilet facilities and adult change rooms;</li> </ul> <p>b) compliance of all accessible facilities with the recommendations of DDA Compliance Statement – Performance Solutions Stage 2 prepared by Before Compliance dated 23 September 2019 <b>and the addendum DDA Compliance Statement – Performance Solutions DA Members Club Modification Phase prepared by Before Compliance dated 14 July 2020 (MOD-2)</b> and in accordance with the BCA, Australian Standards and Disability Standards (as updated from time to time);</p> <p>c) be supported by a statement from a suitably qualified independent consultant confirming compliance with the requirements of B7(a) and B7(b);</p> <p>d) include operational waste storage areas within the site including (but not limited to) provisions for:</p> <ul style="list-style-type: none"> <li>(i) separation and storage, in appropriate categories, of material suitable for recycling;</li> <li>(ii) separate storage and collection of organic/food waste;</li> <li>(iii) covered and banded waste storage areas; and</li> <li>(iv) cleaning (such as a tap) and adequate drainage of the waste storage areas;</li> </ul> <p><del>e) demonstrate that the photovoltaic cells are flush with the roof of the stadium. (MOD-4)</del></p>	<p>Site inspection and interview with 03/12/2024</p> <p>Architectural Plans 14/06/2024 by Cox Architects</p> <p>Structural Plans, 27/09/24 by Aurecon Group</p> <p>Civil Plans, 21/06/24 by Aurecon Group</p> <p>Structural Design Statement, 5/07/24 by Aurecon Group</p> <p>Civil Design Statement, 21/06/24 by Aurecon Group</p> <p>BCA Crown Certificate (CC1) CRO-24045, 8/07/2024 issued by BM+G</p>	<p>Structural plans, civil plans, Structural Design Statement and Civil Design Statement prepared by Aurecon Group were listed in the CC1 issued by the Certifier.</p> <p>WolfPeak considers that it is the role of the Certifier or other authority / expert to verify compliance with this condition and has marked this requirement as compliant on the basis of their assessment or advice.</p> <p><b>Observation:</b> In response to the discovery of Busby's Bore, ongoing heritage investigations and monitoring are being conducted, with a potential amendment to the car park design under consideration to account for the heritage significance of the find.</p> <p><b>Recommendation:</b> Ensure that any potential design revisions are developed in accordance with the requirements outlined under this condition to maintain compliance and appropriately address the heritage significance of Busby's Bore</p>	Compliant	Prior to PV&C CC#1	X	X	X	X	Relevant documentation to be prepared and submitted to Certifying Authority for each stage of the PVCP MOD 7 approval as per the approved Staging Report.
B8	<p>Prior to the commencement of construction of the stadium structure above the concourse level, the Applicant must provide evidence to the satisfaction of the Planning Secretary to demonstrate that:</p> <p>a) a desktop aero-acoustic noise (wind generated noise) assessment has been conducted to inform the final detailed design of the stadium and / or the public domain areas (if applicable). This assessment must have a focus on the wind-noise induced mechanisms listed in Section 4.3.5 of the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019 and must identify and demonstrate that potential impacts at nearby sensitive receptors are acceptable;</p> <p>b) the recommendations in the in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019, in relation to aero-acoustic noise (wind-generated noise), as updated by B8(a) (if any) have been incorporated into the design and / or alternative design measures have been proposed to reduce wind generated noise from the stadium structure and / or the public domain areas within the site;</p> <p>c) the Design Integrity Assessment (DIA Report has been updated reflecting any amendments to the design plans to comply with condition B7 or B8(a) and endorsed by the members of the DIA panel; and</p> <p>d) surveys have been undertaken to obtain the detailed design levels at the south-eastern corner of the site outside the stadium) and the existing natural ground / finished floor levels (where relevant) of the immediately adjoining site to demonstrate that a future connection between the site and the adjoining property to the east / south-east is feasible.</p> <p>Note: detailed design of the connection itself is not required.</p>	<p>Staging Report SFS PV&amp;C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac</p>	<p>As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#3 &amp; CC#4.</p>	Not Triggered	Prior to PV&C CC#3			X	X	Requirement would be met as part of PV&C – CC3 to CC4.
Public Art Plan										

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Service Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
B9	Prior to the commencement of the public domain construction, the Applicant must establish a Public Art Panel comprising nominated members from: a) Infrastructure NSW; b) SCSCGT including Sports Partners and Member representation; c) Centennial Park and Moore Park Trust; d) The relevant design team involved with the public art; and e) City of Sydney Council's Public Art Advisory Panel.	Staging Report for MOD 7 provides for the construction of a Precinct Village 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Complete	N/A	N/A	N/A	N/A	Not Applicable to PV&C.
B10	The Applicant must prepare a final Public Art Plan in consultation with Council's Public Art Unit including (but not limited to): a) evidence of consultation with the established Public Art Panel members at key milestones in the preparation of the plan; b) evidence of involvement of indigenous artists in the process of preparation of the plan; c) proposed method of procuring artists (whether invited or open to expressions of interest); d) proposed methods of integration of the public art concepts developed by the selected artists with the public domain; e) proposed elements that demonstrate compliance with the "Public Art Strategy" (Section 7.4) of the Sydney Football Stadium Urban Design Guidelines prepared by SJB and dated 6 June 2018 (being part of SSD-9249); f) compliance with the criteria established in the Landscape and Public Domain Report (Rev 12) Appendix A - Art Strategy prepared by Aspect Studios dated 12/06/2019; g) interpretation of the key principles of section 4.5 of the Heritage Interpretation Strategy prepared by Curio Projects dated May 2019, where relevant to public art; h) integration of the four existing sculptures within the site with the new public realm in accordance with section 4.2.6 of the Heritage Interpretation Strategy prepared by Curio Projects dated May 2019; and i) interpretation of the history of Busby's Bore and Sydney's historic reliance on this water supply.	Staging Report for MOD 7 provides for the construction of a Precinct Village 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Complete	N/A	N/A	N/A	N/A	Not Applicable to PV&C.
B11	The final Public Art Plan must be submitted to the Planning Secretary for approval, prior to the commencement of construction of the public domain areas within the site.	Staging Report for MOD 7 provides for the construction of a Precinct Village 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	The approved Staging Report identifies this requirement as not applicable to PV&C.	Not Triggered	Complete	N/A	N/A	N/A	N/A	Not Applicable to PV&C.



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Public Domain Plan										
B12	<p>A final Public domain plan must be submitted to the Planning Secretary for approval, prior to the commencement of construction of the public domain areas within the site. The public domain plan must include:</p> <p>(a) the details of works on the public domain areas within the site;</p> <p>(b) the details of works within the external public domain areas, as defined in this consent, including any public infrastructure works proposed;</p> <p>(c) the detailed landscape plans (both for <u>the stadium and its associated public domain area</u> within the site and the external public domain, if applicable) including gradients, levels, set-out, paving, stairs, walls, lighting, wayfinding signage location, <b>locations and species of 120 trees</b> and any other applicable details (<b>noting that in the event that native species identified on planting schedule LS03XX01 and LS02XX00 (as referenced in condition A2) are not able to be sourced at the time of installation, any replacement vegetation is to be Australian native species with emphasis on species that are endemic</b>) (MOD-2);</p> <p>(d) hard and soft landscaping details;</p> <p>(e) detailed planting plan including details of individual tree pits being designed as a continuous trench to increase the available soil volume, where trees are groups or in rows;</p> <p>(f) details of proposed planters, whether at grade or on slab;</p> <p>(g) details of all furniture and fixtures;</p> <p>(h) landscape specification, schedules and maintenance plans;</p> <p>(i) detailed design of the proposed community recreation space at the north-eastern corner of the site;</p> <p>(j) details of public art as per the final Public Art Plan;</p> <p>(k) details of the security measures (such as security / boom gates) within the public domain in the non-event days; and</p> <p>(l) integration of proposed passive irrigation techniques and rainwater reuse measures in the public domain area.</p> <p>(m) <u>the detailed landscape plans (both for the public domain within the Precinct Village and multi-level carpark development site and the external public domain, if applicable) including gradients, levels, set-out, paving, stairs, walls, lighting, wayfinding signage location, locations and species of the 110 replacement trees and any other applicable details (noting that in the event that native species identified on planting schedule LA-901, LA-902 and LA-903 – Rev. 1 [as referenced in condition A2] are not able to be sourced at the time of installation, any replacement vegetation is to be Australian native species and species that are endemic where possible); and details demonstrating that the Precinct Village children's playground has been designed to comply with the NSW Everyone Can Play guideline (or any subsequent replacement guideline).</u></p>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#4.	Not Triggered	Prior to PV&C CC#4			X		
B13	Prior to the commencement of any footpath or external public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the external public domain design and treatment meets the requirements of Council.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#4.	Not Triggered	Prior to PV&C CC#4				X	
Site Contamination										
B14	The Applicant must submit a Section B Site Audit Statement for the site prepared by an EPA accredited Site Auditor prior to commencement of any works on the site pursuant to this development consent, verifying that all required works under SSD-9249 in relation to soil contamination have been appropriately managed and that a Remedial Action Plan is not required. A copy of this statement must be provided to Council for information. (MOD-1)	Modification 1, 03/04/20	Removed	Removed						
B15	The Applicant must submit a Section A Site Audit Statement for the site prepared by an EPA accredited Site Auditor, verifying that all parts of the site are suitable for the proposed land use, prior to the commencement of any construction of the stadium structure or any public domain areas within the site and following completion of the bulk earthworks. The Site Audit Statement must be provided to the Planning Secretary, EPA and Council for information. (MOD-1)	Modification 1, 03/04/20	Removed	Removed						

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Community Consultative Committee										
B16	<p>Prior to the commencement of construction, a Community Consultative Committee (CCC) must be established for the development in accordance with the Department's Community Consultative Committee Guidelines: State Significant Projects (<b>as in force 2016</b>). The CCC must begin to exercise functions in accordance with such Guidelines before the commencement of construction and continue to do so for the duration of the construction on the site.</p> <p><b>Notes:</b> <i>The CCC is an advisory committee only.</i> <i>In accordance with the Guidelines, the Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community.</i></p>	<p>Letter 28/09/22 VNSW-DPE re: refresh of CCC membership and new sets of independent chair, representatives and members</p> <p>Community Consultative Committee (CCC) for the Sydney Football Stadium 2023 – Draft Terms of Reference</p> <p>SFS CCC Meeting Minutes 24/05/24 and 24/03/24</p> <p>CCC meeting agenda, 27/09/24</p> <p>Interview with auditees 03/12/2024</p>	<p>A request letter for the refresh/re-activation of the Community Consultative Committee (CCC) was provided to the Department on 28/09/2022 for the operational phase of the stadium and construction of the Precinct Village and multi-level carpark.</p> <p>No feedback has been received from the Department.</p> <p>The CCC continues to meet, and the minutes do not identify any issues associated with construction of the PV&amp;C. The most recent meeting was held on 27/09/24, with minutes posted on the Venues NSW website.</p> <p><a href="https://www.mooreparkprecinctvillage.com/community-consultative-committee-meeting">https://www.mooreparkprecinctvillage.com/community-consultative-committee-meeting</a></p>	Compliant	Prior to PV&C CC#1	X	X	X	X	
B17	<p>At the completion of construction <b>of the stadium</b>, the SCSGT (on behalf of the Applicant) <del>may</del> <b>is permitted to</b> refresh the membership of the CCC for the operational phase of the stadium <b>and construction of the Precinct Village and multi-level carpark</b>. The CCC is to be in operation for at least 12 months from the commencement of operation <b>of the final stage of occupation (including the Precinct Village and multi-level carpark)</b>. The membership and terms of reference for any revised CCC are to be provided to the Planning Secretary prior to being implemented.</p>	<p>Staging Report SFS PV&amp;C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac</p>	<p>As per Staging Report under SSD 9835 MOD-9, this requirement is not applicable for SFS PV&amp;C Stage 2.</p>	Not Triggered	Operations	N/A	N/A	N/A	N/A	
B18	<p>Notwithstanding condition B16 and B17, the Planning Secretary may agree in writing to allow the continuation of Community Consultative Committee (CCC) established pursuant development consent SSD-9249 to exercise its functions in accordance with Community Consultative Committee Guidelines: State Significant Projects (<b>as in force 2016</b>) for the duration of construction and for at least one year following the completion of construction (<b>including the Precinct Village and multi-level carpark</b>) or until the submission of the second Post-Occupation Compliance Report required by this development consent.</p>	<p>Letter 28/09/22 VNSW-DPE re: refresh of CCC membership and new sets of independent chair, representatives and members</p> <p>Community Consultative Committee (CCC) for the Sydney Football Stadium 2023 – Draft Terms of Reference</p> <p>SFS CCC Meeting Minutes 24/05/24 and 24/03/24.</p> <p>CCC meeting agenda, 27/09/24</p> <p>Interview with auditees 03/12/2024</p>	<p>A request letter for the refresh/re-activation of the Community Consultative Committee (CCC) was provided to the Department on 28/09/2022 for operational phase of the stadium and construction of the Precinct Village and multi-level carpark.</p> <p>No feedback has been received from the Department.</p> <p>The CCC continues to meet, and the minutes do not identify any issues associated with construction of the PV&amp;C. The most recent meeting was held on 27/09/24, with minutes and posted on the Venues NSW website.</p>	Compliant	Prior to PV&C CC#1	X	X	X	X	
Community Communication Strategy										
B19	<p>No later than two weeks before the commencement of any works, a Community Communication Strategy must be submitted to the Planning Secretary for approval. The CCS must be approved by the Planning Secretary prior to the commencement of any works or within another timeframe agreed with the Planning Secretary. The Community Communication Strategy must provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners / occupants, sensitive receivers and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p>	<p>Community Communications Strategy, Venues, 14/05/24</p> <p>Letter DPHI to venues, 29/05/24 (approval of the BESIX CCS).</p> <p>Letter DPHI to Venues 16/08/24 (warning letter regarding timing of approval of updated CCS)</p>	<p>The Community Communication Strategy (CCS) was updated for the PV&amp;C and addressed the requirement under this condition.</p> <p>CCS includes:</p> <p>a) Section 3</p> <p>b) Section 3 &amp; 4</p> <p>c) Section 4</p> <p>d) Set out procedures and mechanism</p> <p>i. Section 5.1.1</p> <p>ii. Section 5.1.4 and 5.2</p> <p>iii. Section 5.2.3.</p> <p>The Department approved the revised CCS on 29/05/24 (prior to works).</p> <p>To note that the Department issued a warning letter to Venues NSW for failing to have an approved CCS in place between June and August 2023. This is outside the audit period.</p>	Compliant	Prior to PV&C CC#1	X	X	X	X	



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Ecologically Sustainable Development (ESD)										
B20	<p>Prior to the commencement of construction of the stadium structure above the concourse level, the Applicant must:</p> <p>a) prepare a revised ESD report and associated design plans in consultation with the Planning Secretary including:</p> <p>(i) details of the proposed ESD measures that would be incorporated into the final <b>stadium and Stadium Members Facilities</b> design and how these would achieve the targeted Leadership in Energy and Environmental Design (LEED) v4 Gold Certificate;</p> <p>(ii) details to demonstrate that the chosen ESD measures are consistent with the those identified in the Environmentally Sustainable Design Strategy prepared by LCI dated 01/05/2019 <b>and where applicable the Sydney Football Stadium Precinct Village and Carpark Redevelopment prepared by LCI dated 07/09/2021</b>;</p> <p>(iii) details to demonstrate that a 350kWp <b>150kWp</b> Photovoltaic system will be installed <b>as part of the main stadium, separate from the members facilities, as referred to in Condition B20(viii) on the roof of the stadium and any provisions for storage of the energy from solar panels to offset the night time/ peak usage</b></p> <p>(iv) a detailed Whole-of-Life Assessment to identify opportunities to reduce the carbon emissions across the life of the project including the materiality recommendations in accordance with Appendix B of the Environmentally Sustainable Design Strategy prepared by LCI dated 01/05/2019;</p> <p>(v) a Life Cycle Analysis that shows how climate, energy and water risks and opportunities have been identified and how the design of the stadium has incorporated these opportunities and / or mitigated risks;</p> <p>(vi) details of opportunities to use alternatives to standard concrete mixes that reduce carbon emissions associated with Portland cement, including opportunities for replacement of Portland cement with Geopolymer concrete for roadways and paths, or where the Portland cement content in concrete used is reduced by replacing it with supplementary cementitious materials;</p> <p>(vii) details to identify how the construction and operation of the project will incorporate the opportunities in condition B20e(viii);</p> <p><b>(viii) details of the photovoltaic system that is to be installed for the Stadium Members Facilities, retail pavilion and tennis clubhouse within the Precinct Village ; and</b></p> <p><b>(ix) details of the proposed ESD measures that would be incorporated into the final Precinct Village and multi-level carpark design details of the electric vehicle parking systems to be fitted on a minimum of two per cent of the total spaces within the multi-level carpark and confirmation of the spatial allowance for the potential retrofit of an overall minimum 20 per cent of total spaces supporting electric vehicle parking systems; and</b></p> <p><b>(x) details of energy efficient lighting measures and motion detectors to be incorporated within the Precinct Village and multi-level carpark;</b></p> <p>b) include a review of the proposed ESD measures by a suitably qualified consultant and a statement certifying that the design is capable of incorporating the identified ESD measures and achieving the targeted Leadership in Energy and Environmental Design (LEED) v4 Gold Certificate; <b>and</b></p> <p>c) submit the revised ESD report, the design plans, the Planning Secretary's comments / advice and the review of the proposed ESD measures to the Certifying Authority for approval, prior to the construction of the stadium structure above the concourse level. <b>[SSD-9835-MOD-2 and SSD-9835-MOD-4]</b></p>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X	X	
Environmental Management Plan Requirements										

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
B21	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> <li>a) detailed baseline data;</li> <li>b) details of: <ul style="list-style-type: none"> <li>(i) the relevant statutory requirements (including any relevant approval or licence);</li> <li>(ii) any relevant limits or performance measures and criteria; and</li> <li>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</li> </ul> </li> <li>c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</li> <li>d) a program to monitor and report on the:</li> <li>e) impacts and environmental performance of the development; and</li> <li>f) effectiveness of the management measures set out pursuant to paragraph (c) above;</li> <li>g) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts are reduced to levels below relevant impact assessment criteria as quickly as possible;</li> <li>h) a program to investigate and implement ways to improve the environmental performance of the development over time;</li> <li>i) a protocol for managing and reporting any: <ul style="list-style-type: none"> <li>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</li> <li>(ii) complaint;</li> <li>(iii) failure to comply with statutory requirements; and</li> </ul> </li> <li>j) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.</li> </ul> <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i></p>	<p>Construction Environmental Management Plan (CEMP) SFS PV&amp;C Rev 3, 09/04/24 by BESIX Watpac</p> <p>Construction Waste Management Sub-Plan (CWMSPP) SFS PV&amp;C Rev 02, 07/05/24 by BESIX Watpac</p> <p>Construction Soil and Water Management Plan (CSWMSP) SFS PV&amp;C Rev 02, 07/05/24 by BESIX Watpac</p> <p>Construction Air Quality Management Sub-Plan (CAQMSP) SFS PV&amp;C Rev 02, 07/05/24 by BESIX Watpac</p> <p>Biodiversity Management Sub-Plan (CBMSP) SFS PV&amp;C Rev 02, 07/05/24 by BESIX Watpac</p> <p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&amp;C Rev 2, 07/05/24 by White Pulse Noise Acoustics (PWNA)</p> <p>Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&amp;C Stage 2 Rev 3, 02/05/24 prepared by Commercial TC P/L Licence No. TCT0002510</p> <p>Correspondence 09/05/24 BESIX-Certifier re: submission of CEMP, CWMSPP, CSWMSP, CAQMSP and CBMSP to Certifier (BMG)</p>	<p>The CEMP and sub-plans were updated to incorporate SFS PV&amp;C Stage 2 and address the requirements specified in this condition.</p> <p>Refer to CoC B24 – B32 regarding updates to the sub-plans.</p>	Compliant	Prior to PV&C CC#1	X	X	X	X	The requirement is noted.
Construction Environmental Management Plan										
B22	<p>Prior to commencement of construction, the Applicant must prepare a <b>Construction Environmental Management Plan (CEMP)</b>. This CEMP is to include:</p> <ul style="list-style-type: none"> <li>a) recommendations and management measures in the Construction Management Plan prepared by Lendlease dated 31/05/2019 and any supplementary information and / or updated versions with additional measures submitted to the Planning Secretary;</li> <li>b) relevant mitigation measures listed in Appendix 3;</li> <li>c) details of: <ul style="list-style-type: none"> <li>(i) hours of work, including details regarding 'event mode' when events are taking place at the SCG;</li> <li>(ii) 24-hour contact details for the site manager;</li> <li>(iii) procedures for encountering groundwater during construction works and measures to prevent groundwater contamination (particularly relating to the existing underground storage tanks);</li> <li>(iv) construction material storage;</li> <li>(v) external construction lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</li> <li>(vi) community consultation and complaints handling;</li> <li>(vii) the Project Arborist appointed for the construction phase of the development with appropriate qualifications;</li> <li>(viii) an updated Methodology Statement – Working Near Busby's Bore prepared by Infrastructure NSW dated September 2018, specifically including the details of the proposed works in this development consent <b>and the recommendations of the Addendum Heritage Impact Assessment, prepared by Artefact, dated 21 December 2021 and the Noise and Vibration Impact Assessment (Issue 2), prepared by Arup,</b></li> </ul> </li> </ul>	<p>Construction Environmental Management Plan (CEMP) SFS PV&amp;C Rev 3, 09/04/24 by BESIX Watpac</p> <p>Correspondence 09/05/24 BESIX-Certifier re: submission of CEMP, CWMSPP, CSWMSP, CAQMSP and CBMSP to Certifier (BMG)</p> <p>Email Certifier to Savills, 03/06/24 (Certifier acceptance of CEMP and Sub-plans).</p> <p>DPHI post approval lodgement 04/06/24 (submission CEMP and sub-plans to DPHI)</p> <p>Email Savills to City of Sydney, 04/06/24 (submission of CEMP and Sub-plans to Council).</p> <p>Updated Methodology Statement – Working Near Busby's Bore, Artefact, August 2024 Rev 2 dated 5/08/2024 (updated to capture the unexpected find of Busby's Bore).</p> <p>Letter 1/07/2024 Artefact-DPHI re: Notification of Unexpected Find SFS PV&amp;C – uncovered old well/shaft</p> <p>DPHI post approval lodgement, 01/07/24 (notification of unexpected find of Busby's Bore)</p> <p>Email 2/07/2024 DPHI-VNSW re: Acknowledgement receipt of the submission notification for the unexpected finds</p> <p>Letter 11/10/2024 VNSW-Sydney Water re: Discovery of Busby's Bore unexpected find</p> <p>Letter 22/11/2024 Sydney Water-VNSW re: Sydney Water Response relating to discovery of Busby's Bore unexpected find</p>	<p>CEMP SFS PV&amp;C Stage 2 dated 09/04/24 was prepared by BESIX Watpac and include:</p> <ul style="list-style-type: none"> <li>a) Throughout CEMP plan and subplans</li> <li>b) Throughout CEMP plan and subplans</li> <li>c) Details <ul style="list-style-type: none"> <li>i. Section 3.6</li> <li>ii. Section 3.7</li> <li>iii. Appendix H</li> <li>iv. Appendix K</li> <li>v. Section 7.14</li> <li>vi. Section 7.4</li> <li>vii. Appendix F</li> <li>viii. Appendix E</li> <li>ix. Section 7.15</li> <li>x. Section 7.15 f or hydrant location</li> <li>xi. Section 3.6</li> <li>xii. Section 3.6</li> <li>xiii. Section 7.16</li> </ul> </li> <li>d) Appendix K</li> <li>e) Appendix H</li> <li>f) Appendix J</li> <li>g) Appendix I</li> <li>h) Appendix A</li> </ul>	Compliant	Prior to PV&C CC#1	X	X	X	X	The Construction Environmental Management Plan (CEMP) and all subplans have been updated and will be applicable for PV&C (CC1) works only. Future update of all plans will be required for PV&C CC2, CC3 and CC4.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	<p><u><b>dated 6 September 2021 for the Precinct Village and multi-level carpark stages;</b></u></p> <p>(ix) details of fire precaution measures in accordance with Clause E1.9 – Fire precautions during construction, of the National Construction Code 2019, Volume One, Building Code of Australia (NCC);</p> <p>(x) details of location of the Booster Facilities for the fire hydrants (temporary or otherwise) adjacent to the vehicle entry to the construction site at Paddington Lane (unless otherwise agreed by Fire and Rescue NSW);</p> <p>(xi) details of management of construction works on the site to minimise or eliminate any adverse impacts on the operation of the public events within Moore Park precinct;</p> <p>(xii) details of management of construction works on the site during events at SCG; and</p> <p>(xiii) details of standard measures for undertaking works near Ausgrid cables on Driver Avenue and any notification requirements.</p> <p>d) Construction Waste Management Sub-Plan (see condition B24);</p> <p>e) Construction Soil and Water Management Sub-Plan (see condition B25);</p> <p>f) Construction Air Quality Sub-Plan (see condition B26);</p> <p>g) Construction Biodiversity Management Sub-Plan (see condition B27);</p> <p>h) a detailed unexpected finds protocol for contamination and associated communications procedure being consistent with the Unexpected Contamination Finds Protocol_V2.1 prepared by Lendlease dated June 2019 and including a chain of responsibilities for undertaking the unexpected finds protocol;</p> <p>i) a procedure for unexpected finds for asbestos containing material; and</p> <p>j) 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.</p>		<p>i) Section 8 – Standard Environmental Protocol; 8.22</p> <p>j) Section 8 – Standard Protocol 8.17</p> <p>In relation to the unexpected discovery of the old well/shaft or Busby's Bore spur, the Methodology Statement – Working Near Busby's Bore was updated to capture this unexpected find prepared by Artefact dated August 2024.</p> <p>Notification of the unexpected find to the Department was submitted on 1/07/2024 (discovery of Busby's Bore was on 25/06/2024).</p> <p>The discovery of Busby's Bore was reported to Sydney Water on 11/10/2024. Sydney Water responded on 22/11/2024, noting that it agrees to seek expert heritage advice to ensure an appropriate heritage solution is achieved and welcomes the opportunity to continue engaging with Venues NSW on the Preferred Option and any subsequent milestones.</p>							
B23	<p>The Applicant must not commence any works until:</p> <p>(a) the CEMP (along with the sub-plans) is approved by the Certifying Authority; and</p> <p>(b) a copy submitted to Council and the Planning Secretary for information.</p>	<p>Construction Environmental Management Plan (CEMP) SFS PV&amp;C Rev 3, 09/04/24 by BESIX Watpac</p> <p>Correspondence 09/05/24 BESIX-Certifier re: submission of CEMP, CWMSMP, CSWMSP, CAQMSP and CBMSP to Certifier (BMG)</p> <p>Email Certifier to Savills, 03/06/24 (Certifier acceptance of CEMP and Sub-plans).</p> <p>DPHI post approval lodgement 04/06/24 (submission CEMP and sub-plans to DPHI)</p> <p>Email Savills to City of Sydney, 04/06/24 (submission of CEMP and Sub-plans to Council).</p>	<p>The CEMP and Sub-plans were submitted and endorsed prior to commencement of construction works as defined by the consent.</p>	Compliant	Prior to PV&C CC#1	X	X	X	X	JHG will seek endorsement of the updated CEMP for all PV&C CC1 works only.
B24	<p>The <b>Construction Waste Management Sub-Plan (CWMSMP)</b> must address, but not be limited to, the following:</p> <p>a) detail the quantities of each waste type generated during demolition and the proposed reuse, recycling and disposal locations;</p> <p>b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines;</p> <p>c) measures to conduct electronic monitoring of waste vehicles entering and leaving the development site; and</p> <p>d) details of arrangements for the disposal of waste from the premises with evidence that the waste facility is legally able to accept that waste.</p>	<p>Construction Waste Management Sub-Plan (CWMSMP) SFS PV&amp;C Rev 02, 07/05/24 by BESIX Watpac</p>	<p>CWMSMP SFS PV&amp;C Stage 2 dated 07/05/24 was prepared BESIX Watpac and include:</p> <p>a) Section 2.6</p> <p>b) Section 3</p> <p>c) Section 2.4</p> <p>d) Section 4</p>	Compliant	Prior to PV&C CC#1	X	X	X	X	The CWMSMP will be updated for PV&C CC1 works only.
B25	<p>The Applicant must prepare a <b>Construction Soil and Water Management Plan (CSWMSP)</b>, and the plan must address, but not be limited to the following:</p> <p>a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>b) describe the details of all erosion and sediment controls to be implemented during construction;</p> <p>c) provide a plan of how all construction works will be managed in a wet-weather events (i.e., storage of equipment, stabilisation of the site);</p> <p>d) provide a summary of any ground investigations completed to date;</p>	<p>Construction Soil and Water Management Plan (CSWMSP) SFS PV&amp;C Rev 02, 07/05/24 by BESIX Watpac</p> <p>Email 6/05/24 VNSW-Council re: Consultation of CSWMSP with City of Sydney Council</p> <p>Curriculum Vitae of Suitably Qualified Expert (as per Condition B25a)</p>	<p>CSWMSP SFS PV&amp;C Stage 2 dated 07/05/24 was prepared by Rubicon on behalf of BESIX Watpac and include:</p> <p>a) Appendix D, consultation with Council was sighted</p> <p>b) Section 9</p> <p>c) Section 9</p> <p>d) Section 6.1</p>	Compliant	Prior to PV&C CC#1	X	X	X	X	The CSWMSP will be updated for PV&C CC1 works only.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	e) detail all off-Site stormwater flows from the Site and methods to ensure that sediment is not mobilised in stormwater flows leaving 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; g) detail the proposed stormwater disposal and drainage from the development, designed in accordance with: <ul style="list-style-type: none"> <li>(i) Australian Rainfall and Runoff – A Guide to Flood Estimation, Volumes 1 and 2 (1987);</li> <li>(ii) (ii) SA/NZS 3500.3.2 National Plumbing and Drainage Part 3.2: Stormwater Drainage – Acceptable Solutions; and</li> <li>(iii) Managing Urban Stormwater – Soils and Construction Volume 1 (4th Edition March 2004) – NSW Department of Housing.</li> </ul> h) details demonstrating that fine particulates from construction works would not be entrained in stormwater runoff and adversely impact on Kippax Lake, the underlying groundwater resources and other downstream properties; i) monitoring techniques to ensure that the quality of water within the detention / settling ponds comply with the applicable standards within the Managing Urban Stormwater – Soils and Construction Volume 1 (4th Edition March 2004); j) methods for testing of the water quality (suspended solids, turbidity and contaminants) prior to discharging from the site into the stormwater infrastructure on Driver Avenue, to ensure compliance with the applicable standards within the Managing Urban Stormwater – Soils and Construction Volume 1 (4th Edition March 2004); and k) methods of evaluating the water quality testing results by a suitably qualified water quality expert.		e) Section 9 f) Section 9 g) Section 9 <ul style="list-style-type: none"> <li>i. Section 9</li> <li>ii. Section 9</li> <li>iii. Section 9</li> </ul> h) Section 9 i) Section 9 j) Appendix A k) Appendix A							
B26	The Applicant must prepare a <b>Construction Air Quality Management Sub-Plan (CAQMSP)</b> , and the plan must address, but not be limited to the following: <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified expert;</li> <li>b) describe the measures that would be implemented on site to ensure:               <ul style="list-style-type: none"> <li>(i) the control of air quality and odour impacts of the Development, in particular, during bulk earthworks and piling activities;</li> <li>(ii) that these controls remain effective over time;</li> <li>(iii) that all reasonable and feasible air quality management practice and measures are employed, including the relevant measures listed in Section 6 of the Air Quality Impact Assessment (report 18274-S2 Version A) prepared by Wilkinson Murray dated May 2019;</li> <li>(iv) that the mitigation and management measures are consistent with Guidance on the assessment of dust from demolition and construction (IAQM, 2014);</li> <li>(v) the air quality impacts are minimised during adverse meteorological conditions or extraordinary events such as bushfires, prescribed burning, dust storms, sea fog, fire incidents or any other activity agreed by the Planning Secretary; and</li> <li>(vi) compliance with the relevant conditions of this consent.</li> </ul> </li> <li>c) include performance objectives for monitoring dust and ensuring no unacceptable off-site air quality impacts to users of Moore Park, nearby residences, Kira Child Care centre, UTS and other businesses;</li> <li>d) includes an air quality monitoring program in accordance with Section 6.2 of the Air Quality Impact Assessment (report 18274-S2 Version A) prepared by Wilkinson Murray dated May 2019 that:               <ul style="list-style-type: none"> <li>(i) is capable of evaluating the performance of the construction works;</li> <li>(ii) includes a protocol for determining any exceedances of the relevant conditions of consent and responding to complaints;</li> <li>(iii) adequately supports the air quality performance objectives; and</li> <li>(iv) evaluates and reports on the effectiveness of air quality management for the construction works.</li> </ul> </li> <li>e) details on monitoring weather conditions and communicating changing conditions to the workforce; and</li> </ul>	Construction Air Quality Management Sub-Plan (CAQMSP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac SFS Redevelopment – Stage 2 Air Quality Impact Assessment Report No. 18274-S2 May 2019 by Wilkinson Murray CV for author, Anthony Richard (no date) SiteHive PM10 and PM2.5 monitoring results current to 03/12/24 (includes several peaks above criteria in November) Site Hive alert notifications to BESIX team for November 24 BESIX Watpac Site Mate incident register and corrective action register, current to 03/12/2024 (includes sealing stockpiles in response to dust exceedances) BESIX Watpac Monthly Client Report, October 2024 (includes noise, vibration and dust monitoring results) Acoustic, Vibration & Dust Monitoring 1-27/06/2024 (Report No. 2) by BESIX Acoustic, Vibration & Dust Monitoring 1-31/07/2024 (Report No. 3) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/08/2024 (Report No. 4) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/09/2024 (Report No. 5) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/11/2024 (Report No. 7) by BESIX	CAQMSP dated 07/05/2024 was prepared by BESIX Watpac and include: <ul style="list-style-type: none"> <li>a) Appendix B</li> <li>b) Section 1.8</li> <li>c) Section 1.9</li> <li>d) Section 1.9</li> <li>e) Section 1.9</li> <li>f) Section 1.11 &amp; Section 1.11.1</li> </ul> Acoustic, vibration, and dust monitoring for the project is being conducted by BESIX. Three acoustic monitors have been installed on surrounding buildings, including NRL, ARU, and Kira Childcare, as per the Construction Noise and Vibration Management Plan (CNVM). Noise exceedances were noted but were non-reportable, as they were not caused by BESIX Watpac's works. Several dust exceedances recorded in November were addressed by ceasing work and implementing additional corrective measures. No vibration exceedances were recorded.	Compliant	Prior to PV&C CC#1	X	X	X	X	The CAQMSP developed and endorsed under PV&C CC1 will apply to CC1 works only.



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	f) stop work procedures if performance objectives in B25(c) are not being met.									
B27	<p>The <b>Biodiversity Management Sub-Plan (CBMSP)</b> must be prepared in consultation with the Project Arborist nominated in condition B22 and a suitably qualified ecologist and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a) details of all trees (with tree nos.) within the site, Moore Park Road and the adjoining properties (if applicable) that are required to be protected during construction works;</li> <li>b) describe strategies and measures to protect trees and other vegetation that is proposed to be retained during construction in accordance with the recommendations in the Arboricultural Impact Assessment prepared by Tree IQ dated 30/05/2019 including (but not limited to) T125 and T231;</li> <li>c) methods to avoid any impacts to street trees on both sides of Moore Park Road and vegetation in the centre median of Moore Park Road in the vicinity of the site wherever practical;</li> <li>d) assessment of the degree of impact, if works are proposed within the nominated tree protection zones (TPZ) of trees that are proposed to be retained in condition B27(b);</li> <li>e) strategies and mitigation measures for minimising or mitigating the impacts identified in condition B27(d);</li> <li>f) measures to check for and allow any fauna (mammals, birds, reptiles and amphibians) found within the site to be dispersed to neighbouring habitats;</li> <li>g) measures to communicate to the construction workforce the biodiversity values that are to be retained and protected; and</li> <li>h) a Pruning Specification Report in accordance with Schedule 8 of City of Sydney DCP 2012 for any tree (including street trees) that may require pruning for site access, construction, hoarding / scaffolding or any other reason.</li> </ul>	<p>Biodiversity Management Sub-Plan (CBMSP) SFS PV&amp;C Rev 03, 24/06/24 by BESIX Watpac</p> <p>Arboricultural Impact Assessment SFS PV&amp;C Rev B, 25/06/2024 by Tree IQ</p> <p>CV for author, Anthony Richard (no date)</p> <p>Correspondence 09/05/24 BESIX-Certifier re: submission of CEMP, CWMS, CSWMS, CAQMS and CBMSP to Certifier (BMG)</p> <p>Correspondence 23/07/2024 BESIX to BMG/VNSW re: Condition A55 - Revision of Strategies, Plans and Programs</p> <p>Email 9/08/2024 DPHI-VNSW re: Condition A55 - Revision of Strategies, Plans and Programs</p> <p>Email 18/07/2024 BEISX-VNSW re: Request for removal of tree TN173 &amp; TN175</p> <p>Letter 18/07/2024 BESIX-VNSW re: Request for removal of tree TN173 &amp; TN175</p> <p>Letter 29/07/2024 VNSW-DPHI re: Tree removal TN173 &amp; TN175</p> <p>Post Approval Form 29/07/2024 re: submission of Tree removal TN173 &amp; TN175 (under B27)</p> <p>Email 24/07/2024 BEIX-Council re: Tree removal TN173 &amp; TN175</p>	<p>CBMSP dated 07/05/24 was BESIX Watpac and include:</p> <ul style="list-style-type: none"> <li>a) Appendix A</li> <li>b) Appendix B</li> <li>c) Section 1.6</li> <li>d) Appendix B</li> <li>e) Appendix B</li> <li>f) Section 1.6.2</li> <li>g) Section 1.6.5</li> <li>h) Section 1.86</li> </ul> <p>On 18/07/2024, BESIX submitted a request to VNSW for the removal of two trees (TN173 and TN175), identified as being in poor condition or posing a high risk by the Project Arborist in the Arboricultural Impact Assessment dated 25/06/2024.</p> <p>Notification requirement to the DPHI and Council was undertaken.</p> <p><b>In response to Observation in IA2:</b> The CBMSP was updated to Revision 3 and includes an Arboricultural Impact Assessment (AIA) dated 26/06/2024 by Tree IQ. The AIA was prepared by Anna Hopwood and Martin Peacock, who are suitably qualified ecologists.</p>	Compliant	Prior to PV&C CC#1	X	X	X	X	The CBMSP will be updated for PV&C CC1 and will apply to CC1 works only.
Construction Noise and Vibration Management Plan										
B28	<p>Prior to the commencement of construction, the Applicant must prepare a <b>Construction Noise and Vibration Management Sub-Plan (CNVMSP)</b>. The plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified and experienced noise expert and in consultation with the EPA;</li> <li>b) provide details of all the residential and non-residential receivers including the Kira Child Care Centre, University of Technology Sport Sciences Faculty Building (UTS) and Fox Studios, identified in Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019;</li> <li>c) provide details of the project specific construction noise management levels (NMLs) at all the identified receivers (B28(b)) considering the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) (ICNG) and the relevant provisions of Australian Standard 2436 - 2010 Guide to Noise Control on Construction and Maintenance and Sites, at all identified receivers;</li> <li>d) identify the 'High Noise Impact works with the associated predicted construction noise levels that would exceed the NMLs and reach or exceed the Highly Affected Noise Level of 75dB(A) LAeq(15min), at the identified the residential and non-residential receivers;</li> </ul> <p><i>Note: High noise impact works mean:</i></p> <p><i>jack hammering, rock breaking or hammering, pile driving, vibratory rolling, cutting of pavement, concrete or steel or other work occurring on the surface that generates noise with impulsive, intermittent, tonal or low frequency characteristics that exceed the NML; or</i></p> <p><i>continuous noisy activities where 'continuous' includes any period during which there is less than a 1-hour respite between ceasing and recommencing any of the work that is the subject of this condition.</i></p> <li>e) describe all reasonable and feasible management and mitigation measures to be implemented when the predicted construction noise levels exceed the NMLs LAeq(15min) at the identified residential and non-residential receivers, including (but not limited to) the recommendations in the draft Construction Noise and Vibration Management Plan (Appendix E) of the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019) <b>and recommendations of the Noise and Vibration Impact Assessment (Issue 2), prepared by Arup, dated 6 September 2021 for the Precinct Village and multi-level carpark stages</b> and the following:</li>	<p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&amp;C Rev 2, 31/05/24 by White Pulse Noise Acoustics (PWNA) and Revision 3, 31/05/24</p> <p>Summary of CEMP and subplan review by BESIX</p> <p>Correspondence 23/07/2024 BESIX to BMG/VNSW re: Condition A55 - Revision of Strategies, Plans and Programs</p> <p>Email 9/08/2024 DPHI-VNSW re: Condition A55 - Revision of Strategies, Plans and Programs</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-27/06/2024 (Report No. 2) by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-31/07/2024 (Report No. 3) by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-30/08/2024 (Report No. 4) by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-30/09/2024 (Report No. 5) by BESIX</p> <p>Acoustic, Vibration &amp; Dust Monitoring 1-30/11/2024 (Report No. 7) by BESIX</p>	<p>CNVMS dated 07/05/24 was prepared by White Pulse Noise Acoustics and include:</p> <ul style="list-style-type: none"> <li>a) Appendix B</li> <li>b) Section 1.2</li> <li>c) Section 4.1 &amp; 4.1.1</li> <li>d) Section 4.1 and Section 6.2</li> <li>e) Section 6</li> <li>f) Section 6.5</li> <li>g) Section 6.8</li> <li>h) Section 0</li> <li>i) Section 6.6</li> <li>j) Section 6.8</li> <li>k) Section 6.8.2</li> </ul> <p>The plan was prepared in consultation with the EPA as per sighted evidence.</p> <p>A review of CEMP and management plans was undertaken by BESIX which include the CNVMSP noting that no update required. The review of management plan was submitted to Certifier on 23/07/2024 and to the Department on 9/08/2024.</p> <p>Acoustic, vibration, and dust monitoring for the project is being conducted by BESIX. Three acoustic monitors have been installed on surrounding buildings, including NRL, ARU, and Kira Childcare, as per the Construction Noise and Vibration Management Plan (CNVM). Noise exceedances were noted but were non-reportable, as they were not caused by BESIX Watpac's works. Several dust exceedances recorded in November were addressed by ceasing work and implementing additional corrective measures. No vibration exceedances were recorded.</p>	Compliant	Prior to PV&C CC#1	X	X	X	X	The CNVMSP will be updated for PV&C CC1 and will apply to CC1 works only.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	<ul style="list-style-type: none"> <li>(i) “stop-work” procedures;</li> <li>(ii) proposing specific plant and equipment to ensure lower noise generation;</li> <li>(iii) proposing suitable location of the noise generating equipment so that the predicted construction noise levels at the residential and non-residential receivers is lowered;</li> <li>(iv) the following intra-day respite periods (as defined by ICNG) for works exceeding 75dB(A) LAeq(15 mins), unless otherwise agreed with the identified sensitive receivers such as UTS, Kira Child Care Centre and / or Fox Studios and evidence of the agreement provided to the Planning Secretary, prior to the commencement of the works: <ul style="list-style-type: none"> <li>- in continuous blocks not exceeding 3 hours each with one hour of respite every three hours block;</li> <li>- scheduling of works outside of the examination time for educational establishments; and</li> <li>- noise intrusive works commencing after 8am and be undertaken within the approved standard construction hours.</li> </ul> </li> <li>(v) proposing where practicable and without compromising the safety of construction staff or members of the public, the use of ‘quackers’;</li> <li>(vi) ‘Toolbox talks’ at regular intervals with contractors’ and other staff training methods;</li> <li>(vii) use of broadband, non-tonal reversing alarms where possible and ensure that warning devices are no more than 5dB above the relevant Australian Standard level;</li> <li>(viii) proposing appropriate material handling methods (avoid dropping from a height);</li> <li>(ix) use of noise shields (such as hoardings where applicable and possible) along the specific boundaries facing the identified sensitive receivers.</li> </ul> <p>f) describe the measures to be implemented to monitor and manage high noise generating works in close proximity to sensitive receivers including the location of noise loggers associated with the noise monitoring;</p> <p>g) include strategies that have been developed in consultation with the community (especially all identified residential and non-residential receivers in condition B28(b) including UTS, Kira Child Care Centre and Fox studios), for managing high noise generating works, including any alternate intra-day respite periods that suit the sensitive receivers;</p> <p>h) include details of management measures to avoid any adverse vibration impacts on the nearby following heritage items during construction:</p> <ul style="list-style-type: none"> <li>(i) Member’s stand, SCG; and</li> <li>(ii) Lady’s Member Stand, SCG.</li> </ul> <p>i) include details of management measures to protect the archaeological heritage items including Busby’s Bore in accordance with the requirements of the Methodology Statement – Working Near Busby’s Bore prepared by Infrastructure NSW dated September 2018 as updated by condition B22;</p> <p>j) describe the community consultation undertaken to develop the strategies in condition B28(g), including but not limited to:</p> <ul style="list-style-type: none"> <li>(i) evidence regarding agreed (if any) intra-day respite periods with Kira Child Care Centre, UTS and Fox Studios (where applicable) as an alternate measure to B28(e); and</li> <li>(ii) evidence of agreed scheduling of construction work activities outside of sensitive times of the day or specific times of the year (where applicable) with UTS and Fox Studios.</li> </ul> <p>k) include a complaints management system that would be implemented for the duration of the construction including a chain of responsibilities for dealing with and responding to noise complaints and noise management.</p>		Note: implementation is through the inspection and corrective action modules, SiteHive, monthly client reports, complaints registers.							

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
B29	The Applicant must not commence any works until: (a) evidence of consultation with the EPA in the preparation and finalisation of the Construction Noise and Vibration Management Plan (CNVMSP) is provided to the Planning Secretary; (b) the CNVMSP is approved by the Planning Secretary; and (c) a copy submitted to Council and the Certifying Authority.	Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 2, 07/05/24 by White Pulse Noise Acoustics (PWNA) and Revision 3, 31/05/24 Email 28/03/24 VNSW-EPA re: consultation with EPA in relation to CNVMSP Email 28/03/24 EPA-VNSW re: Acknowledgement receipt of consultation relating to CNVMSP Summary of CEMP and subplan review by BESIX Correspondence 23/07/2024 BESIX to BMG/VNSW re: Condition A55 - Revision of Strategies, Plans and Programs Email 9/08/2024 DPHI-VNSW re: Condition A55 - Revision of Strategies, Plans and Programs	Evidence of consultation with the EPA was sighted, and the submission of the plan to the Department was sent on 08/05/24. Refer to Condition B28. The Department raised comments on consultation with the EPA and receivers. The CNVMP has been updated and resubmitted to the Department. A review of CEMP and management plans was undertaken by BESIX which include the CNVMSP noting that no update required. The review of management plan was submitted to Certifier on 23/07/2024 and to the Department on 9/08/2024.	Compliant	Prior to PV&C CC#1	X	X	X	X	The CNVMP will be updated for PV&C CC1works only.
B30	Prior to commencement of works on the site, all mitigation and management measures identified in the CNVMSP, must be installed or implemented on the site.	Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 2, 07/05/24 by White Pulse Noise Acoustics (PWNA) B30 compliance statement, BESIX Watpac, 16/05/24	The noise and dust monitors have been installed at each nominated location. All other controls relate to mobile plant and administration during the works, and construction works have not commenced.	Compliant	Prior to PV&C CC#1	X	X	X	X	Mitigation measures as relevant to the stage/works at that time would be implemented.



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Construction Traffic and Pedestrian Management Plan										
B31	A Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared by a suitably qualified and experienced person(s) and in consultation with Council, with Sydney Coordination Office, Transport Management Centre TfNSW <b>and revised to incorporate arrangements for Precinct Village and multi-level carpark works, including updated consultation, when applicable.</b>	Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&C Stage 2 Rev 6, 24/06/24 prepared by Commercial TC P/L Licence No. TCT0002510  Traffic Guidance Scheme for SFS PV&C Stage – Driver Avenue Moore Park: Entry/Exit Route dated 13/02/24 prepared by Commercial TC P/L Licence No. TCT0002510  Email 23/07/2024 BESIX-Certifier re: Submission of updated management plans  DPHI post approval portal lodgement 10/12/2024 (submission of CTPMP to DPHI).  Email 6/08/2024 TfNSW-VNSW re: Response to the submission of updated CTPMP  Email 10/12/2024 VNSW-Council re: submission of updated CTPMP to Council	The CTPMP was updated to revision 6 dated 24/06/24 was updated by Commercial TC to include additional driveway entry.  The updated CTPMP was prepared in consultation with the Council and TfNSW.  The plan was submitted to Council and DPHI on 10/12/2024.	Compliant	Prior to PV&C CC#1	X	X	X	X	The CTPMP will be updated for PV&C CC1 works only.
B32	The CTPMP must address, but not be limited to, the following: (a) specify: (i) a description of the development; (ii) location of the proposed work zone; (iii) size and type of vehicle, including swept path analysis; (iv) details of any road closures; (v) detail heavy vehicle haulage routes, access and parking arrangements; (vi) proposed location of any cranes and crane movement plans; (vii) proposed truck marshalling areas and operation; (viii) construction vehicle access arrangements including vehicle access / crane access and in or around the light rail; (ix) proposed construction hours; (x) estimated number of construction vehicle movements and details of vehicle types including measures to reduce the number of movements during peak traffic periods; (xi) construction program and construction methodology; and (xii) consultation strategy for liaison with surrounding stakeholders including other developments under construction and the Sydney Light Rail operator.  <b>(xiii) <u>pedestrian and traffic management measures, including during events;</u></b>  <b>(xiv) <u>details of specific measures to ensure the arrival of construction vehicles to the site do not cause additional queuing on public roads;</u></b>  <b>(xv) <u>details of the monitoring regime for maintaining the simultaneous operation of buses and construction vehicles on roads surrounding the site; and</u></b>  <b>(xvi) <u>a detailed plan of any proposed hoarding and/or scaffolding;</u></b>  (b) include details to demonstrate that the swept path of the longest vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, comply with the latest version of AS 2890.2;  (c) include details to demonstrate that all construction vehicles can enter and exit the site in a forward direction;  (d) identify any potential adverse impacts to general traffic, cyclists, pedestrians, light rail and bus services, including special event buses and passengers, within the vicinity of the site from construction vehicles and construction operations;  (e) identify and reference any existing CTPMPs for developments within or around the site to ensure coordination of work activities and minimising impacts on the road network;	Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&C Stage 2 Rev 6, 024/06/24 prepared by Commercial TC P/L Licence No. TCT0002510	The CTPMP revision 3 dated 02/05/24 was updated by Commercial TC to incorporate Stage 2 works for SFS PV&C  and include: a) specify i. Section 1.3 ii. Section 2.3 iii. Section 2.4, 2.5.1 & 2.6 iv. Section 2.9 v. Section 2.7 vi. Section 2.5.1 vii. Section 2.4 & 2.8 viii. Section 2.5 & 2.7 ix. Section 2.2 x. Section 2.9 xi. Section 2.2 & 2.2 xii. Section 4 & 4.4.1 xiii. Section 3.1 & 3.7 xiv. Section 2.3, 2.9 & 3.2.5 xv. Section 4.4 xvi. Section 3.3 b) Section 2.6 & 5 c) Section 2.6 & 5 d) Section 4.4 e) Section 6 f) Section 4 g) Section 3 h) Section 3.7 & 6 i)-vi) Section 3.2.5	Compliant	Prior to PV&C CC#1	X	X	X	X	The CTPMP will be updated for PV&C CC1 works only.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	<p>(f) include measures to manage construction worker vehicle movements within the vicinity of the precinct, including any off-site worker parking location/s away from the precinct; include a procedure for identifying additional impacts and recording the duration of the impacts and measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts; and</p> <p>(g) detail the mitigation measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and</p> <p>(h) include a Driver Code of Conduct to:</p> <ul style="list-style-type: none"> <li>(i) minimise the impacts of construction on the local and regional road network;</li> <li>(ii) minimise conflicts with other road users;</li> <li>(iii) minimise road traffic noise;</li> <li>(iv) ensure truck drivers use specified routes;</li> <li>(v) include a program to monitor the effectiveness of these measures; and</li> <li>(vi) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</li> </ul>									
B33	<p>The contact details of the construction contractor (with details updated from time to time as needed) must be provided to the Sydney Coordination Office and Transport Management Centre within TfNSW and the Planning Secretary prior to the commencement of any works and must form a part of the CTPMP. <b><u>The Applicant is responsible for ensuring the builder's direct contact number (to be provided to TfNSW via development.CTMP.CJP@transport.nsw.gov.au) is current during any stage of construction.</u></b></p>	<p>Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&amp;C Stage 2 Rev 6, 24/06/24 prepared by Commercial TC P/L Licence No. TCT0002510</p> <p>Email 6/08/2024 TfNSW-VNSW re: Response to the submission of updated CTPMP</p> <p>Email 10/12/2024 VNSW-Council re: submission of updated CTPMP to Council</p> <p>DPHI post approval portal lodgement 10/12/2024 (submission of CTPMP to DPHI).</p> <p>Email 13/08/2024 Mainland Civil-Logistic re: Providing CTMP to service provider</p> <p>Email 13/11/2024 Mainland Civil-Tripod itransport re: Providing CTMP to service provider</p>	<p>Requirement under this condition is included in Section 1 of the updated CTPMP.</p> <p>The revised CTPMP (Rev6) dated 24/06/24 was provided to TfNSW on 06/08/24, to DPHI and Council on 10/12/2024.</p> <p>Emails from Mainland Civil to service providers were sighted, providing the CTMP and communicating adherence to it.</p>	Compliant	During Construction	X	X	X	X	Details are found in the CTPMP. Where an amendment is required, appropriate notification would be made.
B34	<p>The CTPMP <b>and the revised version for the Precinct Village and multi-level carpark</b> must be <b>submitted to and</b> endorsed by the Coordinator-General, Transport Coordination <b>the relevant personnel</b> within TfNSW and a copy submitted to Council, and a copy submitted to the Planning Secretary for information, prior to the commencement of <b>relevant</b> any works.</p>	<p>Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&amp;C Stage 2 Rev 6, 24/06/24 and prepared by Commercial TC P/L Licence No. TCT0002510</p> <p>Email 6/08/2024 TfNSW-VNSW re: Response to the submission of updated CTPMP</p> <p>Email 10/12/2024 VNSW-Council re: submission of updated CTPMP to Council</p> <p>DPHI post approval portal lodgement 10/12/2024 (submission of CTPMP to DPHI).</p>	<p>Requirement under this condition is included in Section 1 of the updated CTPMP.</p> <p>The revised CTPMP (Rev6) dated 24/06/24 was provided to TfNSW on 06/08/24, to DPHI and Council on 10/12/2024.</p>	Compliant	Prior to PV&C CC#1	X	X	X	X	The CTPMP will be updated for PV&C CC1 and will apply to CC1 works only.
Construction Worker Transportation Strategy										
B35	<p>Prior to the commencement of any work, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of the Certifying Authority. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise impacts on the available parking spaces in the locality and avoid parking on the surrounding parklands. A copy of the strategy must be submitted to the Planning Secretary for information, with the CTPMP.</p>	<p>Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&amp;C Stage 2 Rev 6, 24/06/24 prepared by Commercial TC P/L Licence No. TCT0002510</p> <p>Email 23/07/2024 BESIX-Certifier re: Submission of updated management plans</p> <p>DPHI post approval portal lodgement 10/12/2024 (submission of CTPMP to DPHI).</p> <p>Email 6/08/2024 TfNSW-VNSW re: Response to the submission of updated CTPMP</p> <p>Email 10/12/2024 VNSW-Council re: submission of updated CTPMP to Council</p>	<p>The CWTS is presented in Section 6 of the CTPMP and was submitted to the Department with that document. Refer to B31-B34 regarding submission of updated CTPMP.</p>	Compliant	Prior to PV&C CC#1	X	X	X	X	Details are found in the CTPMP. Where an amendment is required, appropriate notification would be made.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Road Design and Traffic Facilities										
B36	All roads and traffic facilities must be designed to meet the requirements of Council and/or TfNSW (RMS).	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is applicable for SFS PV&C Stage 2 works.	Not Triggered	During Construction	N/A	N/A	N/A	N/A	No roads proposed for CC#1 hence condition is not triggered.
B37	Construction trucks associated with this development must not access the site via any local roads within the suburb of Paddington, unless otherwise agreed by TfNSW.	Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&C Stage 2 Rev 6, 24/06/24 prepared by Commercial TC P/L Licence No. TCT0002510  Email 23/07/2024 BESIX-Certifier re: Submission of updated management plans DPHI post approval portal lodgement 10/12/2024 (submission of CTPMP to DPHI). Email 6/08/2024 TfNSW-VNSW re: Response to the submission of updated CTPMP Email 10/12/2024 VNSW-Council re: submission of updated CTPMP to Council Complaints register, current to end of November 2024	The CTPMP states that access is not permitted from this route. Whilst some vehicles have arrived, including heavy vehicles, construction has not commenced.  There were no complaints regarding use of local roads during the audit period.	Compliant	Construction	X	X	X	X	This requirement is noted.
Truck Routes for Construction Waste Transport										
B38	Details of the proposed truck routes to be followed by trucks transporting waste material from the site, must be submitted to the Sydney Coordination Office and Transport Management Centre and the Planning Secretary, prior to the commencement of the removal of any waste material from the site.	Construction Traffic and Pedestrian Management Plan (CTPMP) SFS PV&C Stage 2 Rev 6, 24/06/24 prepared by Commercial TC P/L Licence No. TCT0002510  Email 23/07/2024 BESIX-Certifier re: Submission of updated management plans DPHI post approval portal lodgement 10/12/2024 (submission of CTPMP to DPHI). Email 6/08/2024 TfNSW-VNSW re: Response to the submission of updated CTPMP Email 10/12/2024 VNSW-Council re: submission of updated CTPMP to Council Email 13/08/2024 Mainland Civil-Logistic re: Providing CTMP to service provider Email 13/11/2024 Mainland Civil-Tripod itransport re: Providing CTMP to service provider	Requirement under this condition is detailed in CTPMP under Section 4, 4.4-4.14. Asphalt removal commenced on 04/06/24. B31-B34 regarding submission of updated CTPMP.  The update relates to include additional driveway entry via Driver Avenue.  Updated CTPMP was issued to service providers per sighted correspondence.	Compliant	Prior to PV&C CC#1	X	X	X	X	The CTPMP will be updated for PV&C CC1 and will apply to CC1 works only.
Heritage Management Plans										
B39	Prior to the commencement of construction, a Construction Heritage Management Plan (CHMP) must be prepared by a suitably qualified heritage consultant and address, but not limited to, the following:  (a) details of the excavation director nominated to direct the historic archaeological program for the development. The excavation director must have appropriate qualification in accordance with 'Criteria for Assessment of Excavation Directors' published by the Heritage Division of the Department of Premier and Cabinet (former Heritage Council) at a State level of monitoring and testing to identify and protect Busby's Bore;  (b) details of areas of low, moderate and high archaeological potential;  (c) details of management (for supervision and unexpected finds) measures identified in the 'Heritage Impact Statement' and Section 7.2 of the 'Archaeology Research Design and Excavation Methodology' prepared by Curio projects dated May 2019';  (d) detailed methods of protection of Busby's Bore including (but not limited to) vibration monitoring techniques in accordance with the recommendations of the "Methodology Statement – Working near Busby's Bore" prepared by Curio Projects dated 2018 as updated by condition B22;  (e) all additional measures (supervision and monitoring) required for below ground works in the near vicinity of Shafts 9, 10 and the Bore itself;  (f) the unexpected finds protocol for heritage (including unexpected human skeletal remains) in accordance with the recommendations of Archaeological Research Design and Excavation Methodology prepared by Curio projects dated May 2019;	Construction Heritage Management Plan Rev 2, 07/08/24 by Artefact Heritage Services <a href="https://www.mooreparkprecinctvillage.com/_files/ugd/b31086_cba182c57f9442e4b1141c7a3277384b.pdf">https://www.mooreparkprecinctvillage.com/_files/ugd/b31086_cba182c57f9442e4b1141c7a3277384b.pdf</a> Email 14/08/2024 VNSW-BMG re: Submission of updated CHMP and Methodology Statement Working Near Busby's Bore to the Certifier Updated Methodology Statement – Working Near Busby's Bore, Artefact, August 2024 Rev 2 dated 5/08/2024 (updated to capture the unexpected find of Busbys Bore).  Letter 1/07/2024 Artefact-DPHI re: Notification of Unexpected Find SFS PV&C – uncovered old well/shaft DPHI post approval lodgement, 01/07/24 (notification of unexpected find of Busby's Bore)  Email 2/07/2024 DPHI-VNSW re: Acknowledgement receipt of the submission notification of the unexpected finds	The CHMP was prepared by Dr Iain Stuart based on the earlier plan by Dr Sandra Wallace. Stuart gained a PhD in archaeology from the University of Sydney and is Principal at Artefact Heritage.  CHMP includes: a) Section 6.1 b) Table 6 c) Section 6 d) Section 6.3 e) Section 6.3 (not applicable) f) Appendix A g) Section 7.2 h) Section 7.6 detailed in the Unexpected Find Protocol Appendix A i) Table 7 j) Section 7.4  The CHMP was updated to Rev 2 dated 7/08/2024 by Artefact to capture the unexpected find of Busbys Bore (Section 6.5).	Compliant	Prior to PV&C CC#1	X	X	X	X	The CHMP will be updated for PV&C CC1 works only.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	<p>(g) details of the monitoring regime including a Program of visits from archaeologists; and</p> <p>(h) details of a stop-work procedure in case archaeological relics are uncovered during the work (including contacting NSW Heritage Division and recommencing works once the approval from NSW Heritage Division is obtained).</p> <p>(i) <b><u>details of the management measures identified in Section 8.2 of the Addendum Heritage Impact Assessment, prepared by Artefact, dated 21 December 2021; and</u></b></p> <p>(j) <b><u>details of the multi-level carpark redesign options for basement footings and mechanical plant on the northern Moore Park Road boundary, if Shaft 8 or the spur of Busby's Bore are encountered during excavation works.</u></b></p>	<p>Letter 6/11/2024 DPHI-Heritage Council re: Response to Heritage Council of NSW request for clarification regarding SFS PV&amp;C – Unexpected Find Busby's Bore</p> <p>Email 6/11/2024 DPHI-VNSW re: Intended Next Step – discovery of Busby's Bore</p> <p>Email 6/11/2024 VNSW-DPHI re: VNSW response to Intended Next Step – discovery of Busby's Bore</p>	<p>Updated CHMP was submitted to the Certifier on 14/08/2024.</p> <p>The Heritage Council of NSW, in its letter dated 1/11/2024, sent a request for clarification to the DPHI regarding the SFS PV&amp;C unexpected discovery of Busby's Bore. The DPHI noted that the CHMP was updated and does not require approval from the DPHI or the Heritage Council of NSW under Condition B39. The Department agrees that it is important for VNSW to fully explore options to avoid impacts on Busby's Bore and emphasises the importance of engaging with the Department and Heritage NSW to develop and review feasible options for redesigning the carpark. This includes retaining all or parts of the spur and shaft and considering "hybrid options". Correspondence between DPHI and VNSW regarding the next steps for the discovery of Busby's Bore indicates that Venues NSW must update the Construction Heritage Management Plan (CHMP), as required by Condition B39(j), to outline the redesign options under discussion. In response, VNSW has committed to updating the CHMP to identify Option 3.4 as the preferred option, as illustrated and described in their letter dated 8 October (attached). VNSW will also include historical information on other redesign options considered and the consultation undertaken to date. Additionally, VNSW will develop and implement an Archaeological Research Design and Methodology for salvage based on Option 3.4 and share it with Heritage NSW, Sydney Water, and the Department for consultation, noting that no formal approval is required for this methodology</p>							
B40	The CHMP must be made publicly available on the Applicant's website prior to the commencement of construction.	<p>Construction Heritage Management Plan Rev 2, 07/08/24 by Artefact Heritage Services</p> <p><a href="https://www.mooreparkprecinctvillage.com/files/ugd/b31086_cba182c57f9442e4b1141c7a3277384b.pdf">https://www.mooreparkprecinctvillage.com/files/ugd/b31086_cba182c57f9442e4b1141c7a3277384b.pdf</a></p>	Construction Heritage Management Plan Aboriginal Construction Heritage Management Plan was sighted on the project website.	Compliant	Prior to PV&C CC#1	X	X	X	X	The CHMP will be updated for PV&C CC1 and will apply to CC1 works only.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
B41	An Aboriginal Cultural Heritage Management Plan (ACHMP) must be prepared by a suitably qualified and experienced expert and address, but not be limited to, the following: (a) details of the nominated Aboriginal Excavation Director as recommended in the Aboriginal Cultural Heritage Assessment Report prepared by Curio Projects dated August 2019 (ACHAR); (b) details of the site identified for monitoring / test excavation having regard to Aboriginal Cultural Heritage; (c) details of the archaeological investigation, monitoring and test excavation methodology in accordance with section 6.1 of the ACHAR; (d) details consultation procedures with the Registered Aboriginal Parties (RAPs) identified in the ACHAR during the Aboriginal archaeological monitoring; (e) details of allowances for contamination considerations and Workplace Health and Safety Requirements and procedures to be followed on the site (including consultation with RAPs) if any variation to the soil monitoring methodology is required; (f) an unexpected finds protocol for Aboriginal heritage (including unexpected skeletal remains) and associated communications procedure in accordance with the recommendations of the ACHAR; (g) details of a stop-work procedure in case archaeological relics are uncovered during the work (including contacting the EES Group of the Department and recommencing works once the approval from EES Group is obtained); and (h) a contingency plan and reporting procedure (that is consistent with obligations under conditions of this consent) if: (i) Aboriginal objects and Aboriginal places outside the approved disturbance area are damaged; or (ii) previously unidentified Aboriginal objects or Aboriginal places are found or suspected to be on site.	Aboriginal Construction Heritage Management Plan (ACHMP) Rev 2, 5/06/2024 Artefact Heritage Services	An Aboriginal Construction Heritage Management Plan has been prepared by Artefact (the Project archaeologist) ACHMP includes: a) Section 4.1.4 b) Section 8.1 c) Section 8 d) Section 6.2 e) Section 8.8 f) Section 8.6, Appendix A g) Section 8.6, Appendix A h) Consistent with: i. Section 8.12 ii. Detailed in Unexpected Find Procedure Appendix A	Compliant	Prior to PV&C CC#1	X	X	X	X	The CHMP will be updated for PV&C CC1 and will apply to CC1 works only.
B42	The ACHMP must be made publicly available on the Applicant's website prior to the commencement of construction.	Aboriginal Construction Heritage Management Plan (ACHMP) Rev 2, 5/06/2024 Artefact Heritage Services <a href="https://www.mooreparkprecinctvillage.com/files/ugd/8a8f60_3373b045b3034becbca9953840e71d4e.pdf">https://www.mooreparkprecinctvillage.com/files/ugd/8a8f60_3373b045b3034becbca9953840e71d4e.pdf</a>	Aboriginal Construction Heritage Management Plan was sighted on the project website. <a href="https://www.mooreparkprecinctvillage.com/files/ugd/8a8f60_3373b045b3034becbca9953840e71d4e.pdf">https://www.mooreparkprecinctvillage.com/files/ugd/8a8f60_3373b045b3034becbca9953840e71d4e.pdf</a>	Compliant	Prior to PV&C CC#1	X	X	X	X	



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					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Archaeological Salvage – Historic Archaeology										
B43	Prior to the commencement of construction of the stadium structure or public domain works (i.e. during the bulk earthworks), historical archaeological investigation (supervision, monitoring and salvage (where needed)) is to be undertaken for all impacted areas of the site under the supervision of the nominated excavation director, in accordance with the recommendations of Archaeological Research Design and Excavation Methodology prepared by Curio projects dated May 2019 and the CHMP required by condition B39.	<p>Construction Heritage Management Plan Rev 2, 07/08/24 by Artefact Heritage Services <a href="https://www.mooreparkprecinctvillage.com/_files/ugd/b31086_cba182c57f9442e4b1141c7a3277384b.pdf">https://www.mooreparkprecinctvillage.com/_files/ugd/b31086_cba182c57f9442e4b1141c7a3277384b.pdf</a> Site inspection and interview with auditees03/12/2024</p> <p>Letter 1/07/2024 Artefact-DPHI re: Notification of Unexpected Find SFS PV&amp;C – uncovered old well/shaft DPHI post approval lodgement, 01/07/24 (notification of unexpected find of Busby’s Bore)</p> <p>Email 2/070/2024 DPHI-VNSW re: Acknowledgement receipt of the submission notification of the unexpected finds</p> <p>Updated Methodology Statement – Working Near Busby’s Bore, Artefact, August 2024 Rev 2 dated 5/08/2024 (updated to capture the unexpected find of Busbys Bore).</p> <p>Letter 6/11/2024 DPHI-Heritage Council re: Response to Heritage Council of NSW request for clarification regarding SFS – with attachment Venues NSW Advice / Response to relevant items in the Heritage Council of NSW letter addressed to DPHI dated 1/11/24</p> <p>Meeting Invite (on-site) 10/07/2024 VNSW-DPHI re: Consultation with DPHI relating to Unexpected Find – Busby’s Bore</p> <p>Meeting Invite (on-site) 31/07/2024 from DPHI to VNSW, Heritage NSW, Artefact re: Consultation with DPHI relating to Unexpected Find – Busby’s Bore</p> <p>Meeting Invite (on-site) 15/08/2024 from DPHI to VNSW, Heritage NSW, Artefact re: Possible re-design options to address Unexpected Find at SFS PV&amp;C</p> <p>Meeting Invite 3/09/2024 from Heritage Council to DPHI, VNSW, Heritage NSW, Artefact re: Presentation for approval Unexpected Find at SFS PV&amp;C</p> <p>Meeting Invite 11/09/2024 from VNSW to DPHI, Heritage NSW, Artefact re: Unexpected Find at SFS PV&amp;C discussion</p> <p>Meeting Invite (on-site) 17/09/2024 from VNSW to DPHI, Heritage NSW, Artefact re: Unexpected Find at SFS PV&amp;C on-site inspection</p> <p>Email 6/11/2024 DPHI-VNSW re: Intended Next Step – discovery of Busby’s Bore</p> <p>Email 6/11/2024 VNSW-DPHI re: VNSW response to Intended Next Step – discovery of Busby’s Bore</p>	<p>The PV&amp;C project is operating under an unexpected finds protocol only on the basis that the potential for heritage items is minimal.</p> <p>An unexpected find of Busbys Bore occurred. This was notified and resulted in an update to the Updated Methodology Statement – Working Near Busby’s Bore, Artefact, August 2024 and the CHMP. Venues and BESIX are in the process of updating the ARDEM prior to commencing any salvage. The Busby’s Bore find remains protected with vibration monitoring occurring.</p> <p>The Heritage Council of NSW, in its letter dated 1/11/2024, sent a request for clarification to the DPHI regarding the SFS PV&amp;C unexpected discovery of Busby’s Bore. The DPHI noted that the CHMP was updated and does not require approval from the DPHI or the Heritage Council of NSW under Condition B39. The Department agrees that it is important for VNSW to fully explore options to avoid impacts on Busby’s Bore and emphasizes the importance of engaging with the Department and Heritage NSW to develop and review feasible options for redesigning the carpark. This includes retaining all or parts of the spur and shaft and considering "hybrid options".</p> <p>As noted in the VNSW advice/response, the horizontal section of the Busby’s Bore spur has not yet been located on-site due to limited access below the rubble-filled shaft, but it is assumed to lie at a depth of 9–10 meters, potentially impacted by the approved car park design. Venues NSW has acknowledged this likelihood and communicated it transparently through discussions, presentations, and hybrid design renders. While previous communications may have lacked clarity regarding the spur’s depth, Venues NSW and its consultants remain committed to confirming the spur’s exact location and exploring feasible design adjustments to minimize or avoid impacts while adhering to the approved car park plans.</p> <p>Series of meetings with DPHI, Heritage Council NSW, Artefact and VNSW were undertaken to consult and discus the discovery of the Busby’s Bore as per sighted meeting invites.</p> <p>Correspondence between DPHI and VNSW regarding the next steps for the discovery of Busby’s Bore indicates that Venues NSW must update the Construction Heritage Management Plan (CHMP), as required by Condition B39(j), to outline the redesign options under discussion. In response, VNSW has committed to updating the CHMP to identify Option 3.4 as the preferred option, as illustrated and described in their letter dated 8 October (attached). VNSW will also include historical information on other redesign options considered and the consultation undertaken to date. Additionally, VNSW will develop and implement an Archaeological Research Design and Methodology for salvage based on Option 3.4 and share it with Heritage NSW, Sydney Water, and the Department for consultation, noting that no formal approval is required for this methodology.</p> <p>The auditees noted that ARDEM is still under review and is yet to be issued to DPHI.</p>	Compliant	Prior to PV&C CC#1	X	X		X	
B44	In the event that historical archaeological salvage is required, it must be undertaken under the supervision of the nominated excavation director, in accordance with the requirements of the NSW Heritage Division.	Site inspection 03/12/2024	An unexpected find of Busbys Bore occurred on 25/06/2024 during excavation for the piling platform. Dr Iain Stuart from Artefact Heritage and Environment, who is the approved Excavation	Compliant	During Construction	X	X		X	



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					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
		Construction Heritage Management Plan Rev 2, 07/08/24 by Artefact Heritage Services  Letter 1/07/2024 Artefact-DPHI re: Notification of Unexpected Find SFS PV&C – uncovered old well/shaft  Venues NSW Advice / Response to relevant items in the Heritage Council of NSW letter addressed to DPHI dated 1/11/24  Meeting Invite (on-site) 10/07/2024 VNSW-DPHI re: Consultation with DPHI relating to Unexpected Find – Busby’s Bore  Meeting Invite (on-site) 31/07/2024 from DPHI to VNSW, Heritage NSW, Artefact re: Consultation with DPHI relating to Unexpected Find – Busby’s Bore  Meeting Invite (on-site) 15/08/2024 from DPHI to VNSW, Heritage NSW, Artefact re: Possible re-design options to address Unexpected Find at SFS PV&C  Meeting Invite 3/09/2024 from Heritage Council to DPHI, VNSW, Heritage NSW, Artefact re: Presentation for approval Unexpected Find at SFS PV&C  Meeting Invite 11/09/2024 from VNSW to DPHI, Heritage NSW, Artefact re: Unexpected Find at SFS PV&C discussion  Meeting Invite (on-site) 17/09/2024 from VNSW to DPHI, Heritage NSW, Artefact re: Unexpected Find at SFS PV&C on-site inspection  Letter 22/11/2024 Sydney Water-VNSW re: Recent discovery of Busby’s Bore unexpected find at the SFS PV&C	Director for the project, attended the site on the 26/06/2024.  This was notified and resulted in an update to the Updated Methodology Statement – Working Near Busby’s Bore, Artefact, August 2024 and the CHMP. Venues and BESIX are in the process of updating the ARDEM prior to commencing any salvage. The Busby’s Bore find remains protected with vibration monitoring occurring.  As noted in the VNSW advice/response, the horizontal section of the Busby’s Bore spur has not yet been located on-site due to limited access below the rubble-filled shaft, but it is assumed to lie at a depth of 9–10 meters, potentially impacted by the approved car park design. Venues NSW has acknowledged this likelihood and communicated it transparently through discussions, presentations, and hybrid design renders. While previous communications may have lacked clarity regarding the spur’s depth, Venues NSW and its consultants remain committed to confirming the spur’s exact location and exploring feasible design adjustments to minimize or avoid impacts while adhering to the approved car park plans.  Series of meetings with DPHI, Heritage Council NSW, Artefact and VNSW were undertaken to consult and discuss the discovery of the Busby’s Bore as per sighted meeting invites.  On 11/10/2024, VNSW informed Sydney Water of the unexpected discovery of Busby’s Bore at the SFS PV&C project. In response, Sydney Water, as the asset owner, emphasized the importance of expert heritage advice to ensure an appropriate heritage solution. Sydney Water expressed support for VNSW’s preferred option to partially retain the Bore at basement parking level B4 and interpret the brick and sandstone features on the plaza as a vertical representation of the shaft’s original location. Sydney Water also provided owner’s consent for the modification application to incorporate this preferred option into the site’s overall design.							
Aboriginal Archaeology										
B45	Prior to the commencement of construction of the stadium structure or public domain works (i.e., during the bulk earthworks), the monitoring of Aboriginal archaeological test excavation, recording and salvage (if any) must be undertaken under the supervision of the nominated excavation director, for all impacted areas of the site in accordance with the recommendations of the ACHMP and the ACHAR, and in consultation with the RAPs that have been identified for this project.	Aboriginal Construction Heritage Management Plan (ACHMP) Rev 2, 5/06/2024 Artefact Heritage Services  Site inspection 03/12/2024	The PV&C project is operating under an unexpected finds protocol only, on the basis that the potential for impacts on heritage items is minimal.  No unexpected finds of Aboriginal Archaeology have occurred to date.	Not Triggered	Prior to PV&C CC#1	X	X		X	
Heritage Interpretation Plan										
B46	Prior to the commencement of the public domain works, the Applicant must submit a Heritage Interpretation Plan to acknowledge the heritage of the site to the satisfaction of the Planning Secretary.  This Plan must be a comprehensive document that proposes specific methods to interpret and present the significance of the site and the surrounding heritage items. The plan must:  a) be prepared by a suitably qualified and experienced expert in consultation with the NSW Heritage Division, Council, SCSGT, the La Perouse Local Aboriginal Land Council and other project RAPs as recommended by the ACHAR;  b) include the results of investigation into Busby’s Bore and its shafts within the site;  c) include the results of the historical and Aboriginal archaeological investigations undertaken in relation to the project;	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#4.	Not Triggered	Prior to PV&C CC#4				X	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	d) incorporate all recommendations within the Heritage Interpretation Strategy prepared by Curio Projects dated May 2019 including (but not limited to) section 8 - Interpretative products; e) demonstrate that the plan will facilitate long term conservation outcome for Aboriginal cultural heritage values (tangible and intangible) within the proposed development; f) include Aboriginal cultural heritage interpretation initiatives, to acknowledge, maintain, and celebrate and communicate the significance of the site and landscape to the Gadigal (Darug) people, and local Aboriginal community; and g) include provision for naming elements within the development that acknowledges the site's heritage, such as the name of the Busby's Bore or the previous indigenous / Aboriginal uses and in line with the existing naming of facilities policies.									
Operational Stormwater System										
B47	Prior to the commencement of construction of the stadium basement level, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the conceptual designs submitted with the EIS and the addendum stormwater management details in Appendix N of the Response to Submissions; c) be consistent with architectural drawings listed in condition A2 of this development consent; d) be generally in accordance with applicable Australian Standards; e) include details of the rainwater reuse / harvesting system comprising rainwater tanks prepared and certified by a suitably qualified and experienced hydraulic engineer; f) include details of the stormwater treatment devices (new gross pollutant traps, filters and litter baskets) with associated calculations and MUSIC model to demonstrate that the post development stormwater run-off quality results meet the Stormwater treatment targets for the project identified in section 3.2 of the Stormwater Management Plan (Rev E) prepared by Aurecon dated 28/05/2019; g) details of the proposed passive irrigation measures outside the 15m circulation zone around the stadium structure; h) details of rainwater-reuse and rainwater harvesting; and i) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not applicable for SFS PV&C Stage 2.	Not Triggered	Prior to PV&C CC#1	N/A	N/A	N/A	N/A	Not applicable to PV&C
Operational Noise – Design of Mechanical Plant and Equipment										
B48	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation measures into the detailed design drawings (including location of the plant and equipment and the proposed acoustic louvres) to ensure that the operation of the equipment will not exceed the Project Amenity Noise Levels identified in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019 <b>and the Noise and Vibration Impact Assessment (Issue 2), prepared by Arup, dated 6 September 2021</b> . The Certifying Authority must verify that all noise mitigation measures have been incorporated into the design of the stadium and any other proposed structures on the site.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X	X	
Operational Car Parking and Service Vehicle Layout										
B49	Prior to the commencement of construction of the stadium structure, design plans must be submitted to the satisfaction of the Certifying Authority complying with the following requirements: (a) 50 car parking spaces are provided within the stadium basement for use during operation of the development; (b) 540 car spaces are provided within the Moore Park Car Park 1 (MP1); (c) appropriate number of disabled car parking spaces complying with AS 2890.6-2009 are provided within the stadium basement and the MP1;	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X	X	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	(d) the layout of the car parking areas, including driveways, grades, turn paths, sight distance requirements in relation to landscaping and / or fencing, aisle widths, aisle lengths, and parking bay dimensions, are in accordance with AS 2890.1-2004 and AS 2890.6-2009; (e) the loading areas within the basement of the stadium have a minimum height clearance of 4.5m; (f) the swept path of the longest vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, are in accordance with the latest version of AS 2890.2; (g) the enhanced vehicle rejection facilities within the MP1 carpark, including the ingress and egress of the MP1 carpark, are designed to accommodate the swept path of a 14.5m non-rear steer bus; and (h) the MP1 car park driveway and crossing are designed in accordance with the recommendations of section 6.4 of the Transport Assessment Report prepared by ARUP dated 31 May 2019.									
B49A	<b><u>Prior to the commencement of construction of each stage of the Precinct Village and multi-level carpark, design plans must be submitted to the satisfaction of the Certifying Authority complying with the following requirements:</u></b> (a) <b><u>the provision of 1,500 car parking spaces (unless otherwise agreed by the Planning Secretary, where it is demonstrated that fewer spaces are to be provided as a result of a design refinement to comply with the BCA, NCC, Australian Standards and/or condition B20(a)(x);</u></b> (b) <b><u>the number of disabled car parking spaces and requirements for disability access within each stage are in accordance with the National Construction Code;</u></b> (c) <b><u>the layout of the car parking areas, including driveways, grades, turning paths, sight distance requirements in relation to landscaping and / or fencing, aisle widths, aisle lengths, and parking bay dimensions, are in accordance with AS 2890.1-2004 and AS 2890.6-2009;</u></b> (d) <b><u>the loading area(s) within the multi-level carpark has a minimum height clearance of 4.5m;</u></b> (e) <b><u>the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and</u></b> <b><u>the vehicle rejection facilities (roundabout) within the multi-level carpark, including the ingress and egress of the carpark, are designed to accommodate the swept path of a 14.5m non-rear steer bus.</u></b>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X	X	
Bicycle Parking and End-of-Trip Facilities										
B50	Prior to the commencement of construction of the stadium structure or public domain areas within the site (whichever occurs earlier), design plans must be submitted to the satisfaction of the Certifying Authority demonstrating compliance with the following requirements for secure bicycle parking and end-of-trip facilities: (a) the provision of a minimum of 150 visitor bicycle parking near the entry points to the site; (b) the provision of adequate bicycle spaces for permanent full-time staff (for a minimum of 5% of the full-time equivalent <b><u>stadium and the Precinct Village</u></b> staff members) <del>under the stairs of the MP1 car park or another</del> <b><u>within readily accessible and</u></b> suitable locations within the <b><u>respective stadium and the Precinct Village sites</u></b> if identified; (c) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (d) the provision of end-of-trip facilities for staff; and (e) appropriate pedestrian and cyclist advisory signs are to be provided.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X	X	
Reflectivity										
B51	The building materials must have a maximum normal specular reflectivity of visible light of 20 per cent. If the proposed building materials do not comply with the above reflectivity requirement, then an alternate materials / mitigation measures must be proposed	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#4.	Not Triggered	Prior to PV&C CC#4				X	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	so that the facades of the stadium would not result in glare that causes any discomfort or threatens the safety of pedestrians or drivers.									
B52	A statement prepared by a suitably qualified expert, demonstrating compliance with the requirements of condition B51, must be submitted to the satisfaction of the Certifying Authority prior to the commencement of the cladding of the external facades of the stadium.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#4.	Not Triggered	Prior to PV&C CC#4				X	
Outdoor Lighting										
B53	Prior to the commencement of installation of outdoor lighting within the site, design details must be submitted for the approval of the Certifying Authority demonstrating compliance with the Lighting Statement prepared by Stowe Australia Pty Ltd dated 29 May 2019 <b>and the Precinct Village and Carpark Public Domain Lighting Strategy (Issue 1) prepared by Arup</b> , AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#4.	Not Triggered	Prior to PV&C CC#4				X	
Security Management and Crime Prevention										
B54	Prior to the commencement of public domain works, the Applicant must prepare a Hostile Vehicle Mitigation Plan, which include details of design that would minimise exposure of the public domain areas within the site surrounding the stadium to hostile vehicles. The plan must: a) be prepared in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, NSW Police, City of Sydney Council, SCSGT and Centennial Park and Moore Park Trust; b) be prepared in accordance with Australia's Strategy for Protecting Crowded Places from Terrorism and Hostile Vehicle Guidelines for Crowded Places; c) consider the initiatives / facilities to improve hostile vehicle management within the Moore Park Precinct and the adjoining sites, and demonstrate that the hostile vehicle management initiatives / facilities provided within the site are compatible with those; d) include likely evacuation points, paths of travel and congregation points for consideration by the responsible agency in the event of an attack.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#4.	Not Triggered	Prior to PV&C CC#4				X	
B55	Prior to the commencement of construction of the stadium above the concourse level, the Applicant must update the following in consultation with the Sydney Coordination Office within TfNSW and NSW Police: a) Stage 2 Environmental Assessment CPTED Review prepared by Intelligent Risks dated 29 August 2019 to include: (i) completion of a night site survey; (ii) consideration of precinct-based crime data; (iii) confirmation that consultation with local Police has been completed and informed the findings and recommendations; (iv) consideration of the Security Management Plan and Emergency Management Plan, particularly on event days; (v) details of lighting locations; (vi) details of CCTV locations; and (vii) inclusion of clearly articulated and measurable recommendations. b) Anti-Social Behaviour Strategy prepared by Ethos Urban dated 28/05/2019 to include: (i) confirmation that consultation with the SCSGT has been completed and informed the findings and recommendations of the strategy.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not applicable for SFS PV&C Stage 2 works.	Not Triggered	Completed	N/A	N/A	N/A	N/A	Not Applicable to PV&C, Refer Condition B55A below

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
B55A	<b>Prior to the commencement of construction of the Precinct Village plaza level, the Applicant must update the following in consultation with the Sydney Coordination Office within TfNSW and NSW Police:</b> <b>(a) Precinct Village and Car Park (MOD 7) Security through environmental design statement prepared by Intelligent Risks Pty Ltd dated 6 September 2021 to include:</b> <b>(i) completion of a night site survey;</b> <b>(ii) consideration of precinct-based crime data;</b> <b>(iii) confirmation that consultation with local Police has been completed and informed the findings and recommendations of the revised statement;</b> <b>(iv) consideration of the Security Management Plan and Emergency Management Plan, particularly on event days;</b> <b>(v) details of lighting and CCTV locations, particularly in the vicinity of bicycle parking locations and parking pay stations; and</b> <b>(vi) inclusion of clearly articulated and measurable recommendations.</b>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X	X	
B56	The updated management plans required by condition B55 must be submitted to the Planning Secretary for information, within 3 months of commencement of construction of the stadium above the concourse level and include evidence of consultation with the relevant stakeholders / public authorities.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X	X	Triggered within three months of PV&C –CC3 commencing
Wind Assessment										
B57	<b>Prior to commencement of construction of above ground structures within the Precinct Village and multi-level carpark site</b> , the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Landscape masterplan(s), as approved in condition A2, continues to meet the applicable wind comfort criteria identified in the Wind Data Analysis prepared by ARUP dated 22 August 2019 <b>and dated 6 September 2021</b> , particularly at the eastern boundary at the level split and realigned stairs.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X	X	Landscape plan works triggered as part of PV&C - CC3.
Works Near Ausgrid Infrastructure										
B58	Prior to the commencement of any works within 2m of the Ausgrid assets, being the 132KV cables on Driver Avenue, Ausgrid must be notified of that construction activity.	Letter BESIX to BMG, 07/05/24 (confirmation of consultation with services providers) Site inspection 03/12/2024	Consultation has occurred with each relevant services provider, including Ausgrid. The consultation record states that works are outside the 2m zone of influence. No change.	Not Triggered	Prior to PV&C CC#1	X	X	X	X	As required
Geotechnics and Piling										
B59	The construction drawings must incorporate the recommendations set out in the Report on Geotechnical Investigation prepared by Douglas Partners dated May 2019 <b>and the Precinct Village and Car Park (MOD 7) Geotechnical Assessment prepared by ARUP dated 12 October 2021</b> (where applicable) in relation to excavation support, ground anchors, footings, piles and excavation or piling below the groundwater table (if relevant).	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac Memorandum 7/08/24 from Douglas Partners to BESIX Watpac re: Precinct Village & Carpark (PV&C) - SSDMOD10 Design Statement	A memorandum was issued by Douglas Partners to BESIX Watpac to address SSD Condition B59, with reference to the revised geotechnical report for the project (99553.08.R.002.Rev0, date 5 August 2024) and the MOD10 Drawings (Cox Architectural Drawing Set and Aspect Studio Landscape Architecture Drawing Set, dated 26/07/2024)  The memorandum noted that the revised geotechnical report for the project is considered suitable to support the modified design of the project detailed within the referenced drawing sets, which includes up to four basement levels on the western portion of the site and a single basement level on the eastern part of the site.  As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#2 and CC#3.	Not Triggered	Prior to PV&C CC#2		X	X		Applicable to PV&C - CC2 & CC3 only
NSW Police Tour										
B60	Prior to the commencement of construction, NSW Police must be contacted to arrange a familiarisation tour of the work site. The details of the contractor and other key contacts must be provided to the Local Area Command, prior to the commencement of construction.	Site inspection and Interview with auditees 03/12/2024 Staging Report for MOD 7 provides for the construction of a Precinct Village 12/04/2023 by VNSW DPE portal post approval 13/04/2023 submission of the Staging Report Email 13/04/2023 DPE-VNSW re: Acknowledgment receipt of submission of the Staging Report Letter 10/05/2023 DPE-VNSW re: approval of the Staging Report	Complete. No change.	Not Triggered	Complete					



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					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Design Integrity										
B61	<b><u>Prior to the commencement of construction of the above ground works for the Precinct Village and multi-level carpark, the Applicant must provide evidence to the satisfaction of the Planning Secretary demonstrating that the detailed design has been endorsed by the members of the DIAP.</u></b>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X	X	
Road Safety Audit										
B62	<b><u>Prior to commencement of construction of the above ground works for the Precinct Village and multi-level carpark works, a Stage 3 (Detailed Design) Road Safety Audit for the proposed site in accordance with Austroads Guide to Road Safety Part 6: Managing Road Safety Audits and Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits must be prepared by an independent TfNSW accredited road safety auditor.</u></b>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X	X	
B63	<b><u>Prior to commencement of construction of the above ground works for the Precinct Village and multi-level carpark, the design drawings must be reviewed and updated to implement any necessary safety measures recommended by the Road Safety Audit required by condition B62.</u></b>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X	X	
B64	<b><u>Prior to commencement of construction of the above ground works for the Precinct Village and multi-level carpark, the Road Safety Audit and any updated plans required by conditions B62 and B63 must be submitted to the Certifying Authority, TfNSW and the Planning Secretary</u></b>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#3			X	X	
Flood Planning										
B65	<b><u>Prior to the commencement of construction of the Precinct Village and multi-level carpark, the Applicant must provide evidence to the satisfaction of the Certifying Authority that the detailed stormwater drainage design and flood mitigation measures result in a demonstrated improvement to local flooding conditions during the 1% AEP event modelled in the Technical Note on Flooding in Response to DPE Comments (211813 CFAA), prepared by Taylor Thomson Whitting (NSW) Pty Ltd, dated 15 February 2022.</u></b>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#3 and CC#4.	Not Triggered	Prior to PV&C CC#1		X	X	X	
PART C DURING CONSTRUCTION										
Site Notice										
C1	A site notice(s):  a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer is to satisfy the following requirements;  b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;  c) the notice is to be durable and weatherproof and is to be displayed throughout the works period;  d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and  e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Site inspection and interview with auditees 03/12/2024  Refer to site photos on Appendix D	The site notice was in place and contained the information required by this condition.	Compliant	Prior to PV&C CC#1	X	X	X	X	
Operation of Plant and Equipment										
C2	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.	Site inspection and interview with auditees 03/12/2024  SiteMate plant onboarding and maintenance module (online, covering 14 plant on site)  D11 Bulldozer from Mainland Civil – maintenance record 20/10/24  Excavator PE105918 for Mainland Civil – maintenance record Forklift last service 26/04/24  Excavator PE100019 for Mainland Civil – maintenance record Forklift last service 22/06/24	Hammertech is being used to complete plant onboarding and maintenance checks. The subcontractor is required to submit the necessary paperwork prior to the plant arriving / being approved for use.  PE105918 - E354 / DCH350P6NMVFR1120   Excavator - The auditees noted that the excavator was serviced in June 2024. The service interval was recorded incorrectly and should have been 500 hours. Currently, the machine has 3,432 hours, with the next service due at 3,500 hours. The service has been scheduled.  All plant on site was within service periods.	Compliant	During Construction	X	X	X	X	



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					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Construction Hours										
C3	Construction works, including the delivery of materials to and from the site, may only be carried out between the following hours:  a) between 7am and 6pm, Mondays to Fridays inclusive; b) between 8am and 1pm, Saturdays; and c) No construction work may be carried out on Sundays or public holidays.	Site inspection and interview with auditees 03/12/2024 Construction Environmental Management Plan (CEMP) SFS PV&C Rev 3, 09/04/24 by BESIX Watpac Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 2, 07/05/24 by White Pulse Noise Acoustics (PWNA) and Revision 3, 31/05/24  Project induction, Rev 4, 06/11/24 Complaints register current to November 2024	Hours are specified in the management plans and project induction.  No complaints have been recorded.	Compliant	During Construction	X	X	X	X	
C4	Construction works on the days when events occur at SCG land must be undertaken in accordance with the following requirements unless prior approval for alternative arrangements is granted by Sydney Coordination Office and Transport Management Centre within TfNSW with respect to vehicle movements and SCSGT with respect to event noise and impacts:  a) construction or associated works must cease at least two hours prior to an event; b) no construction works are to be undertaken during an event; and c) no construction works are to be undertaken for at least two hours after the completion of an event.	Site inspection and interview with auditees 03/12/2024 Construction Environmental Management Plan (CEMP) SFS PV&C Rev 3, 09/04/24 by BESIX Watpac Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 2, 07/05/24 by White Pulse Noise Acoustics (PWNA) and Revision 3, 31/05/24  Project induction, Rev 4, 06/11/24 Complaints register current to November 2024 SCG and Allianz Stadium Schedule of Events as at 21/11/24 Schedule 16A of BESIX Watpac Contract (disruption impact schedule)	Venues (which is the SCGT) has established a roster of bump in / out and construction works, based on events at the SCG. The roster aligns with the closure of Driver Avenue (which is established by Venues in agreement with Transport, Greater Sydney Parklands, Police).  Hours are specified in the management plans and project induction.  BESIX is issued with the SCG and Allianz Stadium Schedule of Events to allow for alignment of construction with the events and this condition. Large events that occurred in the audit period were limited to periods outside of construction hours.  No complaints have been recorded.	Compliant	During Construction	X	X	X	X	
C5	Activities may be undertaken outside of the hours in condition C3:  a) if the delivery of oversized plant or structures has been determined by the police or other public authorities to require special arrangements to transport along public roads; or  b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or  c) where the works and activities do not cause, when measured at the boundary of the most affected noise sensitive receiver:  (i) Leq (15 minute) dB(A) noise levels greater than 5dB above the day, evening and night rating background level (RBL) as applicable; and  (ii) L1(1 minute) dB(A) or LFmax dB(A) noise levels greater than 15dB above the night RBL for night works;  (iii) continuous or impulsive vibration values greater than those for human exposure to vibration, set out for residences in Table 2.2 in "Environmental noise management - Assessing Vibration: a technical guideline" (Department of Environment and Conservation, February 2006); and  (iv) intermittent vibration values greater than those for human exposure to vibration, set out for residences in Table 2.4 in "Environmental noise management - Assessing Vibration: a technical guideline" (Department of Environment and Conservation, February 2006); or  Note: For the purpose of this condition, the RBLs are those contained in an environmental assessment for the scheduled activity subject to this licence prepared under the Environmental Planning and Assessment Act 1979.  Alternatively, the licensee may use another RBL determined in accordance with the NSW Noise Policy for Industry (EPA, 2017) and provided to the EPA prior to carrying out any works or activities under this condition.	Site inspection and interview with auditees 03/12/2024 Construction Environmental Management Plan (CEMP) SFS PV&C Rev 3, 09/04/24 by BESIX Watpac Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 2, 07/05/24 by White Pulse Noise Acoustics (PWNA) and Revision 3, 31/05/24  Project induction, Rev 4, 06/11/24 Complaints register current to November 2024 OOHW Application 001 - Delivery of Plant and Equipment for Piling Works, 26/06/2024 by BESIX DPHI approval for OOHW Application 001 08/07/2024 Newsletter SFS PV&C OOHW Notification 18-19/07/2024, 12am – 5am OOHW Application 002 – Piling Rig Demobilisation, 15/08/2024 by BESIX DPHI approval for OOHW Application 002, 27/08/2024 OOHW Application 003 – Delivery of Plant and Equipment for Piling Works, 2/10/2024 by BESIX DPHI approval for OOHW Application 003, 10/10/2024 OOHW Application 004 – Demobilisation of Piling Equipment, Delivery of Excavation Equipment , 18/10/2024 by BESIX DPHI approval for OOHW Application 004, 22/10/2024 OOHW Application 004 Request for Extension 8/11/2024, BESIX DPHI approval for OOHW Application 004 Extension, 11/11/2024 OOHW Application 005 –Delivery of Second Dozer , 2/12/2024 by BESIX DPHI approval for OOHW Application 005, 4/12/2024 All OOHW are available in the project website <a href="https://www.mooreparkprecinctvillage.com/documents">https://www.mooreparkprecinctvillage.com/documents</a> Toolbox Talks 16/07/24, 23/08/24, 25/10/24, 27/11/24 (toolbox on OOHW as per OOHW application) Complaints register current to November 2024	Hours are specified in the management plans and project induction.  Out of Hours Work (OOHW) applications were prepared and the Department approved each prior to the OOHW occurring.  No complaints have been recorded relating to OOHW.	Compliant	During Construction	X	X	X	X	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
C6	The variation to the works hours in condition C5 must be approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. Notification of the activities in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Site inspection and interview with auditees 03/12/2024 Construction Environmental Management Plan (CEMP) SFS PV&C Rev 3, 09/04/24 by BESIX Watpac Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 2, 07/05/24 by White Pulse Noise Acoustics (PWNA) and Revision 3, 31/05/24 Project induction, Rev 4, 06/11/24 Complaints register current to November 2024 OOHW Application 001 - Delivery of Plant and Equipment for Piling Works, 26/06/2024 by BESIX DPHI approval for OOHW Application 001 08/07/2024 Newsletter SFS PV&C OOHW Notification 18-19/07/2024, 12am – 5am OOHW Application 002 – Piling Rig Demobilisation, 15/08/2024 by BESIX DPHI approval for OOHW Application 002, 27/08/2024 OOHW Application 003 – Delivery of Plant and Equipment for Piling Works, 2/10/2024 by BESIX DPHI approval for OOHW Application 003, 10/10/2024 OOHW Application 004 – Demobilisation of Piling Equipment, Delivery of Excavation Equipment , 18/10/2024 by BESIX DPHI approval for OOHW Application 004, 22/10/2024 OOHW Application 004 Request for Extension 8/11/2024, BESIX DPHI approval for OOHW Application 004 Extension, 11/11/2024 OOHW Application 005 –Delivery of Second Dozer , 2/12/2024 by BESIX DPHI approval for OOHW Application 005, 4/12/2024 All OOHW are available in the project website <a href="https://www.mooreparkprecinctvillage.com/documents">https://www.mooreparkprecinctvillage.com/documents</a> Toolbox Talks 16/07/24, 23/08/24, 25/10/24, 27/11/24 (toolbox on OOHW as per OOHW application)	Hours are specified in the management plans and project induction. OOHW applications were prepared and the Department approved each prior to the OOHW occurring. No complaints have been recorded relating to OOHW.	Compliant	During Construction	X	X	X	X	
C7	All works that generate noise exceeding 75dB(A) LAeq (15mins) are subject to the intra-day respite periods, as approved by the Planning Secretary in the CNVMSP in condition B28.	Site inspection and interview with auditees 03/12/2024 Construction Environmental Management Plan (CEMP) SFS PV&C Rev 3, 09/04/24 by BESIX Watpac Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 2, 31/05/24 by White Pulse Noise Acoustics (PWNA) and Revision 3, 31/05/24 Project induction, Rev 4, 06/11/24 Complaints register current to November 2024 Site Hive Dashboard current to 03/12/2024 BESIX Watpac Ground Works Scope of Works, 1030 Package. Acoustic, Vibration & Dust Monitoring 1-27/06/2024 (Report No. 2) by BESIX Acoustic, Vibration & Dust Monitoring 1-31/07/2024 (Report No. 3) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/08/2024 (Report No. 4) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/09/2024 (Report No. 5) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/11/2024 (Report No. 7) by BESIX	Hours are specified in earthworks contract – which requires intra-day respite to be applied for high noise intensive works that exceed 75dB(A). Hours are also included in the management plans. Monitoring is occurring via Site Hive and there were several isolated marginal exceedances of the 75dB(A) criteria (most of which were associated with non-project activities). Notwithstanding the intra-day respite is communicated and appears to be adhered to. Noise exceedances were noted in the monitoring but were non-reportable, as they were not caused by BESIX Watpac's works. No complaints have been recorded.	Compliant	During Construction	X	X	X	X	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Implementation of Management Plans										
C8	The Applicant must undertake the construction works in accordance with the most recent version of the approved CEMP (including Sub-Plans) and the CTPMP.	Site inspection and interview with auditees 03/12/2024 Environmental Inspection Checklist 28/11/24 by BESIX Site Hive Dashboard current to 03/12/2024 Hammertech environmental inspection, 28/05/24 Project induction, Rev 4, 06/11/24 Hammertech personnel module (online) Paul Chalita Mainland Civil 19/11 Raymond Chau Mainland Civil Mitchell Cole Mainland Civil	Monitoring has commenced as have inspections; and tree protection, erosion and sediment controls are in place as per the CEMP. Construction personnel are being inducted to site and trained in the project requirements.  Unexpected find protocol was implemented with the discovery of the Busby's bore. The heritage shaft was protected with vibration monitor in place.	Compliant	During Construction	X	X	X	X	
Construction Traffic										
C9	All construction vehicles (excluding site personnel 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 and interview with auditees 03/12/2024 Complaints register current to November 2024	All plant and machinery are confined to site and the project team is not aware of any need to marshal or stage outside of the Project boundary.  No complaints regarding this requirement have been received.	Compliant	During Construction	X	X	X	X	
C10	NSW Police and the Council must be notified of any road closures during the construction works on the site.	Site inspection and interview with auditees 03/12/2024	The auditees have not had to close any roads.	Not Triggered	During Construction	X	X	X	X	
Hoarding Requirements										
C11	The following hoarding requirements must be complied with: <div>a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;</div> <div>b) the Applicant 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</div> <div>c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.</div>	Site inspection and interview with auditees 03/12/2024	There is no hoarding present on site. Shade cloth and fencing has been erected. There was no third party advertising or graffiti on site.	Compliant	During Construction	X	X	X	X	
No Obstruction of Public Way and Fire Booster										
C12	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances.	Site inspection and interview with auditees 03/12/2024 Complaints register current to November 2024	There is no works / equipment etc beyond the site boundary. No obstruction of the public way or fire booster.	Compliant	During Construction	X	X	X	X	
C13	The access to SCG via Paddington Lane must be maintained at all times where reasonable and feasible. Where access along Paddington Lane to the SCG, from Moore Park Road, is proposed to be restricted at any time, Fire and Rescue NSW is to be advised in writing two days prior to access being restricted. The written advice is to be forwarded to the following email addresses of Fire and Rescue NSW: <div>a) ME1DutyCommander@fire.nsw.gov.au;</div> <div>b) ME1Admin@fire.nsw.gov.au; and</div> <div>c) FireSafety@fire.nsw.gov.au.</div>	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not applicable for SFS PV&C Stage 2 works.	Not Triggered	During Construction	X	X	X	X	Not applicable to PV&C.
C14	The Fire Booster Connections for the Fire Hydrant and Sprinkler Systems, serving the SCG, located on Paddington Lane, are not to be obstructed at any time and must be accessible to Fire and Rescue NSW personnel and pumping appliances at all times.	Staging Report SFS PV&C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac	As per Staging Report under SSD 9835 MOD-9, this requirement is not applicable for SFS PV&C Stage 2 works.	Not Triggered	During Construction	X	X	X	X	Not applicable to PV&C.
Construction Noise										
C15	The noise generated by construction activities must be managed in accordance with the CNVMSP (condition B28).	Site inspection and interview with auditees 03/12/2024 Construction Environmental Management Plan (CEMP) SFS PV&C Rev 3, 09/04/24 by BESIX Watpac Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 2, 07/05/24 by White Pulse Noise Acoustics (PWNA) and Revision 3, 31/05/24 Project induction, Rev 4, 06/11/24 Site Hive Dashboard current to 03/12/2024	This requirement was discussed in Section 6.1 of the CNVMSP.  Monitoring has commenced as have inspections. People are being inducted to site and trained in the project requirements.  Acoustic, vibration, and dust monitoring for the project is being conducted by BESIX. Three acoustic monitors have been installed on surrounding buildings, including NRL, ARU, and Kira Childcare, as per the Construction Noise and Vibration Management Plan (CNVM). Noise exceedances	Compliant	During Construction	X	X	X	X	

Uniqu e ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/ab ove ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
		SiteHive monitoring for June - December 24 (online) Acoustic, Vibration & Dust Monitoring 1-27/06/2024 (Report No. 2) by BESIX Acoustic, Vibration & Dust Monitoring 1-31/07/2024 (Report No. 3) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/08/2024 (Report No. 4) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/09/2024 (Report No. 5) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/11/2024 (Report No. 7) by BESIX OOHW Application 001 - Delivery of Plant and Equipment for Piling Works, 26/06/2024 by BESIX DPHI approval for OOHW Application 001 08/07/2024 Newsletter SFS PV&C OOHW Notification 18-19/07/2024, 12am – 5am OOHW Application 002 – Piling Rig Demobilisation, 15/08/2024 by BESIX DPHI approval for OOHW Application 002, 27/08/2024 OOHW Application 003 – Delivery of Plant and Equipment for Piling Works, 2/10/2024 by BESIX DPHI approval for OOHW Application 003, 10/10/2024 OOHW Application 004 – Demobilisation of Piling Equipment, Delivery of Excavation Equipment , 18/10/2024 by BESIX DPHI approval for OOHW Application 004, 22/10/2024 OOHW Application 004 Request for Extension 8/11/2024, BESIX DPHI approval for OOHW Application 004 Extension, 11/11/2024 OOHW Application 005 –Delivery of Second Dozer , 2/12/2024 by BESIX DPHI approval for OOHW Application 005, 4/12/2024 All OOHW are available in the project website <a href="https://www.mooreparkprecinctvillage.com/documents">https://www.mooreparkprecinctvillage.com/documents</a> Complaints register current to November 2024	were noted but were non-reportable, as they were not caused by BESIX Watpac's works. No vibration exceedances were recorded.  OOHW applications were prepared and the Department approved each prior to the OOHW occurring.  No complaints have been recorded.							
C16	The Applicant must ensure all construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the hours of work outlined under condition C3, C4 and C5.	Site inspection and interview with auditees 03/12/2024 Construction Environmental Management Plan (CEMP) SFS PV&C Rev 3, 09/04/24 by BESIX Watpac Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 3, 31/05/24 by White Pulse Noise Acoustics (PWNA) Project induction, Rev 4, 06/11/24 Complaints register current to November 2024	Hours are specified in the management plans and project induction. Refer C3 and C5. Only OOHW have been for OSOM deliveries. No trucks have arrived before hours. No complaints have been recorded.	Compliant	During Construction	X	X	X	X	
C17	The Applicant must undertake short term attended noise monitoring for all 'High Noise Impact Works' that predicted to exceed the NMLs, identified in the CNVMSP (B28). and any other works that generate noise exceeding 75dB(A) LAeq (15mins) and a noise monitoring report must be produced and submitted to the Planning Secretary every three months following commencement of the construction to verify that:  a) construction noise levels do not exceed the recommended NMLs identified in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019; and  b) Noise management and mitigation measures have been implemented where the NMLs are exceeded.	Site inspection and interview with auditees 03/12/2024 Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 2, 07/05/24 by White Pulse Noise Acoustics (PWNA) Noise Monitoring Report, June – August 24, BESIX, 31/08/24 and DPHI post approval lodgement 06/09/24 Noise Monitoring Report, September – November 24, BESIX, 30/11/24, DRAFT SiteHive monitoring for June - December 24 (online) Acoustic, Vibration & Dust Monitoring 1-27/06/2024 (Report No. 2) by BESIX Acoustic, Vibration & Dust Monitoring 1-31/07/2024 (Report No. 3) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/08/2024 (Report No. 4) by BESIX	This requirement was discussed in Section 6.3.3 and Section 6.5 of the CNVMSP.  The first quarterly report was prepared and submitted to the Department on 06/09/24. The auditees have not received any feedback on the report.  The next quarterly report has been prepared, but it is yet to be submitted to the Department (not due at the time of the third audit site inspection).	Compliant	During Construction	X	X	X	X	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
		Acoustic, Vibration & Dust Monitoring 1-30/09/2024 (Report No. 5) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/11/2024 (Report No. 7) by BESIX								
C18	The intra-day respite periods, required by condition B28 of this development consent must be reviewed on a monthly basis (or another timescale as agreed with the childcare centre, UTS or Fox Studios) in consultation with Kira Child Care Centre, UTS and Fox Studios. The respite periods are to be maintained / or amended as agreed with the sensitive noise receivers. The details of any amendments to the intra-day respite periods due to agreement with the sensitive receivers, must be provided to the CCC and the Planning Secretary for information at least seven days prior to the implementation.	Site inspection and interview with auditees 03/12/2024 Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 2, 31/05/24 by White Pulse Noise Acoustics (PWNA) UTS, ARU, Kira Ora and NRL Lookahead communications, fortnightly to 26/11/24 (ongoing consultation about works and hours)	This requirement was discussed in Section 6.2 and Section 6.8.4 of the CNVMSP, which has been developed in consultation with the identified receivers. There have been no changes requested for respite.	Compliant	During Construction	X	X	X	X	



Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Vibration Criteria										
C19	Vibration caused by construction activities at any residence or adjoining structure including all surrounding heritage items within or outside the boundary of the site must be limited to:  a) the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation) for structural damage;  b) 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), for human exposure; and  c) the vibration requirements of the Methodology Statement – Working Near Busby’s Bore prepared by Infrastructure NSW dated September 2018 as updated by condition B22 (being part of the CNVMSP in condition B28).  d) a maximum peak particle velocity of 5 mm/second in the vicinity of Shafts 8, 9 and 10 of the Busby’s Bore.	Site inspection and interview with auditees 03/12/2024 Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 2, 31/05/24 by White Pulse Noise Acoustics (PWNA)  SiteHive vibration monitoring results (online) PV&C Busbys Bore (unexpected find) Monthly Vibration Monitoring Reports July – Nov 24, Pulse White Noise Acoustics  Construction Vibration Survey 7/08/2024 by Pulse White Noise Acoustics Construction Vibration Survey 3/10/2024 by Pulse White Noise Acoustics Review of Vibration events from Busby Bore Vibration Monitor (22/07/2024-20/11/2024) by BESIX Acoustic, Vibration & Dust Monitoring 1-27/06/2024 (Report No. 2) by BESIX Acoustic, Vibration & Dust Monitoring 1-31/07/2024 (Report No. 3) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/08/2024 (Report No. 4) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/09/2024 (Report No. 5) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/11/2024 (Report No. 7) by BESIX	This requirement was discussed in Section 4.2, 4.3 and 6.6 of the CNVMSP.  Sighted the vibration loggers at Busbys Bore unexpected find.  There have been no exceedances of the cosmetic damage or structural damage criteria (including on heritage structures).  Unattended vibration monitoring at the heritage well has been conducted by Pulse White Noise Acoustics, with reports covering the period from July to November 2024. Monitoring equipment was installed on 18 July 2024, with vibration criteria set at 3 mm/s for unsupported continuous vibration and a maximum vibration limit of 5 mm/s. Vibration exceedances were recorded during this monitoring period.  A review of vibration events at Busby’s Bore, prepared by BESIX and based on monitoring conducted from July to November 2024, includes all exceedances noted in the report. The review details the dates of the exceedances, the event magnitudes, and the assessments conducted by BESIX. It also identifies the causes of the exceedances and outlines the corrective actions taken to address them. The heritage well is supported with infill and concrete barriers installed around it. Some exceedance alerts were triggered even when no works were being undertaken.  Construction Vibration Survey was conducted on 7 August 2024 and 3 October 2024 by Pulse White Noise Acoustics to evaluate potential vibration impacts on the heritage well. Vibration measurements were taken in an area representative of the well, with a vibration roller operating back and forth at various set distances from the accelerometer. The results indicated that the maximum PPV vibration levels comply with the relevant criteria for a bulldozer with a ripper attachment when operated at distances greater than 2 meters from the heritage well. It is recommended that a 2-meter exclusion zone be established around the unsupported heritage well for the use of a bulldozer with a ripper attachment.  Acoustic, vibration, and dust monitoring for the project is being conducted by BESIX. Three acoustic monitors have been installed on surrounding buildings, including NRL, ARU, and Kira Childcare, as per the Construction Noise and Vibration Management Plan (CNVM). Noise exceedances were noted but were non-reportable, as they were not caused by BESIX Watpac’s works. No vibration exceedances were recorded.	Compliant	During Construction	X	X	X	X	
C20	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 C19.	Site inspection and interview with auditees 03/12/2024 Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 2, 31/05/24 by White Pulse Noise Acoustics (PWNA)	This requirement was discussed in Section 5.5 of the CNVMSP.  Acoustic, vibration, and dust monitoring for the project is being conducted by BESIX. Three acoustic monitors have been installed on surrounding buildings, including NRL, ARU, and Kira Childcare, as per the Construction Noise and Vibration Management Plan (CNVM). Noise exceedances were noted but were non-reportable, as they were not caused by BESIX Watpac’s works. No vibration exceedances were recorded.  No vibratory works are within 30m of residential receivers.	Compliant	During Construction	X	X	X	X	

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					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
		PV&C Busbys Bore (unexpected find) Monthly Vibration Monitoring Reports July – Nov 24, Pulse White Noise Acoustics Construction Vibration Survey 7/08/2024 by Pulse White Noise Acoustics Construction Vibration Survey 3/10/2024 by Pulse White Noise Acoustics Review of Vibration events from Busby Bore Vibration Monitor (22/07/2024-20/11/2024) by BESIX Review of Vibration events from Busby Bore Vibration Monitor (22/07/2024-20/11/2024) by BESIX Acoustic, Vibration & Dust Monitoring 1-27/06/2024 (Report No. 2) by BESIX Acoustic, Vibration & Dust Monitoring 1-31/07/2024 (Report No. 3) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/08/2024 (Report No. 4) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/09/2024 (Report No. 5) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/11/2024 (Report No. 7) by BESIX								
C21	Vibration during the construction works must comply with the limits specified in conditions C19 and C20, unless otherwise agreed in the CNVMSP as required by condition B28 and forming a part of the CEMP.	Site inspection and interview with auditees 03/12/2024 Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 2, 31/05/24 by White Pulse Noise Acoustics (PWNA) PV&C Busbys Bore (unexpected find) Monthly Vibration Reports July – October 24, Pulse White Noise Construction Vibration Survey 7/08/2024 by Pulse White Noise Acoustics Construction Vibration Survey 3/10/2024 by Pulse White Noise Acoustics Review of Vibration events from Busby Bore Vibration Monitor (22/07/2024-20/11/2024) by BESIX Acoustic, Vibration & Dust Monitoring 1-27/06/2024 (Report No. 2) by BESIX Acoustic, Vibration & Dust Monitoring 1-31/07/2024 (Report No. 3) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/08/2024 (Report No. 4) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/09/2024 (Report No. 5) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/11/2024 (Report No. 7) by BESIX	This requirement was discussed in Section 5.5 of the CNVMSP. Unattended vibration monitoring at the heritage well has been conducted by Pulse White Noise Acoustics, with reports covering the period from July to November 2024. Monitoring equipment was installed on 18 July 2024, with vibration criteria set at 3 mm/s for unsupported continuous vibration and a maximum vibration limit of 5 mm/s. Vibration exceedances were recorded during this monitoring period. A review of vibration events at Busby's Bore, prepared by BESIX and based on monitoring conducted from July to November 2024, includes all exceedances noted in the report. The review details the dates of the exceedances, the event magnitudes, and the assessments conducted by BESIX. It also identifies the causes of the exceedances and outlines the corrective actions taken to address them. The heritage well is supported with infill and concrete barriers installed around it. Some exceedance alerts were triggered even when no works were being undertaken. Construction Vibration Survey was conducted on 7 August 2024 and 3 October 2024 by Pulse White Noise Acoustics to evaluate potential vibration impacts on the heritage well. Vibration measurements were taken in an area representative of the well, with a vibration roller operating back and forth at various set distances from the accelerometer. The results indicated that the maximum PPV vibration levels comply with the relevant criteria for a bulldozer with a ripper attachment when operated at distances greater than 2 meters from the heritage well. It is recommended that a 2-meter exclusion zone be established around the unsupported heritage well for the use of a bulldozer with a ripper attachment. Acoustic, vibration, and dust monitoring for the project is being conducted by BESIX. Three acoustic monitors have been installed on surrounding buildings, including NRL, ARU, and Kira Childcare, as per the Construction Noise and Vibration Management Plan (CNVM). No vibration exceedances were recorded.	Compliant	During Construction	X	X	X	X	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Service Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
C22	Ongoing vibration monitoring must be conducted during the excavation works in the vicinity of Shafts 8, 9 and 10 of the Busby's Bore.	Site inspection and interview with auditees 03/12/2024 Construction Noise and Vibration Management Sub-Plan (CNVMSP) SFS PV&C Rev 2, 31/05/24 by White Pulse Noise Acoustics (PWNA) Construction Heritage Management Plan (CHMP) Rev 1, 21/05/24 by Artefact Heritage Services SiteHive vibration monitoring results (online) PV&C Busbys Bore (unexpected find) Monthly Vibration Reports July – October 24, Pulse White Noise Construction Vibration Survey 7/08/2024 by Pulse White Noise Acoustics Construction Vibration Survey 3/10/2024 by Pulse White Noise Acoustics Review of Vibration events from Busby Bore Vibration Monitor (22/07/2024-20/11/2024) by BESIX	This requirement was discussed in Section 6.6 of the CNVMSP. Monitoring of Shafts 8, 9, 10 is ongoing. With no exceedances recorded during the audit period.	Compliant	During Construction	X	X	X	X	
Tree Protection										
C23	For the duration of the construction works: b) all trees on the site that are not approved for removal must be protected throughout the duration of construction works in accordance with the CBMSP; c) street trees must be retained 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; d) all street trees to be retained must be protected at all times during construction as per the relevant Australian Standard. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; e) all works within the specified tree protection zones or structural root zones of trees to be retained on the site, must be carried out under the supervision of the Project Arborist; f) during the course of works, alternative tree protection measures must be installed, as required, under the supervision of the Project Arborist nominated in the CEMP; g) all trees that require to be pruned for site access but must be assessed by the Project Arborist and the pruning must be carried out in accordance with the CBMSP; h) the removal of tree protection measures, following completion of the works, must be carried out under the supervision of the Project 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; i) additional Arboricultural impact statements must be completed by the Applicant, if any construction works require widening of paths, installation of lighting and other infrastructure within the tree protection zones of any trees within the land managed by the Centennial Parks and Moore Park Trust; and j) all works (if any) within the land owned by Centennial Parks and Moore Park Trust must be carried out in accordance with the Botanic Gardens and Centennial Parklands Tree Protection Policy.	Site inspection and interview with auditees 03/12/2024 Biodiversity Management Sub-Plan (CBMSP) SFS PV&C Rev 03, 24/06/24 by BESIX Watpac (B27) Letter 29/07/2024 VNSW-DPHI re: Tree removal TN173 & TN175 Post Approval Form 29/07/2024 re: submission of Tree removal TN173 & TN175 (under B27) Email 24/07/2024 BEIX-Council re: Tree removal TN173 & TN175 Refer to site photos on Appendix D	On 18/07/2024, BESIX submitted a request to VNSW for the removal of two trees (TN173 and TN175), identified as being in poor condition or posing a high risk by the Project Arborist in the Arboricultural Impact Assessment dated 25/06/2024. Notification requirement to the DPHI and Council was undertaken. One tree was protected on site.	Compliant	During Construction	X	X	X	X	
Dust Minimisation										
C24	During construction works, the Applicant must ensure that: a) dust minimisation measures identified in the CEMP are implemented at all times; b) all construction waste and stockpiles are covered at all times; c) exposed surfaces and stockpiles are suppressed by appropriate methods; d) all trucks entering or leaving the site with loads have their loads secured and covered; e) trucks associated with the development do not track dirt onto the public road network; f) public roads used by project related trucks are kept clean; and	Site inspection and interview with auditees 03/12/2024 Construction Air Quality Management Sub-Plan (CAQMSP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac Project induction, Rev 4, 06/11/24 Complaints register current to November 2024 Site Mate inspection and corrective action module (online), including direction to apply polymer to stockpiles Site Hive PM10 and PM2.5 monitoring results (online)	The requirement under this condition is discussed in the CAQMSP. Dust management has been communicated to the workforce through the induction and management plans. Wheel wash and fog cannons observed. Stockpiles are sealed and shaped. Haul roads are free of material as are surrounding roads. Acoustic, vibration, and dust monitoring for the project is being conducted by BESIX. Three acoustic monitors have been installed on surrounding buildings, including NRL, ARU, and Kira Childcare, as per the Construction Noise and Vibration	Compliant	During Construction	X	X	X	X	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	g) hydraulic shears are used instead of rock breakers, where feasible.	BESIX Watpac Monthly Client Report, October 2024 (includes noise, vibration and dust monitoring results) Acoustic, Vibration & Dust Monitoring 1-27/06/2024 (Report No. 2) by BESIX Acoustic, Vibration & Dust Monitoring 1-31/07/2024 (Report No. 3) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/08/2024 (Report No. 4) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/09/2024 (Report No. 5) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/11/2024 (Report No. 7) by BESIX	Management Plan (CNVM). Several dust exceedances recorded in November were addressed by ceasing work and implementing additional corrective measures.  No complaints have been received regarding this requirement.							
Air Quality Discharges										
C25	The Applicant must install and operate equipment in line with best practice to ensure that the construction works comply with all load limits, air quality criteria / air emission limits and air quality monitoring requirements as specified in the CAQMSP required by condition B26.	Site inspection and interview with auditees 03/12/2024 Construction Air Quality Management Sub-Plan (CAQMSP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac SiteMate plant onboarding and maintenance module (online, covering 14 plant on site) D11 Bulldozer from Mainland Civil – maintenance record 20/10/24 Excavator PE105918 for Mainland Civil – maintenance record Forklift last service 26/04/24 Excavator PE100019 for Mainland Civil – maintenance record Forklift last service 22/06/24	The requirement under this condition was discussed in Section 1.11.1 and Section 1.7 of the CAQMSP. Potential for air pollutants to be discharged is limited. Plant is being maintained. .  PE105918 - E354 / DCH350P6NMVFR1120   Excavator - The auditees noted that the excavator was serviced in June 2024. The service interval was recorded incorrectly and should have been 500 hours. Currently, the machine has 3,432 hours, with the next service due at 3,500 hours. The service has been scheduled.	Compliant	During Construction	X	X	X	X	
C26	Dust deposition monitoring must be undertaken during the construction works (as per AS/NZS 3580).  This would include monitoring points in appropriate locations on the site boundary and in Paddington and Moore Park. Monitoring locations must include sensitive receivers that are most likely to be affected. The locations and frequency of the monitoring are to be agreed in consultation with the EPA and detailed within the CAQMSP.	Site inspection and interview with auditees 03/12/2024 Construction Air Quality Management Sub-Plan (CAQMSP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac Email 19/06/2024 VNSW-EPA re: Dust Deposition Monitoring Locations and Frequency (Condition C26) Site Hive PM10 and PM2.5 monitoring results (online) BESIX Watpac Monthly Client Report, October 2024 (includes noise, vibration and dust monitoring results) Acoustic, Vibration & Dust Monitoring 1-27/06/2024 (Report No. 2) by BESIX Acoustic, Vibration & Dust Monitoring 1-31/07/2024 (Report No. 3) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/08/2024 (Report No. 4) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/09/2024 (Report No. 5) by BESIX Acoustic, Vibration & Dust Monitoring 1-30/11/2024 (Report No. 7) by BESIX	The requirement under this condition is discussed in the CAQMSP. Site Hive hexanodes are being used instead of dust deposition gauges. The Auditor is of the view that this method is superior.  Sighted consultation with the EPA regarding the locations and frequency of the monitoring, which was sent via email on 19/06/2024.  Acoustic, vibration, and dust monitoring for the project is being conducted by BESIX. Three acoustic monitors have been installed on surrounding buildings, including NRL, ARU, and Kira Childcare, as per the Construction Noise and Vibration Management Plan (CNVM). Several dust exceedances recorded in November were addressed by ceasing work and implementing additional corrective measures.	Compliant	During Construction	X	X	X	X	
Erosion and Sediment Control										
C27	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction in accordance with the CSWMSP.	Site inspection and interview with auditees 03/12/2024 Construction Soil and Water Management Plan (CSWMSP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac Erosion and Sediment Control Plan and Inspection Report, Rubicon, 06/11/24	The erosion and sediment control measures were discussed in the CSWMSP and presented in the ESCP. The controls on site aligned with the documents. .	Compliant	During Construction	X	X	X	X	
Imported Soil										
C28	The Applicant must: a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; b) ensure that imported topsoil for the playing field inside the stadium meets the Recreational / Recreational Open Space criteria defined in Schedule B1	Site inspection and interview with auditees 03/12/2024 Construction Soil and Water Management Plan (CSWMSP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac Tunnel Spoil Resource Recovery order and Exemption, April 23 (expires 30/09/25)	Imported soil was discussed in Section 9 of CSWMSP.  VENM sandstone from the Eastern Tunnelling Package was imported to the site, with the recorded volume documented in the Cartage Import Tracking Summary dated 5/07/24 – 14/10/24. The tunnel spoil	Compliant	During Construction	X	X	X	X	



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					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	<p>of the National Environment Protection Measure, As Amended (NEPC, 2013);</p> <p>c) keep accurate records of the volume and type of material to be used; and</p> <p>d) make these records available to the Department and the Certifying Authority upon request.</p>	<p>Letter 20/04/23 from John Holland CBP Ghella re: Sydney Metro West – Eastern Tunnelling Package</p> <p>Routine Tunnel Spoil Compliance Report 2024 Quarter 1- March Stockpile Sydney Metro West (Eastern Tunnelling Package), 26 O'Connell Street, Sydney NSW 12/003/24 by ADE Consulting Group</p> <p>Cartage Import Tracking Summary (5/07/24 – 14/10/24) by Mainland Civil – Sandstone Eastern Tunnelling Package</p> <p>EPA Form - Original: To be Completed by Landowner and Given to Waste Transporter or Displayed at Waste Facility 24/06/24 signed by BESIX Watpac ( for VENM Sandstone RRO/VENM 4500t</p> <p>Certificate of Analysis 354841 (3 soil) , 27/06/24 by Envirolab Services P/L</p>	<p>is approved by the EPA under a specific Exemption/Order.</p> <p><i>Note: The Auditor has reviewed the material import register/s and material classification records prepared by others and presented by the auditee/client. The Auditor has not conducted any testing, analysis or visual inspection of the material to independently verify its classification, nor does the Auditor guarantee that the imported material is the same volume, classification or type as that described in the sighted material classification records</i></p>							
Post-excavation report - Aboriginal Archaeology										
C29	<p>Following the completion of the Aboriginal archaeological test excavation, recording and salvage (if any), a post-excavation report is to be prepared in consultation with the RAPs and the recommendations in the ACHAR. A copy of the post excavation report is to be submitted to the Planning Secretary for information within 6 months of completion of the bulk earthworks within the site or within 6 months of completion of the Aboriginal archaeological excavation Program (whichever occurs later).</p>	<p>Site inspection and Interview with auditees 03/12/2024</p> <p>Artefact Memo, 19/04/23 (advice on archaeological requirements)</p>	<p>The memo from Artefact states that the Aboriginal heritage impact assessment for the Early Works scope is consistent with the assessment for the PV&amp;C in the 2021 ACHMP (SFS-JHG-00-PLN-PM060007). The PV&amp;C footprint including the Early Works footprint has low potential for Aboriginal archaeology and recommended the works would be managed under the Unexpected Find Policy.</p> <p>As the areas of identified archaeological potential are within the stadium footprint and outside the Modification 7 Early Works footprint no archaeological testing or monitoring would be required.</p>	Not Triggered	During Construction	X	X	X	X	If required.
C30	<p>Following the completion of all Aboriginal archaeological works, an Aboriginal Site Impact Recording Form must be completed and submitted to the Aboriginal Heritage Information Management System (AHIMS) Registrar for the 'SFS PAD 1' site.</p>	<p>Site inspection and Interview with auditees 03/12/2024</p> <p>Artefact Memo, 19/04/23 (advice on archaeological requirements)</p>	<p>The memo from Artefact states that the Aboriginal heritage impact assessment for the Early Works scope is consistent with the assessment for the PV&amp;C in the 2021 ACHMP (SFS-JHG-00-PLN-PM060007). The PV&amp;C footprint including the Early Works footprint has low potential for Aboriginal archaeology and recommended the works would be managed under the Unexpected Find Policy.</p> <p>The Modification 7 Early Works would be undertaken under an unexpected finds protocol in relation to Aboriginal archaeology. The unexpected finds protocol is included in Appendix A of the 2021 ACHMP (SFS-JHG-00-PLN-PM060007).</p> <p>As the areas of identified archaeological potential are within the stadium footprint and outside the Modification 7 Early Works footprint no archaeological testing or monitoring would be required.</p>	Not Triggered	During Construction	X	X	X	X	Requirement is linked to timeframe of works and is not linked to CC.
Post-excavation report - Historic Archaeology										
C31	<p>At the completion of the archaeological program (non-Aboriginal archaeology) or within 6 months of completion of the bulk earthworks within the site (whichever occurs earlier), a final post-excavation report (including all site records and detailed artefact analysis) must be prepared and submitted for information to the Planning Secretary, the Heritage Division and the City of Sydney local studies library.</p> <p>The final excavation report must identify the location (conserved in perpetuity) of retained archaeological relics recovered from the archaeological program (if any).</p> <p><i>Note: This will ensure the results of the archaeological program are clearly explained to the public and accessible.</i></p>	<p>Staging Report SFS PV&amp;C Stage 2 SSD 9835 MOD-9, 8/05/24 by BESIX Watpac</p> <p>Construction Heritage Management Plan (CHMP) Rev 2, 07/08/24 by Artefact Heritage Services</p> <p>Working Near Busby' Bore – SFS PV&amp;C Rev2 12/08/2024 by Artefact</p>	<p>As per Staging Report under SSD 9835 MOD-9, this requirement is not yet triggered during this audit period will be cover under CC#2.</p> <p>CHMP and Working Near Busby's Bore were updated to incorporate the unexpected find of the heritage well/shaft or the Busby's bore.</p> <p>Bulk earthworks are still ongoing during the audit period; hence, this requirement has not yet been triggered.</p>	Not Triggered	After PV&C CC#2		X			As required



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					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Site Auditor										
C32	The nominated Site Auditor be appointed throughout the duration of the construction works.	Interim Audit Advice 009, Senversa, 28/11/24 (Eastern Carpark Borrow Pit)  Interim Audit Advice 008, Senversa, 28/11/24 (Progressive Material Tracking Records Sep-Oct 24)  Interim Audit Advice 007, Senversa, 10/10/24 (Eastern Carpark Borrow Pit)  Interim Audit Advice 006, Senversa, 10/10/24 (Review of CEMP)  Interim Audit Advice 005, Senversa, 08/10/24 (Response to IAA 003 and Progressive Material Tracking Records Aug-Sep 24)  Interim Audit Advice 004, Senversa, 19/09/24 (Waste Classification)  Interim Audit Advice 003, Senversa, 27/08/24 (Progressive Material Tracking Records June-August 24)  Interim Audit Advice 002, Senversa, 05/08/24 (Review of the RAP)  Interim Audit Advice 001, Senversa, 01/07/24 (Review of the original RAP)	The Contaminated Sites Auditor has been engaged (Jason Clay, who continued from earlier packages).	Compliant	During Construction	X	X	X	X	
C33	If unexpected contamination is found during site works at levels that may pose a risk to human health or the environment, the unexpected finds protocol in accordance with the CEMP (condition B22) must be implemented on site and the Site Auditor must inform the Planning Secretary immediately.	Site inspection and interview with auditees 03/12/2024 Construction Soil and Water Management Plan (CSWMSP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac	The unexpected contamination was discussed in the CSWMSP.  According to the auditees, there have been no unexpected finds to date.	Not Triggered	During Construction	X	X	X	X	As required
C34	<del>Within six weeks of the completion of bulk earthworks (or as otherwise agreed by the Planning Secretary), the Site Auditor must provide a Section A Site Audit Statement and accompanying Site Audit Report to the Planning Secretary for information, to audit any further contamination investigations and remedial works, and to certify suitability of the land for the proposed land use. (MOD-1)</del>  <b>The nominated Site Auditor must ensure that any work required in relation to soil or groundwater contamination is appropriately managed throughout the construction works. If work is to be completed in stages, the Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice. (MOD-1)</b>	Interim Audit Advice 009, Senversa, 28/11/24 (Eastern Carpark Borrow Pit)  Interim Audit Advice 008, Senversa, 28/11/24 (Progressive Material Tracking Records Sep-Oct 24)  Interim Audit Advice 007, Senversa, 10/10/24 (Eastern Carpark Borrow Pit)  Interim Audit Advice 006, Senversa, 10/10/24 (Review of CEMP)  Interim Audit Advice 005, Senversa, 08/10/24 (Response to IAA 003 and Progressive Material Tracking Records Aug-Sep 24)  Interim Audit Advice 004, Senversa, 19/09/24 (Waste Classification)  Interim Audit Advice 003, Senversa, 27/08/24 (Progressive Material Tracking Records June-August 24)  Interim Audit Advice 002, Senversa, 05/08/24 (Review of the RAP)  Interim Audit Advice 001, Senversa, 01/07/24 (Review of the original RAP)	The Contaminated Sites Auditor has verified that the works are proceeding appropriately with Interim Audit Advice being issued. Refer to C38 and C42 regarding observations raised by the Auditor in relation to waste classification and tracking.	Compliant	During Construction	X	X	X	X	As required
Underground Petroleum Storage System										
C35	The existing Underground Petroleum Storage System is to be fenced off and protected prior to the commencement of any works that may compromise the system. The proponent must manage the existing underground petroleum storage system at the site as per the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2014 and the CEMP, required by condition B22.	Site inspection and Interview with auditees 03/12/2024	The UPSS did not appear to be at risk of being compromised during project works as this is to the east of the SFS. The UPSS currently sits outside of active works footprint.	Not Triggered	During Construction	X	X	X	X	As required

Uniqu e ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/ab ove ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Waste Storage and Processing										
C36	The construction waste must be managed and disposed of in accordance with the CWMSP required by condition B24.	Site inspection and interview with auditees 03/12/2024 Construction Waste Management Sub-Plan (CWMSP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac Interim Audit Advise #1: Douglas Partners – Remediation Action Plan 7 June 2024, dated 1/07/2024 by Senversa Interim Audit Advice #2: Douglas Partners – Revised Remediation Action Plan 8 July 2024, dated 5/08/2024 by Senversa Interim Audit Advice #03: Progressive Material Tracking Records – June to August 2024, dated 27/08/2024 by Senversa Interim Audit Advice #4: Waste Classification – Western Carpark, Douglas Partners 2024, 19/09/2024 by Senversa Interim Audit Advice #05: Response to IAA03 and Additional Progressive Material Tracking Records – August to September 2024, dated 8/10/2024 by Senversa Interim Audit Advice #06: Review of CEMP, dated 10/10/2024 by Senversa Interim Audit Advice #07: Review of Interim Report on Proposed Eastern Carpark Borrow Pit, dated 10/10/2024 by Senversa Interim Audit Advice #08: Progressive Material Tracking Records – September – October 2024, dated 23/10/2024 by Senversa Interim Audit Advice #09: Review of Updated Report on Proposed Eastern Carpark Borrow Pit, dated 26/11/204, by Senversa	Senversa Pty Ltd has been engaged by BESIX Watpac Pty Ltd (Watpac) as an NSW Environment Protection Authority (EPA) site auditor accredited under the <i>Contaminated Land Management Act 1997</i> (the CLM Act)  Waste on site appeared to be secured and well maintained.	Compliant	During Construction	X	X	X	X	
C37	Waste must be secured and maintained within designated waste storage areas within the site at all times until picked up by a waste disposal contractor.	Site inspection and interview with auditees 03/12/2024 Construction Waste Management Sub-Plan (CWMSP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac	Requirement under this condition was discussed in Section 3 of the CWMSP.  Waste on site appeared to be secured and well maintained.	Compliant	During Construction	X	X	X	X	
C38	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Site inspection and interview with auditees 03/12/2024 Construction Waste Management Sub-Plan (CWMSP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac EPL 10699 (Eco Cycle materials EPL) Report on Waste Classification at PV&C Western Carpark, Driver Avenue, Moore Park NSW prepared by Douglas Partners: <ul style="list-style-type: none"><li>19/06/2024- Asphalt</li><li>25/07/2024- Piling Spoil Batch 1</li><li>9/08/2024- Piling Spoil Batch 2</li><li>30/08/2024- Piling Platform</li><li>10/09/2024- Jet Grout Spoil Batch 1</li><li>18/09/2024- Jet Grout Spoil Barch 2</li><li>21/09/2024- VENM Area 1</li><li>24/09/2024- Jet Grout Spoil Bartch 3</li><li>9/10/2024- VENM Area 2</li><li>22/10/2024- VENM Area 3 and shoring wall excavation</li></ul> Bingo Skip Monthly Waste Report Aug-Oct 2024 Waste Management & Recycling Plan of Bingo Industries	Requirement under this condition was discussed in Section 3 of the CWMSP.  All waste generated on site was classified as per Report on Waste Classification prepared by Douglas Partners.  Mainland Civil is the subcontractor undertaking the excavation works on the project and maintain a cartage export tracking summary from 25/06/2024 to 23/11/2024 that details the number of loads, material classification, material density, TIP location and address.  The Bingo Skip Monthly Waste Report for August–October 2024 was provided, detailing the waste classification produced on-site, which includes recyclable brick/tiles, solid sand/rubble fines, metals, green waste, plastic, concrete, timber, cardboard /paper, plasterboard, and general waste.  The Waste Management & Recycling Plan of Bingo Industries was sighted, providing details of their recycling facilities along with the corresponding EPL Licence No.	Compliant	During Construction	X	X	X	X	
C39	Dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Site inspection and interview with auditees 03/12/2024	There was no material tracking observed during the site inspection. Only 3 truckloads of material have left	Compliant	During Construction	X	X	X	X	

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
			site to date (for the purposes of site investigations, not construction).							
C40	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 or waterbody.	Site inspection and interview with auditees 03/12/2024 Construction Soil and Water Management Plan (CSWMSP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac	This requirement was discussed in Section 8 of CSWMSP. There has been no concrete or wastewater generated to date.	Not Triggered	During Construction	X	X	X	X	
C41	The movement of materials from stockpiles of waste materials for disposal and / or materials for reuse or recycling must be recorded at all times.	Site inspection and interview with auditees 03/12/2024 Construction Waste Management Sub-Plan (CWMSPP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac EPL 10699 (Eco Cycle materials EPL) Cartage Export Tracking Summary 25/06/2024-23/11/2024 by Mainland Civil	Requirement under this condition was discussed in Section 3 of the CWMSPP.  Mainland Civil is the subcontractor undertaking the excavation works on the project and maintain a cartage export tracking summary from 25/06/2024 to 23/11/2024 that details the number of loads, material classification, material density, TIP location and address.	Compliant	During Construction	X	X	X	X	
C42	The waste materials stockpiled for disposal and materials stockpiled for re-use or recycling must be appropriately managed to ensure waste streams reach their intended final destinations, being premises legally able to accept those wastes and materials for re-use or recycling	Site inspection and interview with auditees 03/12/2024 Construction Waste Management Sub-Plan (CWMSPP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac EPL 10699 (Eco Cycle materials EPL) Cartage Export Tracking Summary 25/06/2024-23/11/2024 by Mainland Civil Bingo Skip Monthly Waste Report Aug-Oct 2024 Waste Management & Recycling Plan of Bingo Industries	Requirement under this condition was discussed in Section 3 of the CWMSPP.  Mainland Civil is the subcontractor undertaking the excavation works on the project and maintain a cartage export tracking summary from 25/06/2024 to 23/11/2024 that details the number of loads, material classification, material density, TIP location and address.  The Bingo Skip Monthly Waste Report for August–October 2024 was provided, detailing the waste classification produced on-site, which includes recyclable brick/tiles, solid sand/rubble fines, metals, green waste, plastic, concrete, timber, cardboard /paper, plasterboard, and general waste.  The Waste Management & Recycling Plan of Bingo Industries was sighted, providing details of their recycling facilities along with the corresponding EPL Licence No.	Compliant	During Construction	X	X	X	X	
Construction Site Details										
C43	The following matters must be complied with during construction works: a) adequate lighting be provided at the site at night time; b) the site is to be secured at night or during periods of inactivity; c) all site personnel including the engineers, workers, visitors, security guards, etc are to be vetted and to follow instructions and warnings as stipulated in a formal induction process; and d) NSW Police are to be notified of suspicious activities or objects in or around the site during demolition and construction work.	Site inspection and interview with auditees 03/12/2024 Project induction, Rev 4, 06/11/24 Hammertech personnel module (online)	A site fence is in place preventing access. All personnel are subject to site  People are being inducted to site and trained in the project requirements and cannot access site unless approved via Hammertech.	Compliant	During Construction	X	X	X	X	
Dewatering										
C44	In the event that groundwater is intercepted during construction works and dewatering is required, written approval and relevant licences must be obtained from the relevant authorities (such as the Water Group within the Department or Council's Public Domain Unit for any discharge of groundwater into Council's stormwater system).	Site inspection and interview with auditees 03/12/2024 Construction Soil and Water Management Plan (CSWMSP) SFS PV&C Rev 02, 07/05/24 by BESIX Watpac	Requirement under this condition was discussed in the CSWMSP.  According to the auditees there has been no groundwater encountered to the extent that discharge is required.  Surface water has fallen in the pit which requires treatment and discharge or disposal.	Not Triggered	During Construction	X	X	X	X	Relevant licences would be obtained in the
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE										
Notification of Occupation										
D1	At least one month before the occupation of the stadium (including any office or administrative functions within the stadium), the date of occupation / commencement of use of the development must be notified to the Planning Secretary in writing. If the operation / occupation of the development is to be staged, the Planning Secretary must be notified in writing at least one month		<i>This condition is not yet triggered, as the project is in the construction phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Service Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.									
External Walls and Cladding										
D2	Prior to occupation of the stadium (including any office or administrative functions within the stadium), the Applicant must provide the Certifying Authority 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.		<i>This condition is not yet triggered, as the project is in the construction phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Post-construction Dilapidation Report										
D4	Prior to commencement of operation of the stadium (including any office or administrative functions within the stadium), or within two months of completion of all construction works within the site (whichever occurs earlier), the Applicant must engage a suitably qualified person to prepare a postconstruction dilapidation report. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be submitted to Council, CCC, Heritage Division and the Planning Secretary for information.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Protection of Public Infrastructure										
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation. Applicable if required.
Protection of Property										
D6	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.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation. Applicable if required.
Utilities and Services										
D7	Prior to commencement of occupation of the stadium or any of the public domain areas within the site, 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. A copy of the section 73 certificate must be submitted to Council, the Certifying Authority and Planning Secretary for information.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation. Applicable if required.
Works as Executed Plans										
D8	Prior to the commencement of occupation of the stadium or any of the public domain areas within the site, 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 Certifying Authority.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation. Applicable if required.

Uniqu e ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/ab ove ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Heritage Interpretation Plan										
D9	All recommended measures in the final Heritage Interpretation Plan required by condition B46 must be implemented / installed on the site, prior to the commencement of operation of the stadium. Evidence of the compliance with the plan must be submitted to the satisfaction of the Certifying Authority.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation. Applicable if required.
Pedestrian route capacity analysis										
D10	The Applicant must update the 'Pedestrian route capacity analysis submitted with the Response to TfNSW submission (SSD DA 9835) prepared by JMT Consulting dated 30 August 2019. The updated Pedestrian route capacity analysis' including the pedestrian infrastructure details must:  (a) be prepared by a suitably qualified professional in consultation with TfNSW, NSW Police, Council, SCSGT and Centennial Park and Moore Park Trust;  (b) be completed at least 12 months prior to the commencement of operation of the stadium and the updated pedestrian capacity assessment (required by condition D10(c)) be endorsed by the Coordinator General, Transport Coordination, within TfNSW;  (c) in consultation with TfNSW, include an analysis of:  (i) the capacity of all pedestrian paths (footpaths), considering the variable widths of footpath where applicable (in lieu of the average width that has been currently considered for Devonshire Street); and  (ii) the capacity of intersections along key pedestrian routes to the stadium from the surrounding transport nodes with special consideration for the signalised intersections on the Foveaux Street walking route;  (d) identify any additional physical pedestrian infrastructure works or management measures (where applicable and if needed) on the walking routes, based on the results of the route analysis, specifically for Devonshire Street and Foveaux Street; and  (e) identify the chain of responsibilities (of the relevant authorities) and any further consultation requirements for the implementation of the management measures and / or install the identified additional pedestrian infrastructure by the relevant authorities on the pedestrian walking routes to the stadium.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered					Requirement triggered prior to operation.	
D11	The updated "Pedestrian route capacity analysis' including the details of any identified pedestrian infrastructure works on the walking routes to the stadium, must be submitted to the Planning Secretary for approval within four weeks of endorsement by TfNSW. The document must include evidence to support consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, NSW Police, City of Sydney Council, SCSGT and Centennial Park and Moore Park Trust.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Pedestrian infrastructure within the Moore Park Precinct										
D12	At least 6 months prior to operation of the stadium, the Applicant must provide details of the required pedestrian infrastructure that are identified as the key pedestrian pathways to access the site and that are required to be implemented by Centennial and Moore Park Trust and TfNSW. The details must be provided to the Planning Secretary for information:  (a) evidence of consultation with Centennial Parklands and Moore Park Trust regarding the details of the pedestrian link between the Albert Tibby Cotter Bridge and the stadium entry on Driver Avenue;  (b) identify the required timing of construction of this pathway to coincide with the commencement of the operation of the Stadium;  (c) identify alternate temporary pedestrian infrastructure (unless otherwise agreed by the Planning Secretary) if this pathway is not delivered prior to the commencement of operation of the stadium;  (d) details of illumination of the pedestrian link between the Albert Tibby Cotter Bridge and the stadium and other required measures (such as tactile markers) for barrier free access; and  (e) publicly available information on the status, timing completion and design details of the new 6m wide pathway between Moore Park to connect the new light rail stop adjacent to Moore Park to Driver Avenue and any consultation with TfNSW in this regard.  (f) identify alternate temporary pedestrian infrastructure if the identified link in D12(e) is not delivered prior to the commencement of operation of the stadium.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.



Uniqu e ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/ab ove ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Moore Park Road cycleway										
D13	The Applicant must ensure that the planned Moore Park Road separated cycleway is considered appropriately into all operational plans for the stadium having regard to the publicly available details, as required by this development consent.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Green Travel Plan										
D14	<p>The Applicant must update the Green Travel Plan (GTP) contained within Appendix B of the Sydney Football Stadium Redevelopment Transport Assessment for Stage 2 Development Application prepared by Arup dated 31 May 2019. The plan must:</p> <p>(a) be prepared by a suitably qualified traffic consultant;</p> <p>(b) be prepared in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, Roads and Maritime Services, NSW Police, City of Sydney Council, SCSGT and Centennial Park and Moore Park Trust;</p> <p>(c) align with the of the broader Moore Park Traffic and Transport Management Plan as made available by TfNSW;</p> <p>(d) include objectives and modes share targets within the Applicant's jurisdiction (i.e., site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;</p> <p>(e) include specific tools and actions, within the Applicant's jurisdiction, to help achieve the objectives and mode share targets;</p> <p>(f) include measures to promote and support the implementation of the plan as it relates to the stadium development;</p> <p>(g) describes initiatives to facilitate an integrated ticketing strategy across event types; -</p> <p>(h) analyse the available data from stakeholders within the Moore Park Precinct and relevant authorities which identifies the travel behaviours of stadium users to review the effectiveness of the program and to measure the effectiveness of the objectives and mode share targets of the GTP, including:</p> <p>(i) travel surveys that identify travel behaviour of users of the development;</p> <p>(ii) public transport data;</p> <p>(iii) parking / pedestrian counts; and</p> <p>(iv) demand for bicycle facilities.</p>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered					Requirement triggered prior to operation.	
D14A	<p><b><u>A Green Travel Plan (GTP) for the entire stadium precinct must be prepared by a suitably qualified traffic consultant and endorsed by TfNSW in accordance with the requirements of condition D15A. The GTP must include, but not limited to the following:</u></b></p> <p>a) <b><u>Objectives: identify measures that will ensure non-private vehicular modes of transport are the preferred mode of travel to/from the project site.</u></b></p> <p>b) <b><u>Alignment: align with the broader Moore Park Traffic and Transport Management Plan as made available by TfNSW.</u></b></p> <p>c) <b><u>Coordination: be prepared in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, TfNSW (RMS), NSW Police, City of Sydney Council, SCSGT and the Greater Sydney Parklands Trust.</u></b></p> <p>d) <b><u>Overall network map: replace any out-of-date bus, train or pedestrian or cycling route maps and pathways, and provide a current overall integrated network map for staff and patrons (one for event days, one for non-event days) to get to and from the site</u></b></p> <p>e) <b><u>Mode share targets: provide a mode share table from a qualified traffic consultant to identify and provide existing and future mode share targets for staff and patrons to take sustainable active and public transport travel to and from the site and identify measures to achieve those mode shares.</u></b></p> <p>f) <b><u>End-of-trip facilities: make additional bike racks, showers and change rooms and lockers available to staff and patrons to comfortabl</u></b></p>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	<p><u>support increased cycling of staff and patrons in an end-to-end journey to the site.</u></p> <p><u>Note: These facilities should be promoted within the “Implementation Strategy” listed below.</u></p> <p>g) <u>Parking management strategy.</u></p> <p>h) <u>Integrated Ticketing: describe initiatives to facilitate an integrated ticketing strategy across all of the event types held at Sydney Football Stadium.</u></p> <p>i) <u>Funding the GTP: the updated GTP must be appropriately funded and otherwise resourced for a period of at least five years.</u></p> <p><u>Notes: This will include ongoing travel demand initiatives that will require resourcing. This is in recognition that any demand management interventions will need to be significant in scale to be effective. This should be covered in the updated GTP Implementation Strategy and Action Plan.</u></p> <p>j) <u>Data: include updated and available data from stakeholders within Moore Park.</u></p> <p>k) <u>Implementation strategy: include a clear implementation plan listing tasks and actions, including all initiatives and incentives, timing and completion dates, communications tasks, and who will do the tasks. The Implementation Strategy must:</u></p> <p>(i) <u>identify the person and role who has overarching responsibility for the delivery of the Green Travel outcomes.</u></p> <p>(ii) <u>identify the party or parties responsible for delivery and implementation of each element of the updated GTP throughout various stages of the development lifecycle, including for its ongoing implementation, monitoring and review, for a period of at least five years post-occupation.</u></p> <p>(iii) <u>be updated both on an annual basis, and when future transport services and pathways eventuate.</u></p> <p>l) <u>Strategies and initiatives: identify planned strategies and initiatives that reduce the proportion of single occupant car travel to/from the site (including public and active transport) and increasing the use of public and active transport travel to the site, including but not limited to:</u></p> <p>(i) <u>wayfinding at the site for end-of-trip facilities.</u></p> <p>(ii) <u>incorporating a role for a GTP sustainable travel champion that focuses on modelling the desired behaviours and positive communication around active and public transport.</u></p> <p>(iii) <u>implementing a car-pooling scheme.</u></p> <p>m) <u>Travel survey: include a proposed travel survey for the site that can be carried out at the commencement of occupation of the site, and on an annual basis.</u></p> <p>n) <u>Monitoring and review: include details regarding the methodology and monitoring / review program to measure the effectiveness of the objectives, mode share targets and strategies and initiatives (including integrated ticketing) of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development. D15. The GTP must be endorsed</u></p>									
D15	The GTP must be endorsed by the Coordinator General, Transport Coordination, within TfNSW, at least 6 months, or as otherwise agreed with the Coordinator General, prior to the commencement of operation of the stadium.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D15A	<u>The updated GTP required by condition D14A must be submitted to, and endorsed by, TfNSW via development.CTMP.CJP@transport.nsw.gov.au prior to the commencement of full operation of the multi-level carpark, or as otherwise agreed by the Planning Secretary</u>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Event Traffic and Transport Management Plan										
D16	The applicant must prepare a site-specific Event Traffic and Transport Management Plan (ETTMP) for the proposed operation of the stadium to ensure that traffic and transport during events (including bump –in and bump-out periods) are safely and efficiently operated. The plan must:		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	<p>(a) be prepared in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, NSW Police, City of Sydney Council, SCSGT and Centennial Park and Moore Park Trust;</p> <p>(b) consider various event types and / or scenarios including (but not limited to) double headers and concerts;</p> <p>(c) consider cumulative impacts of simultaneous events within the Moore Park Precinct;</p> <p>(d) include evidence to demonstrate alignment with the broader Moore Park Traffic and Transport Management Plan as made available by TfNSW;</p> <p>(e) include measures to manage pick-up / drop-off facilities for patrons using taxi, coaches, kiss and ride and rideshare services including consideration of any Geofence for all ride-share companies while ensuring safe access for emergency vehicles and local residents in local streets;</p> <p>(f) include measures to mitigate impacts to traffic flow from the following activities on the northern section of Driver Avenue:</p> <p>(i) passenger pick-up / drop-off on the eastern kerb; and</p> <p>(ii) large vehicles, including coaches and stretched vehicles, undertaking multiple traffic manoeuvres to turn around;</p> <p>(g) include event management measures, including crowd management, to minimise the need for any lane / road closures, including along Moore Park Road due to the various pedestrian entries along the Moore Park Road frontage of the site. Traffic management details are to be provided in the event of a lane / road closure;</p> <p>(h) detail the strategies to mitigate risks at points of crowd swell (i.e., pedestrian crossing / refuge points, circulation around the stadium and Moore Park Precinct and approach and departure points);</p> <p>(i) detail measures to manage cyclist activity along the planned Moore Park Road cycleway on event days;</p> <p>(j) provide details of wayfinding and signage measures within the confines of the site boundaries, including messaging and announcements, which provide clear directions for patrons to all modes of travel, including walking, light rail, heavy rail/metro, bus, taxi, coach, kiss and ride and rideshare services and include illumination for appropriate use at night;</p> <p>(k) provide evidence of consideration of any integrated ticketing initiatives across event types and details of the implementation if available;</p> <p>(l) provide details of emergency services vehicles access and egress;</p> <p>(m) provide details of performance levels and targets that can measure the success of implementation of the ETTMP;</p> <p>(n) identify the specific procedures and actions (including responsibility and timeframes) that will be implemented;</p> <p>(o) describe the frequency and process of proposed reviews and revisions to the Plan, including provision for consultation with the stakeholder identified in D16(a) above.</p>									
D17	<p>The Applicant must:</p> <p>(a) ensure that the ETTMP is endorsed by the Coordinator General, Transport Coordination within TfNSW, at least 6 months prior to the commencement of the operation of the new stadium; and</p> <p>(b) submit a copy of the endorsed ETTMP (required by condition D17(a)) to the CCC, Planning Secretary, Certifying Authority and Council for information, at least 3 months prior to commencement of operation.</p>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Passenger Pick-up and Drop-off Facilities										
D18	<p>The applicant must prepare a 'Passenger Pick-up and Drop-off Facilities plan'. The plan must:</p> <p>(a) be prepared by a suitably qualified professional in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, NSW Police, City of Sydney Council, SCSGT and Centennial Park and Moore Park Trust;</p> <p>(b) include details of dedicated passenger pick-up / drop-off facilities for taxis, coaches, kiss and ride and rideshare services for the development and in conjunction with other stakeholders and landowners in the Moore Park Precinct;</p>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	(c) include details to demonstrate that the plan aligns with the publicly available details of the broader Moore Park Traffic and Transport Management Plan; and  (d) consider all additional opportunities that are anticipated due to the publicly available commitment by others to remove of parking within the Moore Park Precinct associated with the Moore Park Master Plan 2040.									
D19	The plan must be endorsed by the Coordinator General, Transport Coordination, within Transport for NSW, at least 6 months prior to the commencement of operation of the stadium. A copy of the approved 'Passenger Pick-up and Drop-off Facilities plan' must be submitted to the Planning Secretary and Certifying Authority for information within four weeks of endorsement.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Road Safety Audit										
D20	Prior to the occupation of the stadium, a Road Safety Audit (RSA) of the revised vehicle and pedestrian access arrangements to the new stadium (at the junction of Driver Avenue and the entry to MP1 car park), in accordance with Austroads Guide to Road Safety Audit Part 6: Road Safety Audit, must be undertaken by an independent TNSW accredited road safety auditor and submitted to the satisfaction of the Certifying Authority.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D21	Subject to the findings of the RSA, the Applicant must modify the affected vehicle and pedestrian access arrangements to the stadium or propose additional management and mitigation measures (where applicable and if needed), prior to the commencement of operation of the stadium.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Wayfinding and Signage										
D22	The Applicant must update the 'Stadium Wayfinding and Signage Strategy' prepared by Aspect Studios dated 29 May 2019. The updated Stadium Wayfinding and Signage Strategy must incorporate the following requirements as it pertains to the development:  (a) be prepared by a suitably qualified person in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, NSW Police, Council, SCSGT and Centennial Park and Moore Park Trust;  (b) include details of wayfinding signage between public transport nodes and from within the Moore Park Precinct, based on publicly available information;  (c) include details to demonstrate that wayfinding signage on the site is: (i) illuminated; (ii) located at key decision points; (iii) visible from a distance; and (iv) incorporates dynamic signage capability;  (d) final design details of all stadium and way-finding signage, including proposed content and dimensions;  (e) measures to mitigate any unacceptable light spillage, glare impacts and light pollution to surrounding green spaces of Moore Park;  (f) include details of signage recommendations as defined in the ETTMP and adequate wayfinding on the site directing pedestrians along a designated pedestrian path as agreed by respective landowner.;  (g) include details of location of bicycle parking facilities to direct cyclists from footpaths to designated bicycle parking areas;  (h) demonstrate that the proposed Stadium Wayfinding and Signage Strategy within the site is appropriate for the redeveloped stadium; and  (i) demonstrate that the strategy aligns with the publicly available details of the broader Moore Park Traffic and Transport Management Plan.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D23	The Stadium Wayfinding and Signage Strategy must be endorsed by the Coordinator General, Transport Coordination, within Transport for NSW, at least 6 months prior to the commencement of operation of the stadium. A copy of the endorsed document must be submitted to the Certifying Authority for approval, at least 3 months prior to the commencement of operation of the stadium.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Road damage										
D24	Prior to the commencement of operation of the stadium, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation. Applicable if required.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Roadworks										
D25	Prior to the commencement of operation of the stadium, the Applicant must upgrade the pavement of the footpath to Driver Avenue for the extent of the development site to the same standard as the new adjoining public domain for the site.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Emergency Management Plan										
D26	At least 6 months prior to the commencement of operation of the stadium, the Applicant must update the existing Emergency Management Plan for the land owned and operated by the SCSGT as it relates to the site and development to include the emergency management measures of the new stadium as outlined in section 12 of the "Event Management Plan" submitted with the EIS.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D27	The updated plan as required by condition D26 must be prepared in consultation with the Sydney Metropolitan Regional Emergency Management Committee, Sydney Coordination Office and Transport Management Centre within TfNSW, NSW Police, Fire and Rescue NSW, Council, SCSGT and Centennial Park and Moore Park Trust.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Event Management Plan										
D28	At least 3 months prior to commencement of operation of the stadium, the Applicant must submit a final and updated Event Management Plan for the new stadium, to the satisfaction of the Planning Secretary. The plan must include: a) evidence of consultation with Council, CCC, Sydney Coordination Office and Transport Management Centre within TfNSW, SCSGT, Centennial Park and Moore Park Trust, NSW Police, Fire and Rescue NSW and other emergency services and relevant major event stakeholders including (but not limited to) the sporting clubs. b) updated management measures (where applicable) within the: (i) ETTMP as required by condition D16; (ii) the recommendations of the Stage 2 Environmental Assessment CPTED Review prepared by Intelligent Risks dated 29 August 2019 <b>and when applicable the Precinct Village and Car Park (MOD 7) Security through environmental design statement prepared by Intelligent Risks Pty Ltd dated 6 September 2021</b> (as updated by this consent), as updated by condition B55 <b>and B55A</b> ; (iii) the management principles in the updated Anti-Social Behaviour Strategy prepared by Ethos Urban dated 28/05/2019 as updated by condition B55; (iv) operational waste management measures outlined in condition D41; (v) final ONMP as required by condition D48; c) public transport, traffic and crowd management and pedestrian safety measures, and access for emergency vehicles; d) management of community uses, including procedures for notifying community events that are likely to cause concern due to noise, congestion or other issues; e) a precinct wide operational waste management plan to include mechanisms for reduced littering in the areas surrounding the stadium (outside the site boundary); and f) evidence, such as a signed letter by NSW Police Force Terrorism Protection Unit, which demonstrates that a Security Management Plan has been prepared by the Applicant and the plan includes the: (i) the Hostile Vehicle Mitigation Plan required by condition B54; (ii) the recommendations of the Stage 2 Environmental Assessment CPTED Review prepared by Intelligent Risks dated 29 August 2019 <b>and when applicable the Precinct Village and Car Park (Mod-7) Security through environmental design statement prepared by Intelligent Risks Pty Ltd NSW Government 20 Department of Planning and Environment dated 6 September 2021</b> (as updated by this consent as updated by condition B55 <b>and B55A</b> ;		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.



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					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	(iii) the management principles in the updated Anti-Social Behaviour Strategy prepared by Ethos Urban dated 28/05/2019 as updated by condition B55; and (iv) the management principles of the Emergency Management Plan as updated by condition D26. Note: A copy of the Security Management Plan is not required to be submitted.									
Service Area and Loading Dock Management Plan										
D29	Prior to the occupation of the stadium (i.e., prior to the occupation of the building for any purpose including office and administrative functions), the Applicant must submit a Service Area and Loading Dock Management Plan, to the satisfaction of the Certifying Authority and the SCSGT, detailing: (a) allocation of loading spaces; (b) indicative delivery times; (c) controls on duration of stays; (d) controls on the placement of skips, pallets, etc.; (e) procedures for tradesman access and parking; (f) indicative operating times; and (g) truck access routes.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D29A	<b><u>Prior to the occupation of the Precinct Village and multi-level carpark, the Applicant must update the Service Area and Loading Dock Management Plan to a Freight and Servicing Management Plan (FSMP) in consultation with TfNSW. The FSMP must ensure that any potential traffic and safety impacts associated with the loading docks operations are mitigated. The Applicant must submit a copy of the final plan to TfNSW for approval via development.CTMP.CJP@transport.nsw.gov.au. The FSMP must specify, but not be limited to, the following:</u></b> a) <u>details of the stadium and Precinct Village (when applicable) loading and servicing profile, including the forecast loading and servicing traffic volumes by vehicle size, frequency, time of day and duration of stay;</u> b) <u>any allocation of loading spaces;</u> c) <u>controls on the placement of skips, pallets, etc.;</u> d) <u>procedures for tradesman access and parking;</u> e) <u>indicative operating times;</u> f) <u>truck access routes;</u> g) <u>details of freight and servicing facilities that may be required within the subject site which adequately accommodate the forecast demand of the development so as to not rely on the kerbside restrictions to conduct the development's business; and</u> <b><u>details of measures to manage any potential traffic and safety impacts of the loading docks operation in particular potential queuing on public roads and potential conflicts between freight vehicles accessing the loading docks and transport users accessing the precinct.</u></b>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Flood Evacuation Plan										
D30	Prior to the commencement of operation of the stadium, an Emergency Flood Evacuation Management Plan for the users of the site must be submitted to the satisfaction of the Certifying Authority. The Flood Evacuation Management Plan must include details of alternative egress onto Moore Park Road via the external concourse instead of the existing gates at the south-eastern corner (connecting to Fox Studios). The Flood Evacuation Management Plan must be reviewed and certified by a suitably qualified hydraulic engineer. A copy of the plan must be submitted to the Planning Secretary, Council and CCC for information.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Mechanical Ventilation										
D31	Prior to the occupation of the stadium (i.e., prior to occupation of the building for any purpose including office and administrative functions) the Applicant must provide evidence to the satisfaction of the Certifying Authority that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any alternative solutions for fire safety.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.

Uniqu e ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/ab ove ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Operational Noise – Design of Mechanical Plant and Equipment										
D32	Prior to the occupation of the stadium (i.e., prior to occupation of the building for any purpose including office and administrative functions) the Applicant must submit evidence to the Certifying Authority that the noise mitigation recommendations as required by condition B48 have been incorporated into the design to ensure the development will not exceed the Project Amenity Noise Levels identified in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Car Parking and Bicycle Parking Arrangements										
D33	At least six weeks prior to the occupation of the stadium (i.e., prior to occupation of the building for any purpose including office and administrative functions) and the public domain areas within the site or any other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the satisfaction of the Certifying Authority that demonstrates that:  a) construction works associated with the proposed basement car park and the <b>temporary</b> reinstatement of the MP 1 with the vehicle rejection facilities, have been completed and that the car parking facility and the vehicle rejection facilities are operational;  b) at least 540 car spaces are provided within the MP 1 and 50 car spaces are provided within the basement of the stadium;  c) disabled car parking spaces are provided in accordance with the requirements of the current version of AS2890.6;  d) all car parking and other vehicle parking / turning / manoeuvring arrangements are in accordance condition B49;  e) all bicycle parking facilities comply with the <b>design</b> requirements of condition B50;  f) consultation has been undertaken with Centennial Park and Moore Park Trust <b>Greater Sydney Parklands Trust</b> to finalise the location of the bicycle parking spaces outside the site boundary and within the land owned by the Centennial Park and Moore Park Trust <b>Greater Sydney Parklands Trust if located on land owned by the Greater Sydney Parklands Trust</b> ; and  The required number of bicycle spaces have been designed and installed at locations agreed with the Centennial Park and Moore Park Trust <b>Greater Sydney Parklands Trust</b> .		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered					Requirement triggered prior to operation.	
D33A	<b>Prior to the commencement of the use of the multi-level carpark, evidence must be submitted to the satisfaction of the Certifying Authority that demonstrates that:</b>  a) <b>the number of car spaces has been delivered in accordance with the detailed design drawings endorsed under condition B49A;</b>  b) <b>suitable vehicle rejection facilities (roundabout and warning system) are in place to support the carrying out of events at the stadium;</b>  c) <b>the required number of bicycle spaces for each stage have been designed and installed at locations agreed with Greater Sydney Parklands Trust if located on its land;</b>  d) <b>disabled car parking spaces are provided in accordance with the requirements of the current version of AS2890.6; and</b>  <b>all car parking and other vehicle parking / turning / manoeuvring arrangements are in accordance condition B49A.</b>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Fire Safety Certification										
D34	Prior to the occupation of the stadium (i.e., prior to occupation of the building for any purpose including office and administrative functions), 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 Certifying Authority and Council. The Fire Safety Certificate must be prominently displayed in the building.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D35	A Fire Engineering Brief and Fire Engineering Report must be prepared for the development in consultation with Fire and Rescue NSW. A copy of the reports must be submitted to the Certifying Authority, prior to the occupation of the stadium (i.e., prior to occupation of the building for any purpose including office and administrative functions).		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Structural Inspection Certificate										

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					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
D36	Prior to the commencement of occupation of the relevant parts of the stadium and / or the public domain areas within the site, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority. 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:  (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and  (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Compliance with Food Code										
D37	Prior to the commencement of operation of the of the food preparation / serving / selling areas of the stadium, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Stormwater Quality Management Plan										
D38	Prior to the occupation of the stadium (i.e., prior to occupation of the building for any purpose including office and administrative functions) and the public domain areas within the site, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the satisfaction of the Certifying Authority and a copy submitted to Council. The SOMP must contain the following:  (a) maintenance schedule of all stormwater quality treatment devices;  (b) record and reporting details;  (c) methods to ensure that the stormwater from the site does not adversely impact on the water quality of Kippax Lake;  (d) relevant contact information; and  (e) Work Health and Safety requirements.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation. Updated SQMP to be provided to cover PV&C CC#1 Scope.
Rainwater Harvesting										
D39	Prior to the occupation of the stadium and the public domain areas within the site, signed works-as-executed rainwater re-use harvesting system details must be provided to the Planning Secretary and Certifying Authority.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Outdoor Lighting										
D40	Prior to the occupation of the stadium (i.e., prior to occupation of the building for any purpose including office and administrative functions and the public domain areas within the site, the Applicant must submit evidence from a suitably qualified practitioner to the Certifying Authority that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:  (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and  (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.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Operational Waste Management Plan										
D41	Prior to the occupation of the stadium (i.e., prior to occupation of the building for any purpose including office and administrative functions and the public domain areas within the site, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifying Authority. The Waste Management Plan must:  a) Be prepared in consultation with the SCSGT;  b) detail the type and quantity of waste to be generated during operation of the development;  c) 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		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.

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					Timing	PV&C - CC#1 (Early Works - Service Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); d) detail the materials to be reused or recycled, either on or off site; e) details of the licensed contractor responsible for the removal of trade waste from the site; and f) include the Management and Mitigation Measures included in Appendix 3 <b>when applicable include the detailed design and operation of the Precinct Village and multi-level carpark waste area, along with details of vermin proofing mitigation measures.</b>									
Public Domain and Public Art										
D42	Prior to the occupation of the public domain areas within the site, the installation of all public art within the site in accordance with the Public Art Plan must be completed on the site to the satisfaction of the Certifying Authority and the SCSGT.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D43	The required relocation of sculptures and recommendations of the Heritage Interpretation Strategy prepared by Curio Projects dated 30/05/2019 must be implemented, prior to the occupation of the stadium and the public domain areas within the site.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D44	Prior to the occupation of the public domain areas within the site, the public domain and landscaping works required by this approval must be completed to the satisfaction of the Certifying Authority. The external public domain works required under this consent (for the Moore Park Road frontage) must be completed in consultation with Council and to the satisfaction of the Certifying Authority.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Noise Monitoring system										
D45	The stadium must include a permanent real-time noise monitoring system that measures, and records noise generated within the stadium and facilitates the assessment of the egress of amplified noise. The system must be capable of reporting an appropriate range of frequencies and noise metrics including 5-minute Leq and 63 Hz octave data. The design and selection of the noise monitoring system must ensure that high performance windshields are selected that would enable effective monitoring to be undertaken at winds speeds significantly above 5m/second.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D46	The stadium must include a permanent weather station capable of determining wind speed, direction and other meteorological parameters necessary to assess directivity and enhancement of stadium generated noise. This data is to be used for retrospective evaluation only (measure weather conditions at the time of noise monitoring) and is not required to be integrated with the noise monitoring system.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D47	The proposed real time noise monitoring system must be designed and installed prior to commencement of operation of the stadium so that reliable noise levels can be measured under the highest wind speed practicable based on best available technology. Details of the noise monitoring system and the permanent weather station, as required by conditions D45 and D46 must be submitted to the satisfaction of the Planning Secretary, at least 3 months prior to the commencement of operation of the stadium. The details of the noise monitoring system must be submitted to the EPA for information.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Operational Noise Management Plan										
D48	An Operational Noise Management Plan (ONMP) must be prepared prior to the commencement of operation of the stadium. The plan must: (a) be prepared by a suitably qualified and experienced acoustic expert in consultation with the EPA, the Department and the SCSGT; (b) be submitted to the Planning Secretary for approval, at least 3 months prior to commencement of operation of the stadium and be supported by evidence of required consultation in D48(a); (c) include (but not limited to) the following details that are (where relevant) consistent with the draft Noise Management Plan in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019; (i) hours of operation, number and type of events; (ii) details of sound-check timings associated with an event; (iii) identification and location of relevant sensitive receivers;		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.

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					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
	(iv) definition of the events that will be deemed-to-comply and those for which an Event Acoustic Report would be required; (v) noise limits for sporting events, concerts and outdoor events with sound amplification that are consistent with the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019; (vi) noise limits and restrictions on use of the public domain areas within the site post completion of an event; (vii) noise limits for post event activities within the stadium, such as clean-up, resurfacing playfield within the stadium, maintenance of the playfield, use of power-equipment and other functions; (viii) a definition of non-compliance and a breach of conditions; (ix) a chain of responsibility for management of noise in relation to the stadium activities and nomination of responsible persons and contact details; (x) a protocol for notification of events to residential and other sensitive receivers at least 5 days prior to an event and the relevant regulatory authorities; (xi) definition of a trial period during which the noise limits and noise monitoring system are to be validated. This must be of a duration to enable a sufficient number of different types of events to establish robust relationships between the Leq,5min noise levels emitted from the events at the stadium and LFmax noise levels in the Notice of Prevention Action No 1003904 (by the EPA), and the relationship between intermediate monitoring locations and receiver locations; (xii) A requirement for review of the noise limits and monitoring locations must be included at the completion of the trial period; (xiii) measures to minimise impacts of sound checks, rehearsals, 'bump-in' and 'bump-out' activities, amplified sound from events, goods delivery, post event clean-up activities, amplified sound within and outside of the stadium, and waste collection services (including the noise impact of associated vehicular movements particularly any such movements occurring during the 'night period' or likely to activate reversing alarms), and stadium precinct grounds maintenance; (xiv) a protocol for determining compliance with the noise limits including establishing noise limits at intermediate monitoring points for different event configurations and meteorological conditions; (xv) a procedure for management actions and responsibilities to avoid non-compliances and to respond to non-compliances, in the event of detected exceedance of noise limits; (xvi) a complaints handling procedure, including operation of a telephone complaints line and action protocol; (xvii) a procedure and guidance on the frequency, time of occurrence and duration of pyrotechnic displays (if any), including a community notification strategy; (xviii) the location of intermediate noise monitoring points and the applicable noise levels to demonstrate compliance with project noise requirements at sensitive receiver locations identified in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019; (xix) the acoustic specifications, technical performance criteria, calibration regime and data storage for a noise monitoring system which includes the use of intermediate noise monitoring points; (xx) a protocol for validating the performance of the noise monitoring system to demonstrate that a reliable and repeatable measure of noise at receiver locations can be obtained through measurement at the intermediate noise monitoring locations. The protocol must include reporting of the empirical and theoretical measurements / calculations used to determine the intermediate noise levels to the EPA and Department; (xxi) a protocol for reporting the results of noise monitoring for events; and (xxii) a mechanism for periodic review of the plan, to be in consultation with the EPA and the Department; and (xxiii) a method of continuous improvements to the ONMP and protocols, to ensure various music genres from the current and future events held at the stadium (both known and new events that cannot be considered in this instance) meet the noise objectives.  Note: This requirements in condition D48(c) may need to be amended by the Planning Secretary, if required, during the approval of the ONMP.									
Social Impact Monitoring Program										



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					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
D49	<p>The applicant must prepare a Social Impact Monitoring Program (SIMP) for the operation of the stadium to ensure that, where within the control of the Applicant, social impacts during event and non-event days are appropriately and adaptively managed in coordination with other key agencies such as NSW Police and Council. The program must:</p> <p>(a) be informed by engagement with surrounding landowners / occupiers (including sensitive receivers identified in the Noise and Vibration Assessment Report) and other relevant stakeholders, the Community Consultative Committee, City of Sydney Council, SCSGT and Centennial Park and Moore Park Trust;</p> <p>(b) be submitted to the Planning Secretary for approval, at least 3 months prior to commencement of operation of the stadium and be supported by evidence of required consultation in (a);</p> <p>(c) document the predicted impacts and adaptive management / mitigation measures that have been included in the documents:</p> <p>(i) SSD-9249 - Social and Economic Impact Statement prepared by Ethos Urban dated June 2018;</p> <p>(ii) SSD-9249 - Addendum Social Impact Assessment prepared by Ethos Urban dated June 2018;</p> <p>(iii) SSD-9835-Addendum Social and Economic Impact Assessment prepared by Ethos Urban dated 30/05/2019; and</p> <p>(iv) SSD-9835 – Social and Economic Impact Assessment - Response to request for additional information prepared by Ethos Urban dated 30/05/2019.</p> <p>(d) include methodology / procedures that would ensure that all groups in the community in the locality can participate in this program;</p> <p>(e) include a mechanism / procedure for gathering information on how people (particularly the residents of Paddington and Surry Hills) experience the operation of the premises (on event and non-event days);</p> <p>(f) include a method to evaluate the collected data;</p> <p>(g) include a mechanism to compare the predicted impacts and management / mitigation measures in each of the documents referred to in (c) against the actual impacts derived from the evaluation of the collected data (f);</p> <p>(h) include a framework by which additional impacts (positive and negative) identified through the evaluation of the data can be documented in addition to the predicted impacts documented in (c); and</p> <p>(i) a mechanism by which additional adaptive management and mitigation measures can be identified and implemented to mitigate any impacts that are documented in (h).</p> <p>Note: where elements of social impact have been wholly addressed in another operational plan, the SIMP may refer to that plan. Where they have been partially addressed, the SIMP should cross-reference to other plans and provide necessary additional information specific to managing the social dimension(s) of impacts. The monitoring of social impacts in the context of this condition includes aspects such as anti-social behaviour, littering and blocking of local streets by ride sharing, hire car vehicles or spectator parking.</p>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.

Uniqu e ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/ab ove ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Event Car Parking Management Plan										
D50	<p>The Applicant must prepare an Event Car Parking Management Plan (ECPMP) for the operation of the stadium. The objective of the ECPMP is to ensure that a car parking plan is prepared to cater for the event days at the stadium on the basis of the progressive phasing out of the on-grass parking on Moore Park East, consistent with the Moore Park Masterplan 2040. The plan must:</p> <p>a) be prepared in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, City of Sydney Council, SCSGT, CCC and Centennial Park and Moore Park Trust <b>Greater Sydney Parklands Trust</b>;</p> <p>b) be submitted to the Planning Secretary for approval, at least <b>four weeks</b> <del>3 months</del> prior to the commencement of operation of the stadium <b>and four weeks prior to the commencement of the full operation of the multi-level carpark</b>;</p> <p>c) <b>detail car parking provisions in accordance with Venues NSW revised parking strategy dated 4 June 2022 detailed in SSD-9835-Mod-9</b>;consider the likely timelines of the progressive removal of on-grass car parking on Moore Park East, based on consultation with Centennial Park and Moore Park Trust;</p> <p>d) consider alternative strategies to provide car parking for the stadium patrons on event days <b>to address the number of event car parking spaces removed from Moore Park East and not accommodated by the multi-level carpark</b> including, but not limited to:</p> <p>(i) the targets in the Green Travel Plan (GTP) that would reduce the overall parking demand in the precinct on event days;</p> <p>(ii) redistribution of the existing car parking on <b>from</b> Moore Park East in the <b>to</b> satellite parking areas, consistent with the Moore Park Masterplan 2040, <del>and identification of these areas such as:</del></p> <p><del>-Randwick Racecourse;</del></p> <p><del>-E.S. Marks Athletics Field;</del></p> <p><del>-Moore Park Golf Course;</del></p> <p><del>-Entertainment Quarter; and</del></p> <p><del>-any other nearby areas that do not adjoin the site;</del></p> <p>e) consider the feasibility to implement the relocation of the car parking in the satellite or other alternate parking locations including, but not limited to:</p> <p>(i) cost implications (such a comparison of the parking rates at these area and Moore Park East);</p> <p>(ii) required public authority or other authority approvals;</p> <p>(iii) commuting distance and times for the patrons, between the satellite parking areas and the stadium; and</p> <p>(iv) walking routes, public transport and rideshare facilities between the site and the stadium; <b>and</b></p> <p>f) consider alternate / additional measures that can be provided to assist the stadium patrons to commute between the satellite parking / alternate parking locations and the stadium including, but not limited to:</p> <p>(i) any other special bus services on event days;</p> <p>(ii) temporary wayfinding signage;</p> <p>(iii) information on the relevant website; and</p> <p>provision of digital message boards to provide guidance to the patrons.</p>	<p><i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i></p>	Not Triggered						Requirement triggered prior to operation.	
Fire Booster Connections										
D51	<p>Prior to the installation of the Fire Booster Connection locations within the site, for the Fire Hydrant and Sprinkler Systems, the Applicant must obtain the necessary approval of the Fire and Rescue NSW.</p>		<p><i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i></p>	Not Triggered						Requirement triggered prior to operation.
Crime Prevention Requirements										
D52	<p>All proposed physical and technical surveillance measures, recommended in the Stage 2 Environmental Assessment CPTED Review prepared by Intelligent Risks Pty Ltd dated 28 August 2019 (as updated by this consent), must be implemented on the <b>stadium</b> site, prior to commencement of the <b>stadium</b> operation.</p>		<p><i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i></p>	Not Triggered						Requirement triggered prior to operation.

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works - Service Diversions & Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
D52A	<b>All proposed physical and technical surveillance measures, recommended in the Precinct Village and Car Park (MOD 7) Security through environmental design statement prepared by Intelligent Risks Pty Ltd dated 6 September 2021 (and as may be updated by this consent), must be implemented on the Precinct Village and multilevel carpark site, prior to the commencement of operation of each stage of the Precinct Village and multi-level carpark.</b>			Not Triggered						Requirement triggered prior to operation.
Soil Contamination and Site Audit										
D53	<b>Prior to the occupation of the stadium and its associated or any of the public domain areas within the site, the Applicant must submit the following to the Planning Secretary, EPA and Council for information:</b> <b>a) a Section A1 Site Audit Statement or a Section A2 Site Audit Statement signed by a NSW EPA-accredited Site Auditor, certifying that all parts of the stadium and its associated public domain area are suitable for the proposed land use.</b>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D53A	<b>Prior to the occupation of each stage of the Precinct Village and multi-level carpark and its associated public domain areas, the Applicant must submit the following to the Planning Secretary, EPA and Council for information:</b> <b>(a) Section A1 Site Audit Statement or a Section A2 Site Audit Statement signed by a NSW EPA-accredited Site Auditor, certifying that all relevant parts of the Precinct Village and multi-level carpark and its associated public domain areas are suitable for the proposed land use.</b>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D54	<b>The stadium structure and its associated public domain areas (either in whole or part) must not be occupied until the following requirements are complied with:</b> <b>a) a written confirmation from the Planning Secretary stating that the requirements of D53(a) have been complied with.</b> <b>b) a copy of the written confirmation from the Planning Secretary provided to the Certifier for information.</b> <b>(MOD-1)</b>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
D54A	<b>The Precinct Village and multi-level carpark and its public domain areas (either in whole or part) must not be occupied until the following requirements are complied with:</b> <b>(a) written confirmation has been obtained from the Planning Secretary stating that the requirements of D53A(a) have been complied with.</b> <b>(b) a copy of the written confirmation from the Planning Secretary has been provided to the Certifier for information.</b>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Building Identification Signage										
D55	<b>Prior to the installation of building identification signage within the approved building signage zones, design details must be submitted for the approval of the Planning Secretary demonstrating compliance with State Environmental Planning Policy No 64 – Advertising and Signage and identifying the proposed content, materiality and illumination of each sign. Illumination of the building signage must be in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. (MOD-3)</b>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Transport Access Guide										
D56	<b>The Applicant must prepare a Transport Access Guide (TAG) in consultation with TfNSW unless the requirements of this condition are addressed in the GTP required by condition D14A. The TAG must be submitted to and approved by TfNSW (via development.CTMP.CJP@transport.nsw.gov.au) prior to the occupation and commencement of full operation of the Precinct Village and multi-level carpark. The TAG must include (but not be limited to) the following:</b> <b>a) information regarding off-street car parking and passenger pick-up and set down areas at the development site;</b> <b>b) suitable nearby drop-off/pick-up locations;</b> <b>c) identification of areas where drop-off/pick-up is prohibited and instruct visitors to avoid use of these areas; and</b> <b>d) suitable nearby taxi zones.</b>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.
Operation of Precinct Village and multi-level carpark										

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D57	<b>Prior to the commencement of the use of the Precinct Village and multi-level carpark, the requirements of conditions of this part (Part D Prior to Occupation or Commencement of Use) must be complied with where they would have applied to the stadium. Any requirements and approvals required for the stadium must be addressed and obtained in the same timeframe stipulated in the condition unless alternate requirements have been stipulated specifically for these stages in a separate condition on the same matter or as otherwise approved in a Staging Report.</b>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered prior to operation.																																															
PART E POST OCCUPATION																																																									
Ecologically Sustainable Development																																																									
E1	Unless otherwise agreed by the Planning Secretary, within six months of occupation of the stadium (i.e., prior to occupation of the building for any purpose including office and administrative functions), LEED certification must be obtained demonstrating the development achieves a minimum LEED v4 Gold Certificate. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.																																															
Non-event operational noise limit																																																									
E2	<p>The non-event operational noise (excluding patron / crowd and music noise <b>from the stadium and including all noise generated from the stadium members facilities and the Precinct Village and multi-level carpark</b>) generated at the premises must not exceed the noise limits at the times and locations in the Table 1 below, that apply at all residential receivers within the nominated noise catchment area (NCA) identified in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019:</p> <table><tr><th colspan="5">Table 1: Non-event operational noise limits</th></tr><tr><th rowspan="3">Noise catchment area</th><th colspan="4">Noise limit dB(A)</th></tr><tr><th>Day</th><th>Evening</th><th>Night</th><th>Night</th></tr><tr><th>L<sub>Aeq,15min</sub></th><th>L<sub>Aeq,15min</sub></th><th>L<sub>Aeq,15min</sub></th><th>L<sub>Amax</sub></th></tr><tr><td>NCA 1</td><td>58</td><td>56</td><td>55</td><td>70</td></tr><tr><td>NCA 2</td><td>58</td><td>53</td><td>51</td><td>66</td></tr><tr><td>NCA 3</td><td>57</td><td>54</td><td>52</td><td>64</td></tr><tr><td>NCA 4</td><td>48</td><td>46</td><td>43</td><td>56</td></tr><tr><td>NCA 5</td><td>44</td><td>41</td><td>38</td><td>50</td></tr><tr><td>NCA 6</td><td>52</td><td>45</td><td>38</td><td>60</td></tr></table> <p>The non-event operational noise must comply with the noise limits specified in condition E2, when the measurement is undertaken utilising the following criteria:</p> <p>(a) the relevant noise monitoring equipment must be located at the reasonably most affected external point at the location, but no closer than 3m to a vertical reflecting surface and between 1.2 to 1.5m above ground level for single storey residences and at a height between 1.2 to 1.5m above the finished floor level for multi-storey residences;</p> <p>(b) noise measurements must not be undertaken where rain or wind speed at microphone level will affect the acquisition of valid measurements; and</p> <p>(c) the modifying factor corrections in Table C1 in Fact Sheet C of the Noise Policy for Industry (EPA, 2017) may be applied, if appropriate, to the noise measurements by the noise monitoring equipment.</p> <p>For the purpose of condition E2, non-event operational noise limits include the activities to which the Noise Policy for Industry (EPA, 2017) applies. The sources of non-event noise that apply for this premise include in principle, but are not limited to:</p> <p>(a) mobile and fixed mechanical plant and equipment;</p> <p>(b) energy generation plant; and</p> <p>(c) vehicles on the premises.</p>	Table 1: Non-event operational noise limits					Noise catchment area	Noise limit dB(A)				Day	Evening	Night	Night	L <sub>Aeq,15min</sub>	L <sub>Aeq,15min</sub>	L <sub>Aeq,15min</sub>	L <sub>Amax</sub>	NCA 1	58	56	55	70	NCA 2	58	53	51	66	NCA 3	57	54	52	64	NCA 4	48	46	43	56	NCA 5	44	41	38	50	NCA 6	52	45	38	60		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered					Requirement triggered as part of operations.
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E3	The non-event operational noise limits set out in condition E2 only apply under the following meteorological conditions as outlined in Table 2:		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.																																															

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	<table><tr><th colspan="2">Table 2: Meteorological conditions for the noise limits in Table 1</th></tr><tr><th>Assessment Period</th><th>Meteorological Conditions</th></tr><tr><td>Day</td><td>Stability Categories A, B, C, D and E with wind speeds up to and including 3m/s at 10m above ground level.</td></tr><tr><td>Evening</td><td>Stability Categories A, B, C, D and E with wind speeds up to and including 3m/s at 10m above ground level.</td></tr><tr><td>Night</td><td>Stability Categories A, B, C, D and E with wind speeds up to and including 3m/s at 10m above ground level; Stability category F with wind speeds up to and including 3m/s at 10m above ground level.</td></tr></table> <p>Note: For the purpose of condition E2, the meteorological conditions must be determined based on meteorological data obtained from the nearest, representative Bureau of Meteorology weather station in accordance with the procedures of the Noise Policy for Industry (EPA, 2017).</p>	Table 2: Meteorological conditions for the noise limits in Table 1		Assessment Period	Meteorological Conditions	Day	Stability Categories A, B, C, D and E with wind speeds up to and including 3m/s at 10m above ground level.	Evening	Stability Categories A, B, C, D and E with wind speeds up to and including 3m/s at 10m above ground level.	Night	Stability Categories A, B, C, D and E with wind speeds up to and including 3m/s at 10m above ground level; Stability category F with wind speeds up to and including 3m/s at 10m above ground level.								
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Night	Stability Categories A, B, C, D and E with wind speeds up to and including 3m/s at 10m above ground level; Stability category F with wind speeds up to and including 3m/s at 10m above ground level.																		
E4	For those meteorological conditions not referred to in condition E3, the applicable noise limits would be 5dB above the noise limits in condition E2 (noise limit in E2 + 5dB).  Note: For the purpose of condition E3, the meteorological conditions must be determined based on meteorological data obtained from the nearest, representative Bureau of Meteorology weather station in accordance with the procedures of the Noise Policy for Industry (EPA, 2017).		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.									
Operation Noise Management																			
E5	The project must at all times comply with the approved ONMP required under condition D48 of this consent.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.									
E6	The noise monitoring system as required by condition D45 must be installed and be operative for all events at the stadium, except the deemed-to-comply events (as defined in the ONMP), so that real time data for noise measurement and noise monitoring are available at any point in time for measuring noise generation during events.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.									
E7	The Applicant must conduct regular monitoring of the noise generated by the stadium during the nominated and agreed trial period in the ONMP. Data regarding noise generated by a sufficient number of different types of events must be collected during this period to establish robust relationships between the Leq5min and LFmax, and the relationship between intermediate monitoring locations and receiver locations.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.									
E8	At the completion of the trial period, the Applicant must produce a report to the satisfaction of the Planning Secretary, which includes a detailed review of the noise limits and monitoring locations to demonstrate that the noise generated by the various types of events at the stadium comply with the intent of the noise limits established in Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019 and which was to ensure that noise impacts will be no greater than those experienced under the statutory Notice of Preventive Action 1003904 (as at the date of the development application and as varied from time to time). A copy of this report must be submitted to EPA for information.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.									
E9	In addition to the requirement of condition E8, real time noise measurement data from the first three music concerts must be provided to EPA and the Planning Secretary. The data should be obtained at the identified noise compliance points (including intermediate compliance points) as identified in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019 and be supported by analysis to demonstrate:  (a) how, over the first three concerts, the Applicant or operator of the stadium undertook a range of measurements at selected receiver locations and intermediate sites to validate propagation predictions and allow comparisons of stadium levels to noise objectives established for the stadium in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019;		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.									



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	(b) how the results of these tests have been used / will be used to inform the setting of noise level triggers for the stadium microphones to ensure compliance with the noise objectives established for the stadium; (c) that the equivalent noise levels at the sensitive receivers as identified in the Stage 2 SSDA – Noise and Vibration Assessment prepared by ARUP dated 30 August 2019 are achieved at all times.									
E10	The Applicant must submit a report with the noise measurement data and supporting analysis to EPA and the Planning Secretary within two weeks of the completion of each of the first three music concerts or any other event using amplified music to: (a) obtain written advice and comments from EPA and the Planning Secretary regarding compliance with condition E9 and validation of the ONMP after each event; and (b) obtain written advice from EPA and the Planning Secretary regarding any additional management measures and or refinement of the ONMP required having regard to compliance with condition E9.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
E11	If non-compliance is reported, the written advice from EPA and the Department must be obtained and appropriate actions undertaken including (but not limited to) refinement of the ONMP, prior to the commencement of the next music event at the stadium, follow		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Event Management										
E12	The ETTMP (as reviewed and updated from time to time), required by condition D16, must be implemented at all times, for all events at the stadium.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
E13	The ETTMP must be reviewed and updated annually in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, NSW Police, City of Sydney Council, SCSGT and <del>Centennial Park and Moore Park</del> <b>Greater Sydney Parklands Trust</b> and a copy provided to the Planning Secretary for information, <u>from the commencement of operation of the stadium and for the first two years of full operation of the Precinct Village and multi-level carpark.</u>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
E14	All Event-specific Traffic Management Plans prepared to cater for specific events, must be prepared in accordance with the ETTMP and a copy submitted to the Coordinator General, Transport Coordination, within TfNSW, <u>from the commencement of the stadium and for the first two years after the occupation and commencement of the precinct village and multi-level carpark</u> commencement, unless requested by Coordinator General, Transport Coordination, within TfNSW for an extended timeframe beyond the two years.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
E15	The Event Management Plan as required by condition D28 must be reviewed and updated annually in consultation with the Sydney Coordination Office and Transport Management Centre within TfNSW, NSW Police, Council, SCSGT and <del>Great Sydney Parklands Trust</del> <b>Centennial Park and Moore Park Trust</b> and a copy provided to the Planning Secretary for information, <u>from the commencement of operation of the stadium and for the first two years of full operation of the Precinct Village and multi-level carpark.</u>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
E16	The Event Management Plan, required by condition D28, must be implemented at all times, for all events at the stadium.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						
E17	The Applicant must review and update the Security Management Plan required in D28(f) annually based on the: (a) best practice guidelines applicable to the Security Management Industry; (b) significant community complaints received in the preceding area in relation to security management at the stadium; and (c) consultation with NSW Police, Sydney Coordination Office and Transport Management Centre within TfNSW, SCSGT, Council and Centennial Park and Moore Park Trust.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
E18	Evidence of updating the Security Management Plan and the associated feedback received annually on the security management / anti-social behaviour management of the premises during event and non-event days, must be submitted to the Planning Secretary for information for the first five years of operation of the site.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.

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					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/ab ove ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
Noise control - Maintenance of the playing field and internal stadium.										
E19	Grounds and other maintenance work on the playing field and internal stadium is restricted to between 7am and 6pm, Mondays to Fridays inclusive and 8am and 4pm, Saturdays and Sundays. All works undertaken outside of these hours would be subject to the Non-event operational noise limits in condition E2.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Maintenance of the grounds within the site – external to the stadium footprint										
E20	Ground and stadium maintenance activities, external to the stadium footprint, is restricted to between 7am and 6pm, Mondays to Fridays inclusive and 8am and 4pm, Saturdays and Sundays. except on the days immediately preceding and following an event day. On these days (preceding and following an event), cleaning and other required activities may be undertaken outside of these hours would be subject to the Non-event operational noise limits in Table 1 Non-event operational noise limits identified in Condition E2.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						
Loading Zone and Support Unit Drop-Off Zone										
E21	All loading and unloading of service vehicles in connection with the use of the premises must be carried out wholly within the site at all times.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
E22	All vehicles must enter and leave the Subject Site in a forward direction from the MP1 car park on to Driver Avenue and when using Paddington Lane.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Outdoor Lighting										
E23	Notwithstanding condition D40, 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, while not compromising on the safety of the general public.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Fire Safety Certificate										
E24	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Signage										
E25	Signage must be provided within the site in accordance with the drawings listed in condition A2 and the Stadium Wayfinding and Signage strategy required by condition D22 of this consent.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
E26	All signage proposed on the stadium elevations must not be illuminated between 11:30pm and 7am.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Operation of Plant and Equipment										
E27	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Community Communication Strategy										
E28	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Heritage Interpretation Plan										

Unique ID	Compliance Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Staging as per approved Staging Report					
					Timing	PV&C - CC#1 (Early Works -Service Diversions &Stormwater Diversion)	PV&C - CC#2 (Civil Works - Piling, Bulk Excavation)	PV&C - CC#3 (Main Works - inground/above ground structure, services)	PV&C - CC#4 (Façade, Landscape / Public Domain)	Commentary (PV&C Staging Report)
E29	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition B46.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
E30	Any lighting and digital media display forming part of the heritage Interpretation Plan must not impact on the health and longevity of the local fauna including grey-headed flying fox.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Unobstructed Driveways and Parking Areas										
E31	Other than required by the Hostile Vehicle Mitigation Plan, all public driveways, footways and parking areas must be unobstructed at all times. Public driveways, footways and car spaces 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.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Green Travel Plan										
E32	The GTP required by this development consent (as reviewed and updated annually) must be implemented by the applicant for the life of the development.		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Freight and Servicing Management Plan										
E33	<b><u>The Freight and Servicing Management Plan referred to under condition D29A and approved by TfNSW must be implemented by the Applicant for the life of the development</u></b>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.
Transport Access Guide										
E34	<b><u>The Transport Access Guide (TAG) referred to under condition D56 and approved by TfNSW must be implemented by the Applicant for the life of the development.</u></b>		<i>This condition is not yet triggered, as the project is in the early works phase during the audit period.</i>	Not Triggered						Requirement triggered as part of operations.

## **APPENDIX B – PLANNING SECRETARY AGREEMENT TO INDEPENDENT AUDITORS**

## Department of Planning and Environment

Our ref: SSD-9835-PA-171

via Major Projects Portal

11 August 2023

Attention: Venues NSW

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**Subject:** Sydney Football Stadium (SSD-9835) – agreement to independent auditor

I refer to your letter dated 11 July 2023 (PA-171) requesting the Planning Secretary's agreement to suitably qualified, experienced, and independent persons as independent environmental auditors of the Sydney Football Stadium – Stage 2 project (SSD-9835, as modified).

NSW Planning has reviewed the information you have provided against the *Independent Audit Post Approval Requirements* (2020). NSW Planning is satisfied that the nominees are certified with Exemplar Global as lead auditors in environmental management systems, are suitably experienced in state significant projects, and have supplied declarations of independence.

Consequently, I can advise that under Condition A44 of SSD-9835, the Planning Secretary has agreed to the following auditors:

- Mr Derek Low, Wolfpeak
- Mr Ricardo Prieto-Curiel, Wolfpeak.

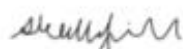
Please ensure this correspondence is appended to each independent audit report. This agreement supersedes all previous agreements under Condition A44 of SSD-9835.

The independent audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (2020). Failure to meet these requirements may require revision and resubmission. Notwithstanding Condition A47 of SSD-9835, as per section 4.5 of the *Independent Audit Post Approval Requirements* (2020), each independent audit report and the proponent's response must be submitted via the Major Projects Portal within two months of undertaking the independent audit site inspection.

NSW Planning reserves the right to request an alternate auditor(s) for future audits.

Should you wish to discuss the matter, please contact me at [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).

Yours sincerely,



Alex McGuirk

A/Team Leader Compliance – Government Projects  
NSW Planning

*As nominee of the Planning Secretary*





## APPENDIX C – CONSULTATION RECORDS

**From:** [Derek Low](#)  
**Sent:** Friday, 1 November 2024 9:22 AM  
**To:** [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)  
**Cc:** [Joyce Acierda](#); [Aleks Kukolj](#)  
**Subject:** Sydney Football Stadium Redevelopment (Stage 2) PV&C - Independent Audit - consultation

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Hi there,

I am one of the Department of Planning, Housing and Infrastructure (the Department) approved Independent Auditors on the Sydney Football Stadium Redevelopment Stage 2 - SSD 9835 (the Project).

I am currently preparing to undertake the third Independent Audit on the construction of the Precinct Village and Carpark (PV&C), the second relating to the main works package on the PV&C. The audit is required to be conducted in accordance with SSD 9835 Schedule 2 Condition A45 and the Department's Independent Audits Post Approval Requirements (or IAPAR).

The Project Consent is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/project/10736>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/assess-and-regulate/about-compliance/inspections-and-enforcements/independent-audit-post-approval-requirements>

The on-site component of the audit is scheduled to occur on 3 December 2024 and pertains to post-approval requirements and compliance associated with construction of the PV&C. To note, an audit was conducted on the operations of the stadium and members facilities in late 2023 and operations do not form part of this audit scope.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant Condition of Consent along with all post approval documents prepared to satisfy the Conditions of Consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request Department confirm:

- if it any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR; or
- if it recommends that other parties or agencies are to be consulted. If so, I request that the Department identify those parties.

Any questions please let me know. I look forward to hearing from you.

Regards,

**Derek Low | Principal**  
**Executive Director - Infrastructure & Environmental Assurance**



**From:** [Nicholas Kumar](#)  
**Sent:** Friday, 15 November 2024 10:16 AM  
**To:** [Derek Low](#)  
**Cc:** [Joyce Acierda](#)  
**Subject:** Sydney Football Stadium Redevelopment (Stage 2) PV&C - Independent Audit - consultation

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Some people who received this message don't often get email from [nicholas.kumar@dpie.nsw.gov.au](mailto:nicholas.kumar@dpie.nsw.gov.au). [Learn why this is important](#)

Hi Derek,

Thank you for the below email regarding the third independent audit for the construction of the Precinct Village and Carpark for the Sydney Football Stadium Redevelopment Stage 2 - SSD 9835 (Consent).

As part of the audit, NSW Planning requests a review of the approved Operational Noise Management Plan Version 15 (dated April 2024) (ONMP), including:

1. Assessing whether all actions identified in the ONMP have been implemented;
2. Assessing the adequacy of the mitigation measures identified in the ONMP; and
3. Providing recommendations for any additional noise mitigation measures.

NSW Planning also requests a review of compliance with Condition A12 of the Consent, including:

1. Assessing whether the Post-Occupation Review of Event Operations satisfactorily validates the effectiveness of the management plans referred to in A9 and the Social Impact Monitoring Program (SIMP) required under D49; and
2. Confirming whether all Resident and Stakeholder Satisfaction Surveys required by the SIMP have been carried out since operations commenced at the Sydney Football Stadium, noting a baseline survey should have also occurred to establish a pre-operation benchmark prior to Sydney Football Stadium operating.

NSW Planning does not require any other additional matters to be included in the audit other than those already required by the Conditions of Consent and the Independent Audit Post Approval Requirements (May 2020).

If you have any questions or concerns regarding the above, please feel free to contact me.

Kind Regards,  
Nick

**Nicholas Kumar**

Senior Compliance Officer – Government Projects

**NSW Planning | Department of Planning, Housing and Infrastructure**

4PSQ, 12 Darcy Street, Parramatta NSW 2150 | [dphi.nsw.gov.au](http://dphi.nsw.gov.au)





**From:** Derek Low <dlow@wolfpeak.com.au>  
**Sent:** Friday, 15 November 2024 11:20 AM  
**To:** Nicholas Kumar <nicholas.kumar@dpie.nsw.gov.au>  
**Cc:** Joyce Acierda <jacierda@wolfpeak.com.au>  
**Subject:** RE: Sydney Football Stadium Redevelopment (Stage 2) PV&C - Independent Audit - consultation

Hi Nicholas.

The operations of the stadium (and operational requirements) do not form part of the audit (the operational audit was completed in October 23). This is a construction phase audit on the PV&C only. Do you have any matters to focus on for the PV&C?

Happy to discuss as needed.

Regards,

**Derek Low | Principal**  
Executive Director - Infrastructure & Environmental Assurance



**From:** [Nicholas Kumar](#)  
**Sent:** Friday, 15 November 2024 11:34 AM  
**To:** [Derek Low](#)  
**Cc:** [Joyce Acierda](#)  
**Subject:** RE: Sydney Football Stadium Redevelopment (Stage 2) PV&C - Independent Audit - consultation

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You don't often get email from nicholas.kumar@dpie.nsw.gov.au. [Learn why this is important](#)

Hi Derek,

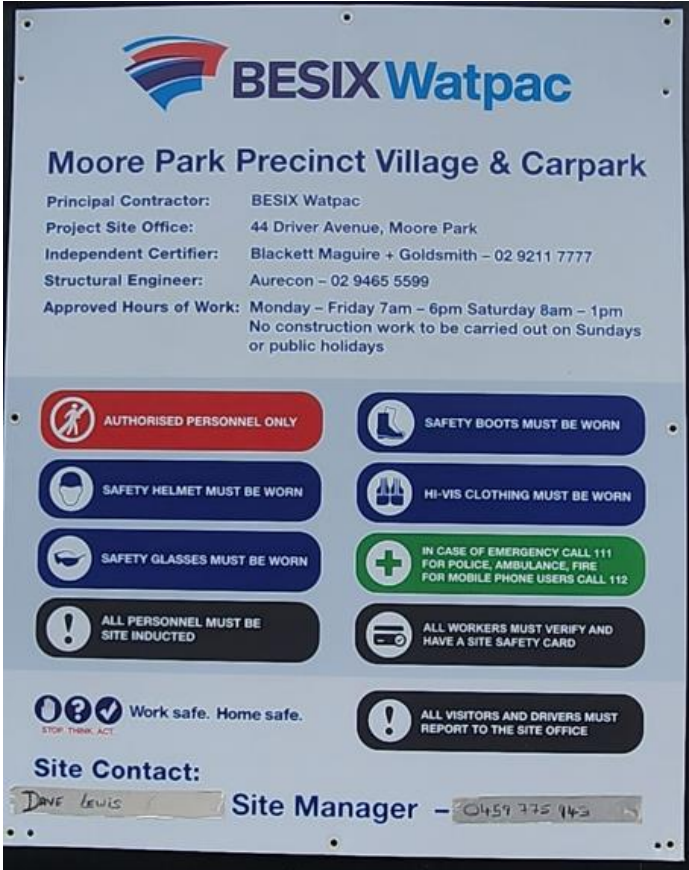

Thanks for clarifying. Confirming NSW Planning does not require any other additional matters to be included in the audit of the PV&C other than those already required by the Conditions of Consent and the Independent Audit Post Approval Requirements (May 2020).

Kind Regards,  
Nick


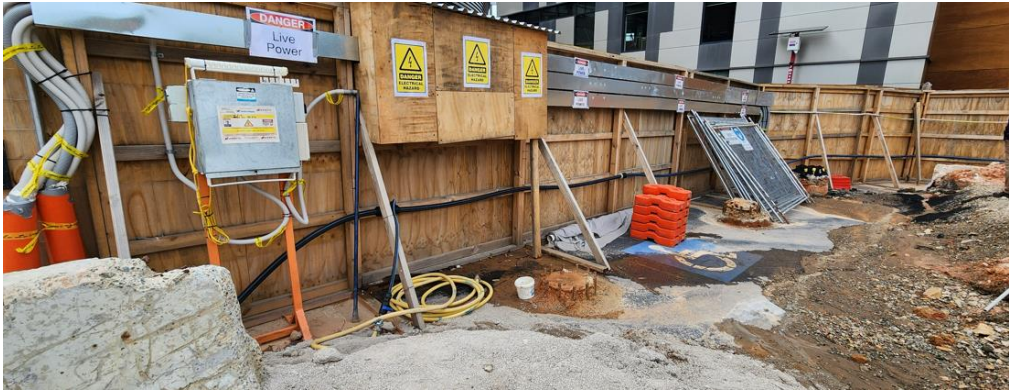




## APPENDIX D – SITE INSPECTION PHOTOGRAPHS






No.	Comment	Photograph
1	Site notice displayed at the site entrance	 <p><b>BESIX Watpac</b></p> <p><b>Moore Park Precinct Village &amp; Carpark</b></p> <p>Principal Contractor: BESIX Watpac  Project Site Office: 44 Driver Avenue, Moore Park  Independent Certifier: Blackett Maguire + Goldsmith – 02 9211 7777  Structural Engineer: Aurecon – 02 9465 5599  Approved Hours of Work: Monday – Friday 7am – 6pm Saturday 8am – 1pm  No construction work to be carried out on Sundays or public holidays</p> <p><b>AUTHORISED PERSONNEL ONLY</b>  <b>SAFETY BOOTS MUST BE WORN</b>  <b>SAFETY HELMET MUST BE WORN</b>  <b>HI-VIS CLOTHING MUST BE WORN</b>  <b>SAFETY GLASSES MUST BE WORN</b>  <b>IN CASE OF EMERGENCY CALL 111 FOR POLICE, AMBULANCE, FIRE FOR MOBILE PHONE USERS CALL 112</b>  <b>ALL PERSONNEL MUST BE SITE INDUCTED</b>  <b>ALL WORKERS MUST VERIFY AND HAVE A SITE SAFETY CARD</b></p> <p><b>Work safe. Home safe.</b>  <b>STOP. THINK. ACT.</b></p> <p><b>Site Contact:</b>  <b>Dave Lewis Site Manager – 0459 775 943</b></p>
2	Site entrance along Driver Avenue (close to Moore Park Road) showing site office and tree with protection.	




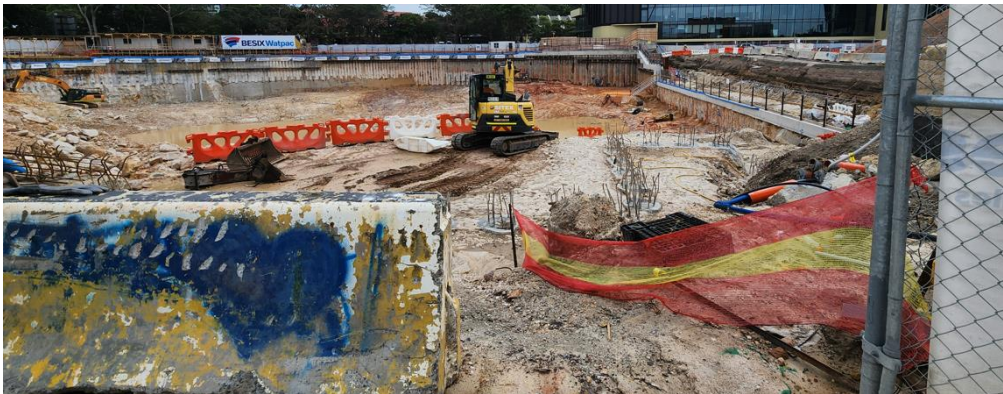


No.	Comment	Photograph
3	Existing site condition during the site inspection experienced rain events.	
4	The noise barrier was installed immediately adjacent to the noise receiver.	 
5	<p>Chemical storage and waste bin in place.</p> <p><b>Observation:</b> Due to rain events, eroded sediments require clean-up and maintenance.</p>	



No.	Comment	Photograph
6	<p><b>Observation:</b></p> <p>Due to rain events, stormwater drains require clean-up and maintenance.</p>	  






No.	Comment	Photograph
7	The stockpile is maintained by spraying with a binding agent.	
8	The site fence (with silt) and hoarding are installed along the site boundary.	 
9	Existing excavation works at site undertaken by Mainland Civil.	



No.	Comment	Photograph
10.	<p>Sandbags were in place for erosion control.</p> <p>A wheel washer is in place near the additional access gate via Driver Avenue.</p>	 <p>The top photograph shows a construction site with a wheel washer (a blue machine with a black ramp) and sandbags (orange and white) placed for erosion control. A black excavator is visible in the background. The bottom photograph shows a worker in an orange vest and white hard hat standing next to a wheel washer (a blue machine with a black ramp) and sandbags (orange and white) placed for erosion control. A white car is visible in the background.</p>
11.	<p>A protection zone is in place at the Busby's Bore - unexpected find.</p>	 <p>The photograph shows a construction site with a protection zone (a blue and yellow striped barrier) and sandbags (orange and white) placed for erosion control. A white car is visible in the background.</p>




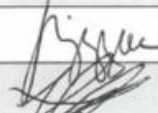


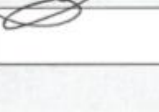
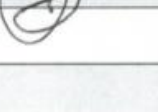


No.	Comment	Photograph
12.	<p>Safety protocol for the unexpected fins in place.</p> <p>Vibration monitoring equipment in place beside the Busby's Bore.</p>	 
13.	<p>Pedestrian site access in place</p>	



No.	Comment	Photograph
14.	Exposed rebar were capped as a safety measure.	
15.	Waste bins were in place	 
16.	Spill kit in place	

## APPENDIX E – ATTENDANCE REGISTER

## INDEPENDENT AUDIT MEETING ATTENDANCE RECORD

<b>PROJECT (NAME AND APPROVAL NUMBER)</b>	<b>SSD 9835 Sydney Football Stadium Redevelopment Stage 2 (PV&amp;C)</b>			
<b>LOCATION:</b>	Contractor site / offices - Sydney Football Stadium PV&C, Driver Avenue Moore Park, NSW			
<b>DATE/TIME (Opening Meeting):</b>	3 December 2024 / 9:80 am	<b>DATE/TIME (Closing Meeting):</b>	3 December 2024 / 4:00 pm	
<b>Lead Auditor:</b>	Derek Low	<b>Audit Scope:</b>	SSD 9835 conditions	
NAME	POSITION / TITLE	ORGANISATION	SIGNATURE	
			Opening Meeting	Closing Meeting
JOYCE ACIEKOR	AUDITOR	WOLFPEAK		
Nicholas Papanikolaou	Project Manager	Besix Watpac		
Alexis Kueh	PM	Venus NSW		
D Low	W&A AUDITOR	W&A		

## **APPENDIX G – DECLARATION**




Project Name:	Sydney Football Stadium (SFS) – Precinct Village and Carpark (PV&C)
Consent Number:	SSD 9835
Description of Project:	SFS Stage 2 – Construction of Precinct Village and Carpark
Project Address:	40-44 Driver Avenue Moore Park, Sydney NSW
Proponent:	Infrastructure NSW
Title of Audit	Independent Audit No. 3 for PV&C
Date:	3 July 2024

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 Auditor:	Derek Low
Signature:	
Qualification:	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
Company:	WolfPeak Pty Ltd