



INDEPENDENT ENVIRONMENTAL AUDIT REPORT

Iglu Redfern 2, 80-88 Regent Street, Redfern NSW 2016

Richard Crookes Constructions Pty Ltd

16 March 2020

19194 R2



Quality Management

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

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Executive Summary

Zoic Environmental Pty Ltd (Zoic) was engaged by Richard Crooked Constructions (RCC) on behalf of Iglu Pty Ltd (Iglu) to conduct an Independent Environmental Audit (IEA) of the development site, located on 80-88 Regent St, Redfern NSW 2016 ('the site'), which is also referred to as Iglu Redfern 2.

The site occupies an area of 821.7m² as shown in Appendix A. The proposed development comprises 18 storey mixed use student accommodation.

The purpose of the Independent Environment Audit is to provide an independent and objective assessment of the environmental performance and compliance of the construction phase of the approved development at Iglu Redfern 2 site.

The overall objective of the Audit is to confirm compliance with IEA Conditions C7 to C9 of the NSW Department of Planning and Environment (DP&E) State Significant Development Approval (SSD 9275) ('SSD Approval') issued 4 October 2019. This audit is the Initial Construction Audit conducted within 20 weeks of construction commencing.

A total of 114 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 43 items
- Number of non-compliances = 0 item
- Number of non-triggered = 71 items

A total of 79 items were assessed as part of assessment of review of management plans compliance. A summary of the findings is provided as follows:

- Number of compliances = 38 items
- Number of non-compliances = 0 item
- Number of non-triggered = 41 items

A number of opportunities for improvement were identified in regard to the implementation of the environmental management system and project plans. These items will be revaluated in subsequent Audits as required by consent conditions.



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Glossary

Term	Description
Audit	Systematic, independent and documented process for obtaining objective evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled (ISO 19011:2018). For the purpose of this report, Audit refers to an Independent Environmental Audit in accordance with the NSW Government (June 2018) Independent Audit Post Approval Requirements
Audit criteria	Set of requirements used as a reference against which objective evidence is compared.
Audit evidence	Records, statements of fact or other information which are relevant to the audit criteria and verifiable.
Audit findings	Results of the evaluation of the collected audit evidence against audit criteria.
Audit conclusion	Outcome of an Audit after consideration of the Audit objectives and all audit findings.
Auditee	Organisation being audited.
Audit Program	Audit Schedule and Audit Table as defined in NSW Government (June 2018) prepared by Zoic prior to the commencement of the Audit.
Auditor	Person(s) who conduct(s) the Audit, as defined in this report. Lead Auditor and Auditor in Training
Audit Team	One or more persons conducting the Audit, supported if needed by technical experts.
Authorised Reporting Officer	A director, executive, employee or office of the proponent who is authorised by the proponent to submit formal reporting on the proponent's behalf.
Competence	Ability to apply knowledge and skills to achieve intended results.
Compliant	The Auditor has obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
CSSI	Critical State Significant Infrastructure
DoEE	The Commonwealth Department of the Environment and Energy administering the EPBC Act, and includes the Minister for the DoEE
DP&E	NSW Department of Planning and Environment
DPIE	NSW Department of Planning, Industry and Environment (previously DP&E)
EIS	Environmental Impact Statement
Environmental Representative (ER)	A suitably qualified and experienced person independent of project design and construction personnel employed for the duration of Construction, who will be the principal point of advice in relation to all questions and complaints concerning environmental performance.
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
EPL	NSW Environment Protection Licence under the Protection of the Environment Operations Act 1997
Federal CoA	Federal DoEE Condition of Approval
Incident	An occurrence or set of circumstances that causes, or threatens to cause material harm and which may or may not be or cause a non-compliance.
Minister	Minister of DPIE or delegate.
NSW CoA	NSW DPIE Condition of Approval



Term	Description
Non-compliant	The Auditor has not obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
Not triggered	The specific item has not been activated at the time of the Audit and therefore, the Audit was not completed for the item.
Planning Secretary	The Planning secretary under the EP&A Act or nominee.
PoEO Act	NSW Protection of the Environment Operations Act 1997
Post approval document	A document required by conditions of consent, including Environmental Management Plans and Sub-plans.
Predicted impact	Predicted impacts described in the Environmental Impact Assessment documents that comprise the approved project (if available).
Project	As per definition in Section 1
Proponent	The person or entity that is referred to as the proponent in an approval or the applicant in a consent or any other person carrying out any part of the development to which the approval or consent applies.
Risk	Effect of uncertainty.
Site	As per definition in Section 1
State significant projects	Means any of the following in accordance with the EP&A Act: <ul style="list-style-type: none">• State significant development projects• State significant infrastructure projects, including critical State significant infrastructure projects• Transitional Part 3A projects• Part 4 projects for which the Minister is the consent authority



1 Introduction

Zoic Environmental Pty Ltd (Zoic) was engaged by Richard Crookes Constructions Pty Ltd (RCC) on behalf of Iglu Pty Ltd (Iglu) to conduct an Independent Environmental Audit (IEA) of the development site, located on 80-88 Regent St, Redfern NSW 2016 ('the site'). Richard Crookes Constructions Pty Ltd (RCC) is the appointed civil /building contractor. The development is also referred to as Iglu Redfern 2.

The boundary of the site covered by this IEA is provided in Appendix A, and which occupies an area of 821.7m².

1.1 Background

The development site is located at the southern fringe of the Sydney CBD and has three road frontages including Regent Street to the east, Marian Street to the south and William Lane to the west. The site is located in close proximity to a number of regionally significant facilities and amenities including the Australian Technology Park, University of Sydney, University of Technology Sydney, Sydney Institute of TAFE, Central Park and Prince Alfred Park.

The proposed development comprises demolition of site structures and the construction of a 18-storey mixed use student accommodation building, consisting of:

- 265 student accommodation beds within 185 units
- Communal student facilities, including study areas, rooftop terrace and laundry facilities
- Three ground floor retail tenancies
- One commercial tenancy
- Landscaping and public domain works
- Extension of services and infrastructure

1.2 Purpose and Objective of Audit

The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance status of the construction phase of the approved development. This audit is the Initial Construction Audit, completed within 20 weeks of construction works commencing.

The construction of the project is anticipated to be 18 months, which commenced on 4th December 2019 with completion targeted by beginning / mid-2021.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions C7 to C9 of the NSW Department of Planning and Environment (DP&E) State Significant Development Approval (SSD 9275) ('SSD Approval') issued 4 October 2019, which states:

C7 No later than one week before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department.

C8 Independent Audits of the development must be carried out in accordance with:



-
- a. the Independent Audit Program submitted to the Department under condition B11 of this consent; and
 - b. the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).
-

- C9 In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:
- a. a review and respond to each Independent Audit Report prepared under condition B12 and B13 of this consent;
 - b. submit the response to the Department; and
 - c. make each Independent Audit Report and response to it publicly available no later than 60 days after submission to the Department and notify the Department in writing at least 7 days before this is done.
-

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

1.3 Audit Team

The Audit team comprised the following Zoic personnel:

Table 1.1. Audit Team

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

It is noted that although Kylie Lloyd was approved as Alternate Lead Auditor, she was not involved in the Audit. A declaration form indicating independence from the Project, is provided in Appendix B.

1.4 Environmental Representative

Richard Crookes Constructions Pty Ltd (RCC) was engaged by Iglu to conduct civil construction works.

Benjamin Pham (Site Engineer) from RCC was the appointed Environmental Representative, who assisted Zoic during this Audit process.



1.5 Audit Scope

1.5.1 Audit Scope (Physical and Temporal Boundaries)

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

- Physical Boundary.
 - The site comprises an area of 821.7m² and is located within Lots A, B, C, D and E in DP105824. The boundary of this Audit is shown in the site plan included in Appendix A.
 - The proposed project includes the construction of an 18-storey building for student accommodation, communal student facilities, ground floor retail tenancies, commercial tenancy, landscaping works, and extension and augmentation of services and infrastructure.
- The temporal boundary of the audit is for the duration of the following stages of the project:
 - Construction phase (up to approximately 18 months duration).

1.5.2 Audit Criteria (Audit Works)

The Audit criteria are identified by the conditions for SSD 9275 and the requirements outlined in the NSW Government (June 2018) Independent Audit Post Approval Requirements Independent Audit Post Approval Requirements. These include:

- An assessment of compliance with the Conditions of Consent and other relevant approvals and licences, including SSD Approval Conditions
- An assessment of environmental performance of the construction site, including:
 - Assessment of actual impacts compared to predicted impacts documented in the Ethos Urban (2018) State Significant Development Application Environmental Impact Statement (EIS) 80-88 Regent Street, Redfern Student Accommodation and Submission Reports.
 - Assessment of any incidents, non-compliances and complaints (if any) that have occurred on the project.
 - Assessment of any feedback received by DPIE, other agencies and stakeholders, where relevant.
 - Assessment of performance during the construction phase of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the Audit scope.
- A high-level assessment of the adequacy of the RCC (29 August 2019) Iglu Redfern 2 Construction Environmental Management Plan (CEMP) and sub plans and their implementation.

1.6 Audit Period

This Audit comprises the initial IEA for the site and covers a period review of environmental performance from the issue of the construction certificate (4 December 2019) and the time of the Site Audit (28 February 2020).



2 Audit Methodology

2.1 Auditor Notification to DPIE

The Environmental Audit team was notified to DPIE and acknowledged by DPIE in an email dated 21 October 2019, attached in Appendix C.

2.2 Development of Audit Scope – Independent Audit Program

The Zoic (18 October 2019) Independent Environmental Audit Program 80-88 Regent St, Redfern NSW 2016, NSW (Ref: 19194 R1 Final 18Oct19) ("Audit Program") was prepared in accordance with AS/NZS ISO 19011:2018 Guidelines for Auditing Management Systems and the NSW Government (June 2018) guidelines. The Audit program provides the Audit scope, as listed in Section 1.5.

2.3 Site Audit Process

The Audit comprised:

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

2.3.1 Opening Meeting

The opening meeting was conducted on 28 February 2020. The agenda for the meeting and the record of attendees is provided in Appendix D.

2.3.2 Sources of Information to Assess Compliance to Audit Program

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

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

2.3.3 Closing Meeting

The closing meeting was held at the completion the Site Audit on 28 February 2020. The attendees at the closing meeting were those that were present at the opening meeting. During the closing meeting, preliminary findings of the Audit were discussed, which identified potential non-compliances and opportunities for improvement. Zoic identified additional records that were required to complete the audit process.



2.3.4 Issue of Independent Environment Audit Report

The Draft Independent Environmental Audit Report was issued on 9 March 2020.

2.3.5 Finalisation of Independent Environment Audit Report

To be completed after issue of Draft IEA.

2.4 Interviews

Interviews with construction project personnel conducted on 28 February 2020. The following personnel were interviewed:

- Benjamin Pham – RCC Site Engineer (Environmental Representative for this Project)
- Ben Jarvie – RCC Project Manager

A representative of Iglu (Lukas Madar) was consulted via telephone on 28 February 2020, as he was unable to attend the Audit.

2.5 Site Inspection

The site audit was conducted by Rebeka Hall, Cheryl Halim and Jack Braithwaite on 28 February 2020, accompanied by Benjamin Pham (RCC) and Ben Jarvie (RCC) The site inspection comprised a walkover of the construction footprint, including around the perimeter of the site.

2.6 Consultation

Evidence of consultation with the relevant agencies was reviewed by considering the EIS and other documents provided by RCC.

2.7 Compliance Status Descriptors

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

Table 2.1. Compliance Evaluation

Assessment	Criteria
Compliant	Sufficient verifiable evidence is available to demonstrate that all elements of the requirement have met
Non-Compliant	One or more specific elements of the conditions or requirements have not been met
Not-Triggered	A requirement has an activation of timing trigger that has not been met at the time of the audit, therefore compliance is not relevant. Items not considered for Independent Environment Audit have also been recorded as "Non-Triggered."



3 Audit Findings

3.1 Evidence of Consultation

The EIS and the Ethos Urban (13 September 2018) Iglu Student Accommodation State Significant Development Application Consultation Outcome Report, 80-88 Regent Street, Redfern Student Accommodation states that the following agencies/stakeholders were consulted:

- Department of Planning and Environment (DP&E)
- NSW Government Architects Office
- City of Sydney Council
- Roads and Maritime Services (RMS)
- Transport for NSW (TfNSW)
- Office of Environment and Heritage (OEH)
- NSW Environment Protection Authority (NSW EPA)
- Sydney Trains

The items raised during consultation were addressed by Iglu in the preparation of documents appended into the EIS or included as consent conditions issued by DPIE.

The Auditor considers that there has been adequate consultation with relevant agencies.

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

The Auditor is unaware of any Agency notices, orders, penalty notices or prosecutions during the Audit period.

3.3 Audit Process

3.3.1 Documents Audited

The following documents were reviewed:

Table 3.1. Audited Documents

SSD Reference	Document Details
Environmental Impact Statement (EIS)	Ethos Urban (13 September 2018) State Significant Development Application Environmental Impact Statement 80-88 Regent Street, Redfern Student Accommodation.
SSD 9275 Development Consent	SSD 9275 dated 4 October 2019
Cl6 Construction Environmental Management Plan	Richard Crookes Constructions (29 August 2019) Iglu Redfern 18-storey development student accommodation 80-88 Regent Street, Redfern Construction Environmental Management Plan (CEMP) and relevant subplans, including: <ol style="list-style-type: none"> 1. RCC (6 August 2019) Iglu Redfern 2 Air Quality and Odour Management Plan. 2. RCC (5 August 2019) Iglu Redfern 2 Construction Soil and Water Management Plan. 3. Ethos Urban (19 July 2019) Community Consultation Strategy 80-88 Regent Street, Redfern, Iglu Student Accommodation. 4. Varga Traffic Planning (28 August 2018) Construction Traffic Management Plan Proposed Student Accommodation Development 80-88 Regent Street, Redfern. 5. RCC (8 August 2019) Iglu Redfern 2 Acid Sulfate Soils Management Plan.



SSD Reference	Document Details
	6. Acoustic Logic (25 July 2019) Iglu II, 80-88 Regent Street, Redfern Construction Noise and Vibration Management Plan. 7. RCC (15 August 2019) Iglu Redfern 2 Construction Waste Management Plan. 8. RCC (6 August 2019) Iglu Redfern 2 Contamination – Unexpected Contamination Finds Protocol (UFP). 9. RCC (March 2018) Environmental System Overview.
C17 Construction Pedestrian Traffic Management Plan	Varga Traffic Planning (28 August 2018) Construction Traffic Management Plan Proposed Student Accommodation Development 80-88 Regent Street, Redfern.
C18 Construction Noise and Vibration Management Plan	Acoustic Logic (25 July 2019) Iglu II, 80-88 Regent Street, Redfern Construction Noise and Vibration Management Plan.
C19 Air Quality and Odour Management Plan	RCC (6 August 2019) Iglu Redfern 2 Air Quality and Odour Management Plan.
C20 Waste Management Plan	RCC (15 August 2019) Iglu Redfern 2 Construction Waste Management Plan.
C21 Water and Stormwater Management Plan	RCC (5 August 2019) Iglu Redfern 2 Construction Soil and Water Management Plan.
C22 Acid Sulfate Soils Management Plan	RCC (8 August 2019) Iglu Redfern 2 Acid Sulfate Soils Management Plan.
C23 Contamination	RCC (6 August 2019) Iglu Redfern 2 Contamination – Unexpected Contamination Finds Protocol (UFP).

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

3.3.2 Assessment from Previous Audits or Compliance Review

No Independent Environment Audit was previously conducted.

3.3.3 Site Inspection Observations and Interviews

Observations made during site inspection (including photographs) and interviews are recorded in Appendix E and F. A summary of the main findings is provided in Section 3.5.

The interview conducted with Iglu's representative (Lukas Madar) indicated that Iglu was satisfied with the environmental performance conducted by RCC and did not raise any issues.

3.3.4 CEMP, Sub-plans and Post Approval Documents

The Auditor considers that the RCC CEMP and sub-plans are generally appropriate for the works to be undertaken to address potential environmental impact.

3.4 Environmental Management System

The Auditor conducted a high-level review of the adequacy of the RCC environmental management system (EMS) being implemented for the project. The audit findings are summarised in Table 3.2.



Table 3.2. Environmental Management System Components Evaluated

EMS Component	Requirement	Auditor's Review
Legal requirements and third-party certification	Identification of applicable legislative requirements, standards, codes of practice, industry guidelines, third party certification with respect to the project scope.	Legislative requirements were listed in the CEMP.
Environmental policy	Availability of environmental policy for the project scope.	The Auditor has sighted RCC's Environmental Policy.
Planning	Preparation of appropriate documentations as required by the development consent to address environmental risk.	The EMS during the construction phase comprised the implementation of the CEMP and associated subplans. Plans were prepared and submitted to relevant agencies to meet SSD conditions.
Implementation and operation	Implementation of environmental management plans during the project.	This was assessed as part of the compliance assessment with results documented in the Audit Table in Appendix F.
Checking and corrective action	Monitoring of the performance during the implementation of the environmental management plan and implementation of corrective actions when non-compliances are identified.	The CEMP provides a mechanism for monitoring the implementation of the environmental management plans and any corrective actions. RCC monitors environmental performance and documents findings on a checklist, which was sighted by the Auditors. A Complaint Register was provided which indicated that no complaints have been received to date.
Management review	Program to review the project EMS to demonstrate its continued application to the project.	Section 3.7 of the CEMP provides a requirement for the auditing of the implementation of the CEMP. The Auditor has reviewed the Quarterly Audit Report prepared by RCC.

3.5 Assessment of Compliance

3.5.1 Summary of Assessment of Compliance

A total of 114 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 43 items
- Number of non-compliances = 0 item
- Number of non-triggered = 71 items

A total of 79 items were assessed as part of assessment of review of management plans compliance. A summary of the findings is provided as follows:

- Number of compliances = 38 items
- Number of non-compliances = 0 item
- Number of non-triggered = 41 items



3.5.2 Discussion of SSD Condition Non-Compliance

No non-compliance against the SSD conditions was identified.

3.5.3 Performance of Environmental Management Plans

The review of mitigation measures listed in the EIS versus actual impact is assessed in the Audit Table in Appendix F and is summarised in Table 3.3.

Table 3.3. Environmental Impact Assessment

Environmental Aspect	Requirement	Auditor's Review
Traffic and parking	Employees are encouraged to travel to site by public transport Construction vehicles do not provide disruption to public roads.	<ul style="list-style-type: none">• Traffic access and flow and parking were observed to be adequate.• Traffic controllers were observed.• Traffic plan signage was observed in RCC office and in site induction material.• No major occurrence of soil/silt observed on public roads at the time of the site inspection (28 February 2020).• No complaints reported to date.• No incidents reported to date.
Heritage	No unacceptable impacts to heritage items during demolition and development. Any identified heritage items are managed in accordance with relevant management plans.	<ul style="list-style-type: none">• Potential unexpected find for heritage items is discussed in the site induction material.• Based on information by RCC, no heritage items (Aboriginal or non-Aboriginal) were identified during the construction works.
Noise and vibration	Working hours are within approved hours. There is no significant noise or vibration generation at the site boundary. Any incidents/complaints are addressed.	<ul style="list-style-type: none">• RCC confirmed that all workers conduct works within the approved working hours. RCC staff open the gate each day at 7am and closed it before 5pm. Revised sign in register has a statement that contractors work within approved DA hours. RCC states that time of gate opening and closing will be added into the form. This will be revisited in the next Audit.• During the site inspection, site activities did not appear to generate excessive noise. Elevated background noise was observed along Regent Street.• No complaints reported to date.• No incidents reported to date.• The Auditor recommends that sign-in and sign-out times be added to the sign in register.
Air quality and odour	Dust control measures are implemented No unacceptable dust leaving the site Any incidents/complaints are addressed.	<ul style="list-style-type: none">• Irrigation is present along the site perimeter for dust suppression (when required).• Soil stockpiles appeared to be moist.• No excessive dust was observed during the Audit.• No complaints reported to date.• No incidents reported to date.
Water	Site surface water is managed. No potential discharge of contaminated water. Any incidents/complaints are addressed.	<ul style="list-style-type: none">• Site surface water is generally allowed to self- drain into the site.• Water from site amenities are pumped out by the equipment hire company (Alcott) for offsite disposal.• No vehicle maintenance occurs onsite.• Cattle grid has been installed at the site, which prevents sediment being tracked on the road and prevents sediment runoff entering the stormwater system.



Environmental Aspect	Requirement	Auditor's Review
		<ul style="list-style-type: none"> No complaints reported to date. No incidents reported to date.
Contamination	<p>Any identified contaminated material is contained, appropriately assessed by suitably qualified environmental consultant, and remediated and/or managed.</p> <p>Records of unexpected finds and their management are provided.</p> <p>Chemicals are appropriately stored, with bunding where appropriate.</p> <p>No evidence of contaminants is observed as a result of chemical use.</p>	<ul style="list-style-type: none"> Based on interview with RCC, there were no unexpected finds related to contamination at the site to date. Fuel for site equipment was observed to be appropriately banded. No staining was observed around refuelling area.
Infrastructure and utilities	<p>Ongoing consultation and design development with the relevant utility providers is undertaken throughout the design development and construction process.</p>	<ul style="list-style-type: none"> Consultation with utility providers (Sydney Water and Ausgrid) were sighted.
Construction Management	<p>Operate in accordance with CEMP and Construction Traffic Management Plan.</p>	<ul style="list-style-type: none"> Assessed in the implementation of CEMP and Construction Traffic Management Plan.
Waste	<p>Waste classification is appropriate.</p> <p>Waste is transported to a site that is licensed to receive the waste.</p> <p>Hazardous material survey conducted.</p> <p>Appropriately licensed contractors were engaged to remove hazardous materials.</p>	<ul style="list-style-type: none"> Demolition was complete at the time of handover to RCC and Audit. RCC confirmed that no asbestos was encountered at the time of their involvement. EI (23 May 2019) Fill and Hazardous Materials Clearance Inspection 80-88 Regent Street, Redfern NSW, which provides a list of 3 waste classifications (GSW, GSW/special waste (asbestos) and VENM). RCC and Iglu emails dated 2 March 2020 indicate that GSW and GSW/special waste disposal were within the scope of the demolition (i.e. conducted under separate DA prior to construction). Waste classification certificates were not available at the time of the audit. A Clearance certificate was provided after removal of asbestos from building(s) by EI (29 October 2019) Hazardous Materials Clearance Inspection – 80-88 Regent Street, Redfern, Redfern NSW. The Auditor recommends any fill disposal from the site by appropriately classified in accordance with the NSW EPA (2014) Waste Classification Guidelines and disposed in accordance with PoEO Act (1997) and regulations.
Sediment and erosion	<p>Sediment and erosion controls are adequate to control erosion and do not enter stormwater system or surrounding streets.</p> <p>Dust are confined within the site.</p> <p>Any incidents/complaints are addressed.</p>	<ul style="list-style-type: none"> Observations during Audit indicated that no sediment was observed outside the site boundary or in the vicinity of stormwater drainage. The stockpile was surrounded by silt fencing. Cattle grid is present onsite, which prevents sediment leaving the site and entering stormwater system. No complaints reported to date. No incidents reported to date.



3.5.4 Summary of Non-Compliances with Environmental Management Plans

No non-compliance was identified in the implementation of the EIS and CEMP.

3.5.5 Complaints and Management of Complaints

At the time of the Audit, RCC confirmed via email that there have been no complaints received to date.

3.5.6 Incidents and Management of Incidents

At the time of the Audit, RCC confirmed via email that there have been no incidents to date.



4 Strengths and Recommendations

4.1 Key Strengths of the Project Environmental Management and Performance

During the audit process, RCC demonstrated high level of understanding on the requirements of the environmental management with exceptional record keeping. Where potential environmental issues were identified and flagged during the site inspection, RCC demonstrated positive behaviour in rectifying such issues and was open to discussion on suggested improvements.

4.2 Recommendations for Improvements

The Auditor makes the following recommendations:

- All attending the site (workers and visitors) must be inducted.
- Any fill disposal from the site requires waste classification under NSW EPA (2014) Waste Classification Guidelines and waste disposal in accordance with PoEO Act (1997) and associated Regulations.



5 Other Relevant Information

This report has been prepared for use by the Client who commissioned the works in accordance with the project brief only, as per the Audit scope provided in Section 1 only and has been based in part on information obtained from the Client and other parties. The findings of this report are based on the scope of work outlined in Section 1. The report has been prepared specifically for The Client for the purposes of the commission and use by any nominated third party in the agreement between Zoic and the Client. No warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party (other than where specifically nominated in an agreement with the Client).

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

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

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

Zoic is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The Client acknowledges that this report is for its exclusive use.



Appendix A Figures



LEGEND

█ Site boundary

Figure 1: Site Location Plan

Site Address: 80-88 Regent Street, Redfern NSW 2016

Approx. 10 m

Client: Richard Crookes Constructions Pty Ltd

Datum: GDA 1994 MGA Zone 56 - AHD

Job Number: 19194

Date: October 2019

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

BOUNDARY SURVEY NOTES

1. THE BOUNDARIES SHOWN ON THIS PLAN ARE TITLE BOUNDARIES THAT HAVE BEEN SURVEYED FOR IDENTIFICATION PURPOSES ONLY.
2. THE BOUNDARIES SHOULD BE CONFIRMED BY THE PREPARATION AND LODGMENT OF A PLAN OF SURVEY AT LAND REGISTRY SERVICES.
3. IF WORKS ARE PROPOSED TO BE CONSTRUCTED ON OR NEAR THE BOUNDARIES THEN A SURVEY TO MARK THE BOUNDARIES SHOULD BE CARRIED OUT.
4. CROSS EASEMENTS AFFECTING THE SUBJECT LOTS HAVE NOT BEEN SHOWN ON THIS PLAN. THE WALLS HAVE BEEN DEMOLISHED HOWEVER THE CROSS EASEMENTS ARE STILL SHOWN ON THE TITLES.
5. THE SUBJECT LAND IS AFFECTED BY A STRATUM LOT ACQUISITION. SEE DP 1232400 FOR DETAILS. THE STRATUM LOT IS BELOW GROUND AND HAS NOT BEEN SHOWN ON THIS PLAN.

DETAIL SURVEY NOTES

1. LEVELS ON AUSTRALIAN HEIGHT DATUM (AHD). ORIGIN OF LEVELS: PM 53328 RL 28.866
2. ONLY SERVICES CLEARLY VISIBLE AT THE TIME OF THE SURVEY HAVE BEEN SHOWN. NO SERVICES SEARCH HAS BEEN CARRIED OUT.

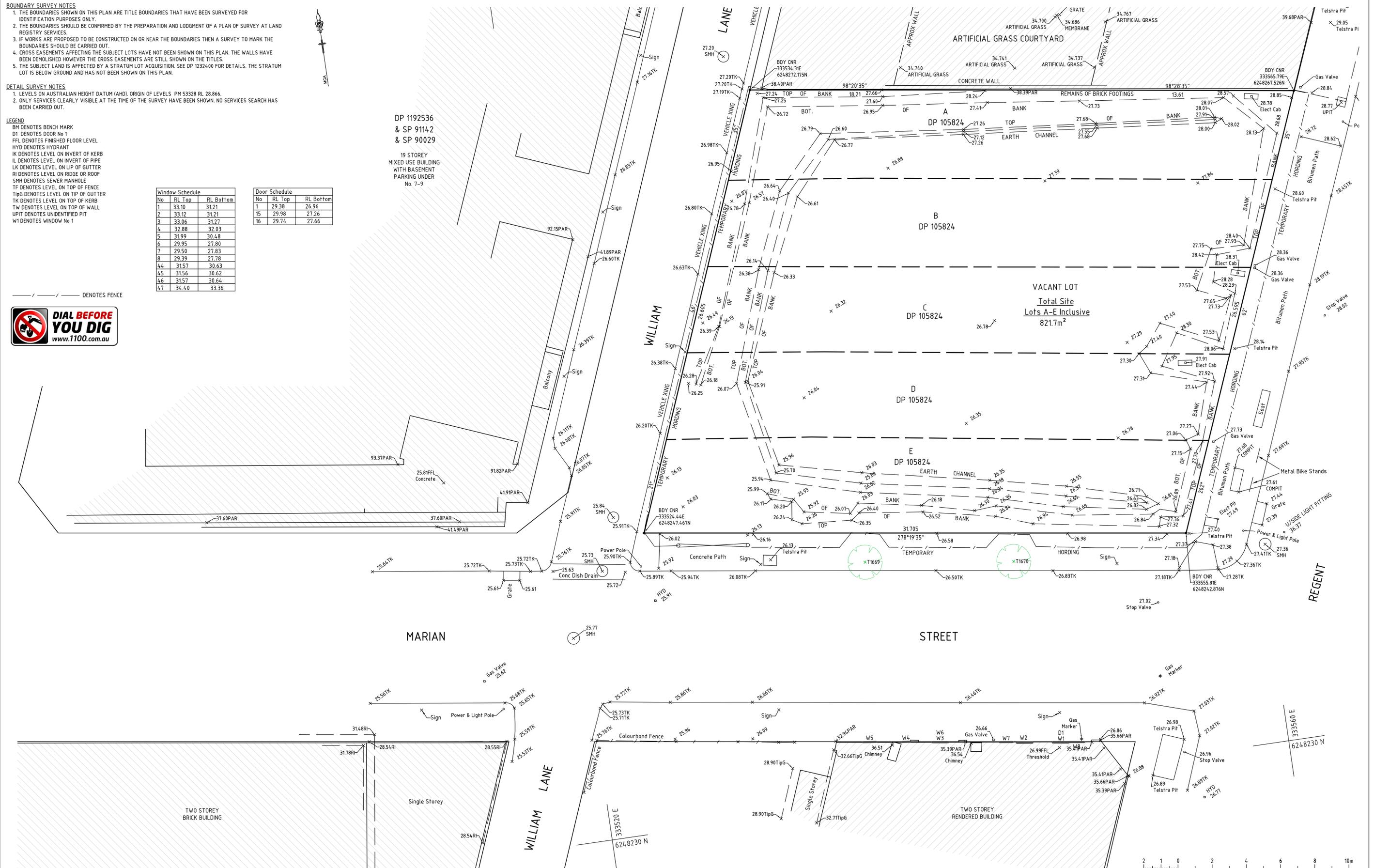
LEGEND

- BM DENOTES BENCH MARK
- D1 DENOTES DOOR No 1
- FFL DENOTES FINISHED FLOOR LEVEL
- HYD DENOTES HYDRANT
- IK DENOTES LEVEL ON INVERT OF KERB
- IL DENOTES LEVEL ON INVERT OF PIPE
- LK DENOTES LEVEL ON LIP OF GUTTER
- RI DENOTES LEVEL ON RIDGE OR ROOF
- SMH DENOTES SEWER MANHOLE
- TF DENOTES LEVEL ON TOP OF FENCE
- TipG DENOTES LEVEL ON TIP OF GUTTER
- TK DENOTES LEVEL ON TOP OF KERB
- TW DENOTES LEVEL ON TOP OF WALL
- UPIT DENOTES UNIDENTIFIED PIT
- W1 DENOTES WINDOW No 1

No	RL Top	RL Bottom
1	33.10	31.21
2	33.12	31.21
3	33.06	31.27
4	32.88	32.03
5	31.99	30.48
6	29.95	27.80
7	29.50	27.83
8	29.39	27.78
44	31.57	30.63
45	31.56	30.62
46	31.57	30.64
47	34.40	33.36

No	RL Top	RL Bottom
1	29.38	26.96
15	29.98	27.26
16	29.74	27.66

--- DENOTES FENCE



REV	DATE	DESCRIPTION
05	23/08/19	EXISTING C'YARD LEVELS
04	25/07/19	2x LIGHT FITTING RLS ADDED
03	28/05/19	VARIOUS UPDATES
02	17/12/18	SELECTED CHANGES MADE; IGLU BUILDING TO NORTH AND NEW KERB IN LANE
01	16/12/15	TITLEBLOCK CHANGED
00	14/9/15	ORIGINAL ISSUE



ABN 49 129 632 391
 Mitchell Land Surveyors Pty Ltd
 4/629 Kingsway Miranda
 NSW 2228
 e: enquiries@mitchellsurveying.com.au

PO Box 59
 Miranda NSW 1490
 t: 02 9531 0060
 f: 02 9531 0068

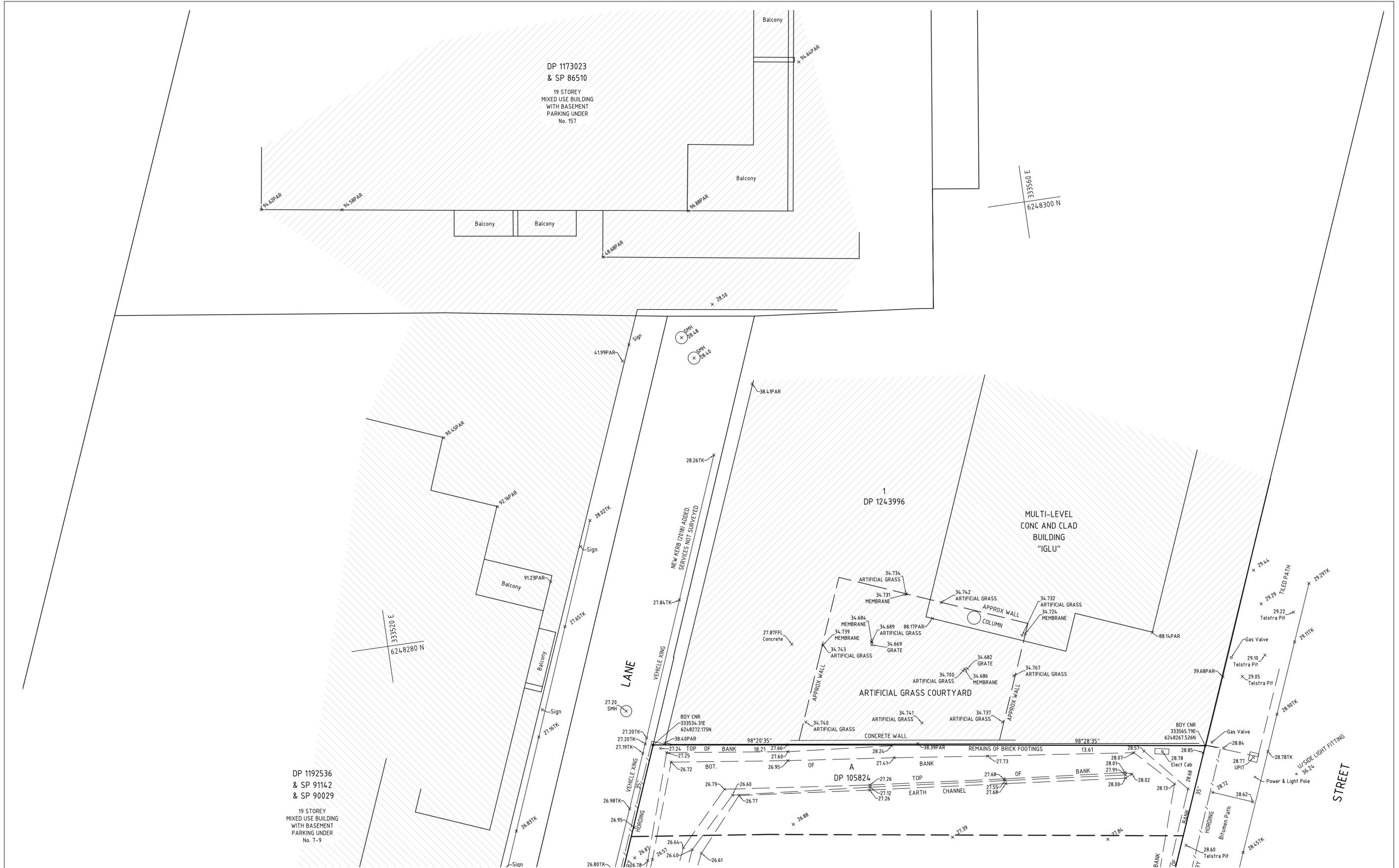
Project: No 80-88 Regent Street, Redfern
 Being Lots A-E in DP 105824

Title: Detail Survey

Client: IGLU No 209 Pty Ltd

Drawing No.	1241AA	Revision	05
Date	14 SEPT 2015	Drawn	SJM
Sheets	1 of 5	Scale	1:100

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REV	DATE	DESCRIPTION
05	23/08/19	EXISTING C'YARD LEVELS
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Project
**No 80-88 Regent Street, Redfern
 Being Lots A-E in DP 105824**

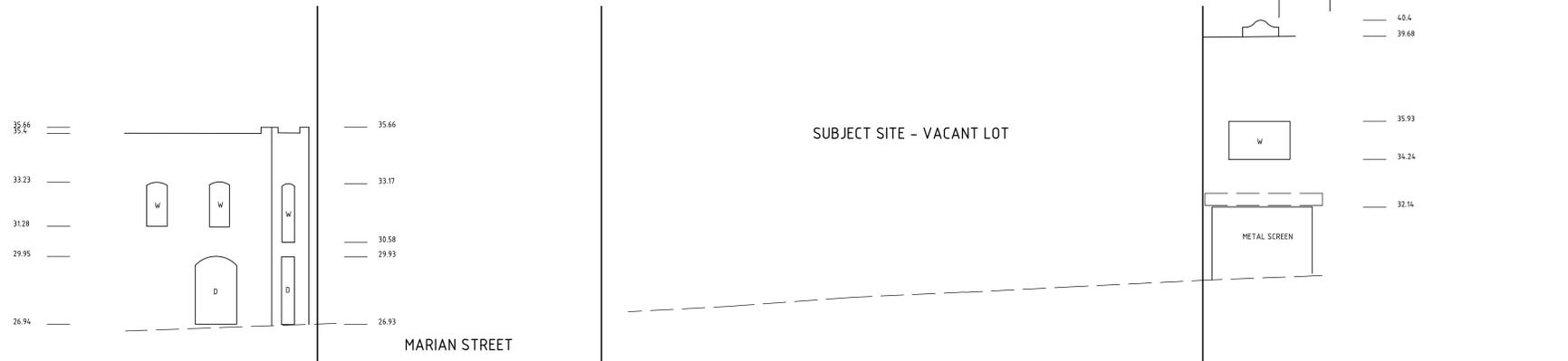
Client
 IGLU No 209 Pty Ltd

Title
Detail Survey

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Drawing No. 1241AA	Revision 05
Date 14 SEPT 2015	Drawn SJM
Sheets 2 of 5	Scale 1:100

88.17 PARAPET

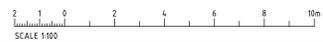


ELEVATION NOTES

1. ELEVATIONS HAVE BEEN GENERATED FROM THE SELECTED SURVEY SHOTS AND MAY NOT REPRESENT THE EXACT POSITION OF BUILDING AT A PARTICULAR POINT. PREFERENCE SHOULD BE GIVEN TO THE SURVEY SHOWN ON SHEETS 1 & 2 OF THIS PLAN.
2. SELECTED INFORMATION ONLY HAS BEEN SHOWN ON THE ELEVATIONS.
3. ELEVATIONS ARE SHOWN SQUARE TO THE SITE BOUNDARIES. BUILDINGS THAT ARE NOT SQUARE TO SITE BOUNDARIES MAY APPEAR DISTORTED IN THE ELEVATION.

LEGEND
 D DENOTES DOOR
 W DENOTES WINDOW

REGENT STREET ELEVATION 1:100
 80-88 Regent Street



REV	DATE	DESCRIPTION
05	23/08/19	EXISTING C'YARD LEVELS
04	25/07/19	2x LIGHT FITTING RLS ADDED
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Project
 Client

No 80-88 Regent Street, Redfern
 Being Lots A-E in DP 105824

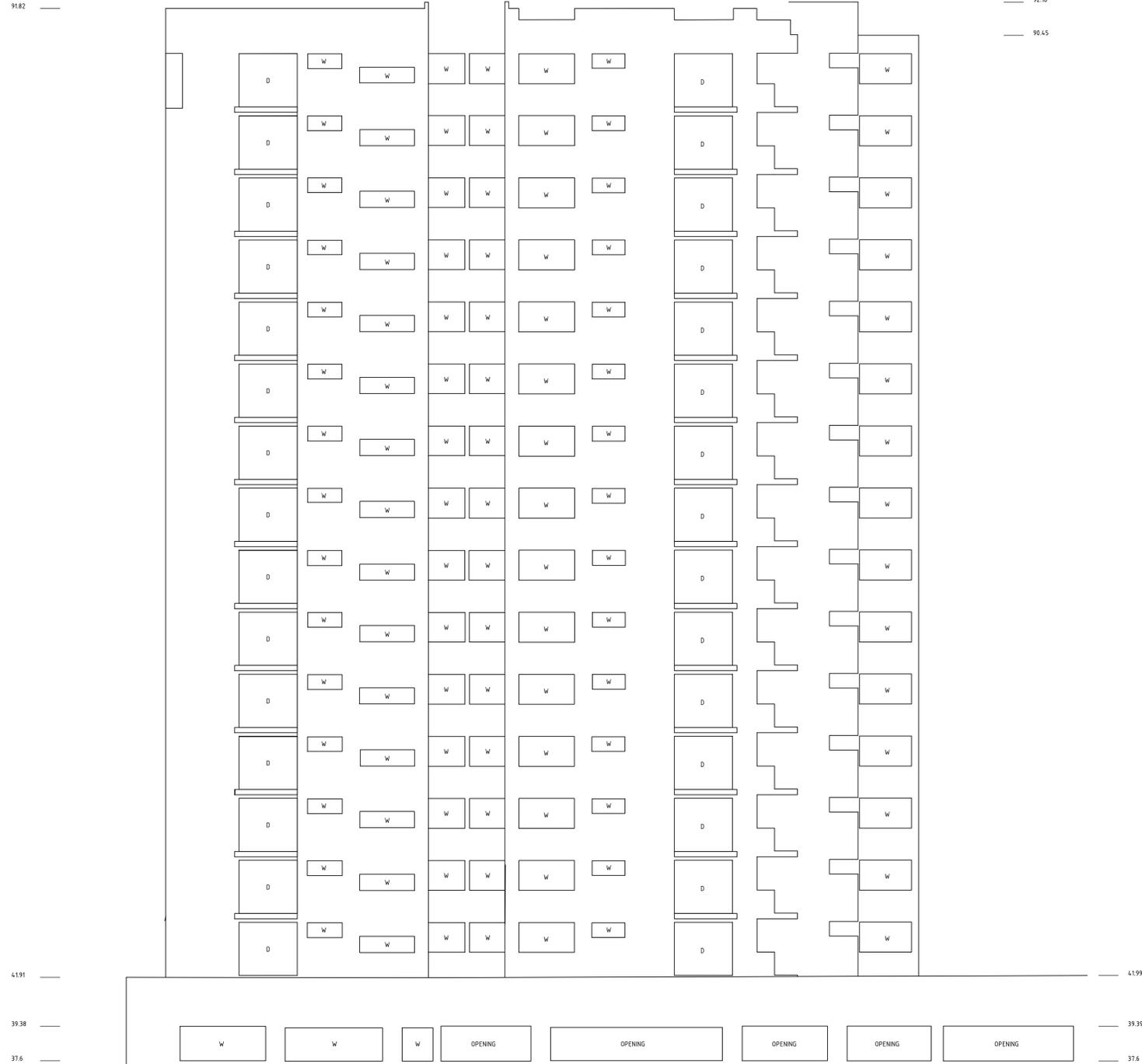
IGLU No 209 Pty Ltd

Title

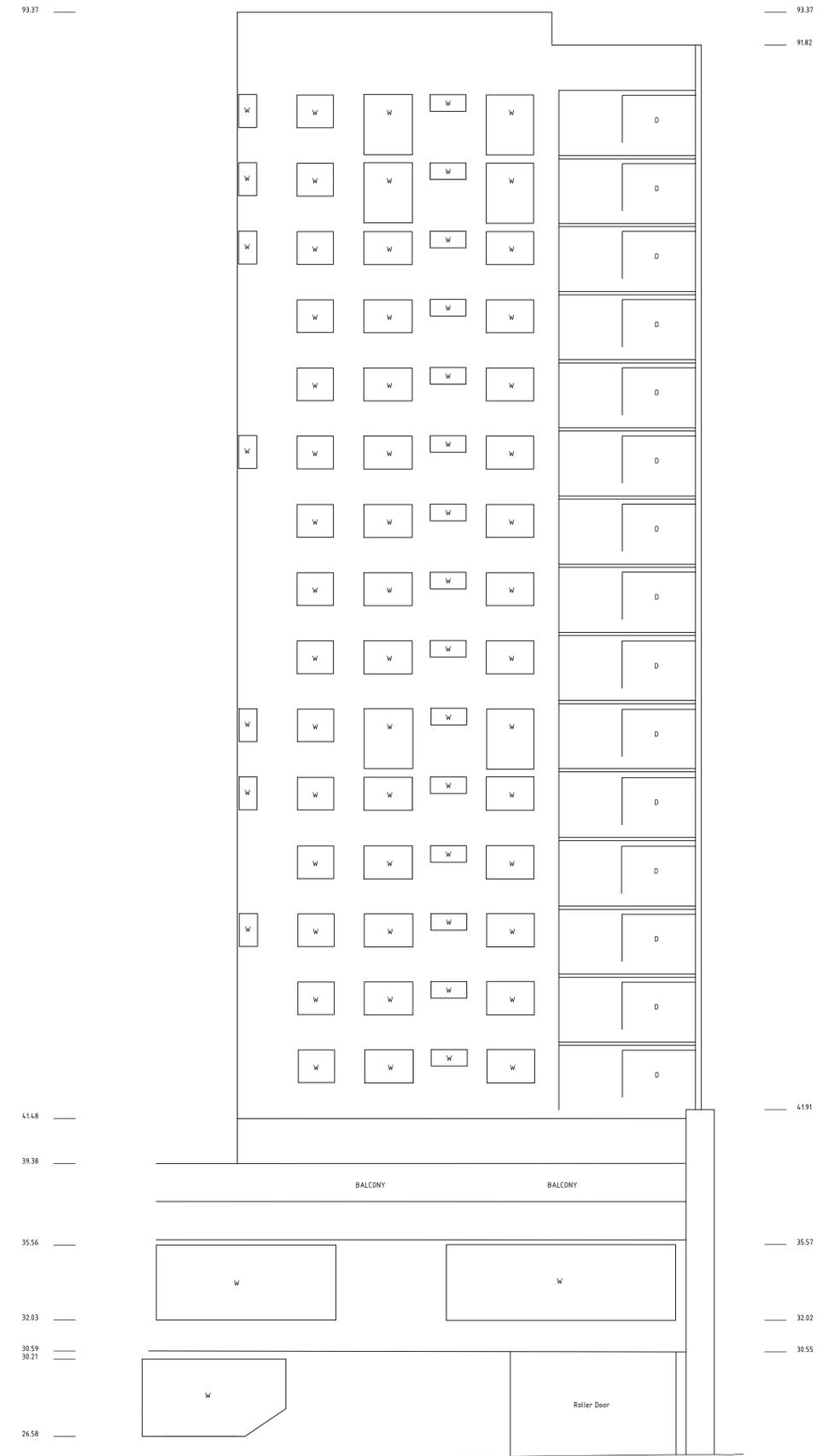
Detail Survey

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Drawing No.	Revision
1241AA	05
Date 14 SEPT 2015	Drawn SJM
Sheets 3 of 5	Scale 1:100



EASTERN ELEVATION 1:100
No 7-9 Gibbons Street



SOUTHERN ELEVATION 1:100
No 7-9 Gibbons Street

ELEVATION NOTES

- ELEVATIONS HAVE BEEN GENERATED FROM THE SELECTED SURVEY SHOTS AND MAY NOT REPRESENT THE EXACT POSITION OF BUILDING AT A PARTICULAR POINT. PREFERENCE SHOULD BE GIVEN TO THE SURVEY SHOWN ON SHEETS 1 & 2 OF THIS PLAN.
- SELECTED INFORMATION ONLY HAS BEEN SHOWN ON THE ELEVATIONS.
- ELEVATIONS ARE SHOWN SQUARE TO THE SITE BOUNDARIES. BUILDINGS THAT ARE NOT SQUARE TO SITE BOUNDARIES MAY APPEAR DISTORTED IN THE ELEVATION.

LEGEND
D DENOTES DOOR
W DENOTES WINDOW

REV	DATE	DESCRIPTION
05	23/08/19	EXISTING CYARD LEVELS
04	25/07/19	2x LIGHT FITTING RLS ADDED
03	28/05/19	VARIOUS UPDATES
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Project
Client

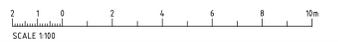
No 80-88 Regent Street, Redfern
Being Lots A-E in DP 105824

IGLU No 209 Pty Ltd

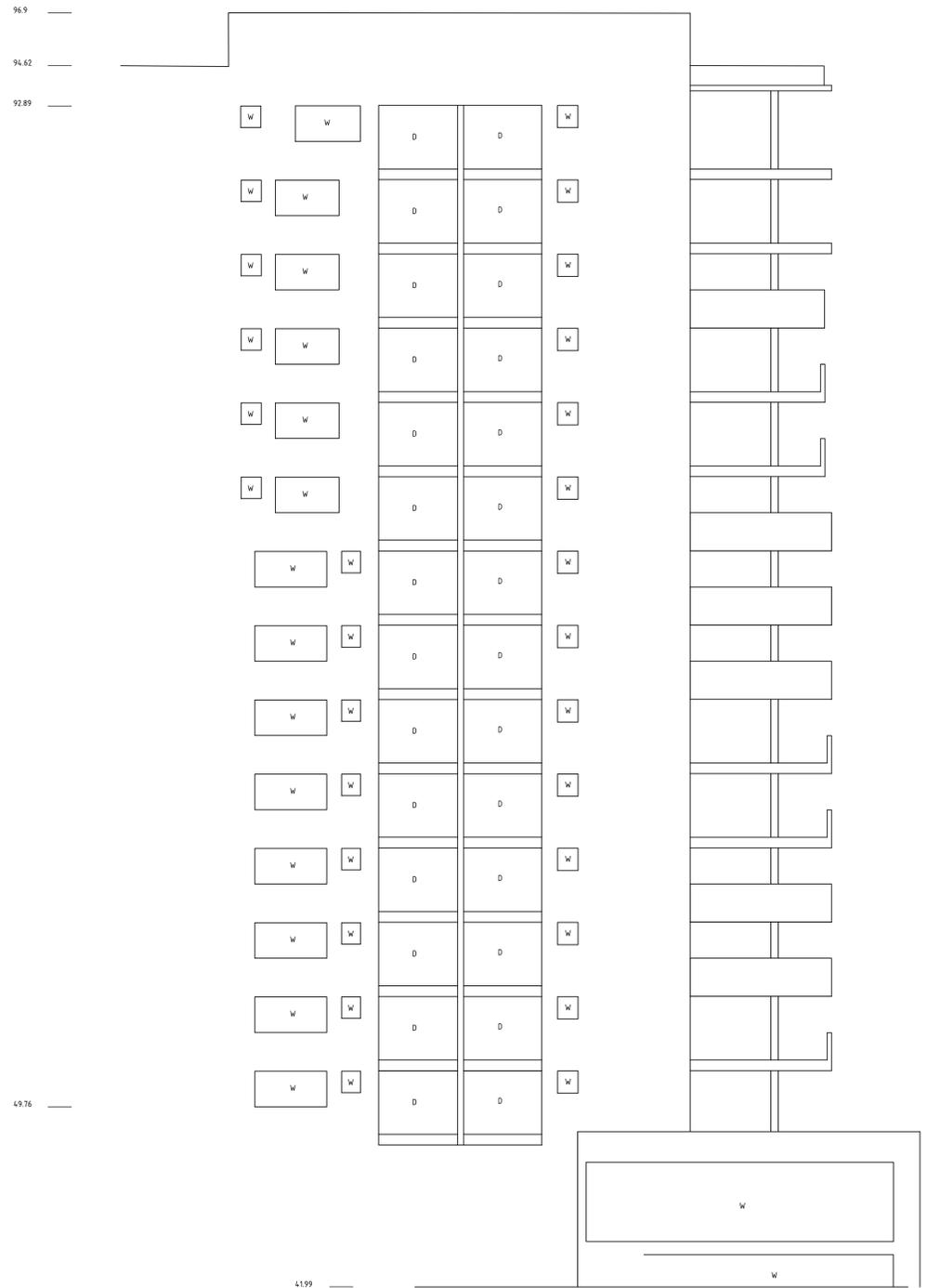
Title

Detail Survey

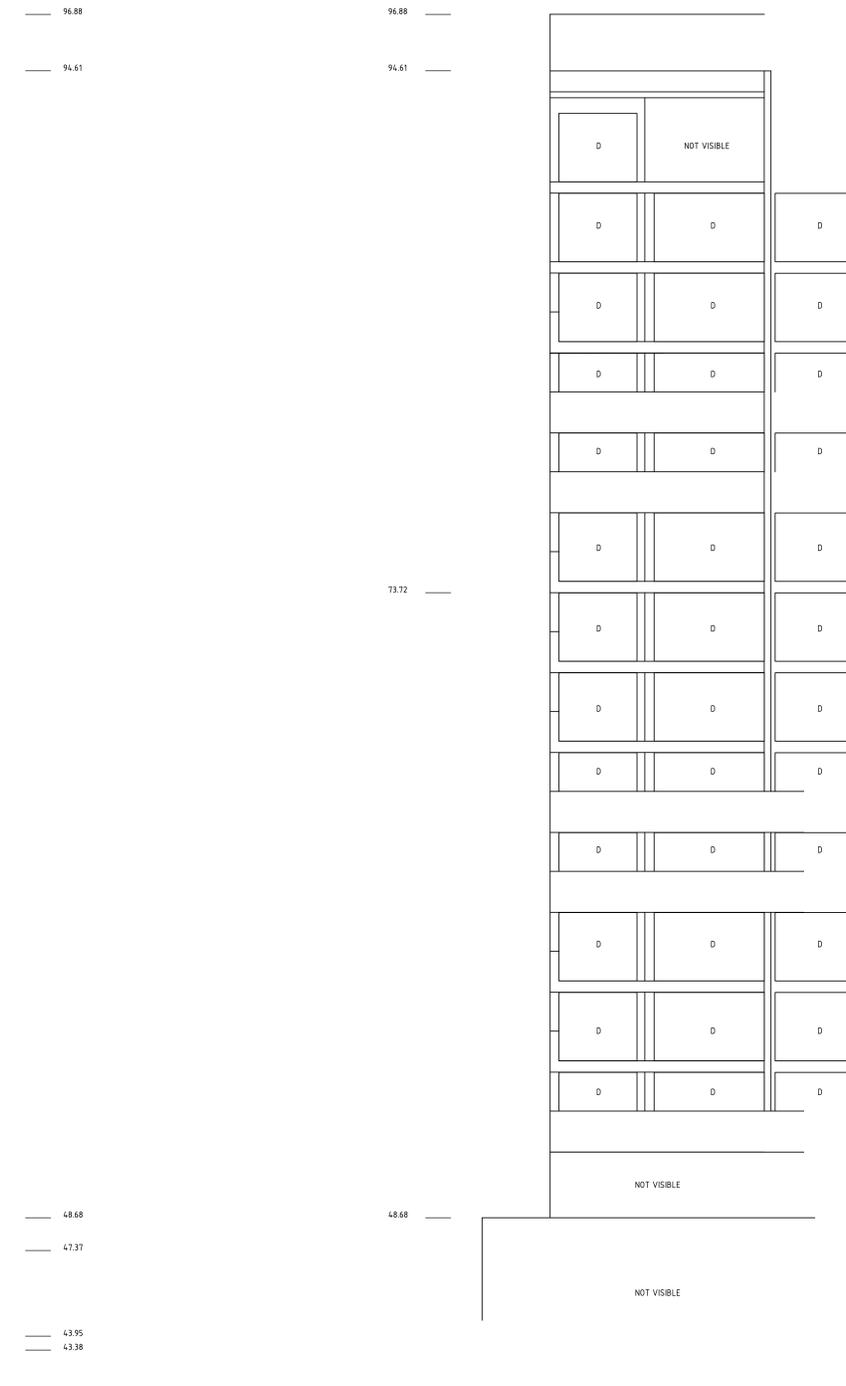
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Drawing No.	Revision
1241AA	05
Date	Drawn
14 SEPT 2015	SJM
Sheets	Scale
4 of 5	1:100



SOUTHERN ELEVATION 1:100
No 157 Redfern Street



EASTERN ELEVATION - PART 1:100
No 157 Redfern Street

ELEVATION NOTES
 1. ELEVATIONS HAVE BEEN GENERATED FROM THE SELECTED SURVEY SHOTS AND MAY NOT REPRESENT THE EXACT POSITION OF BUILDING AT A PARTICULAR POINT. PREFERENCE SHOULD BE GIVEN TO THE SURVEY SHOWN ON SHEETS 1 & 2 OF THIS PLAN.
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LEGEND
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 W DENOTES WINDOW

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Title Detail Survey		Drawing No. 1241AA	Revision 05
Date 14 SEPT 2015	Drawn SJM	Sheets 5 of 5	Scale 1:100
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Appendix B Auditor Declaration



Independent Audit Declaration Form

Project Name	Iglu Redfern 2 Student Accommodation
Consent Number	9275
Description of Project	Construction and operation of the Iglu Redfern 2 Student Accommodation
Project Address	80-88 Regent Street, Redfern
Proponent	Richard Crookes Construction Pty Ltd
Title of Audit	Independent Environmental Audit of the Iglu Redfern 2
Date	16 March 2020

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

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

Notes:

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

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



Appendix C Correspondence

Cheryl Halim

From: Lukas Madar <lmadar@iglu.com.au>
Sent: Monday, October 21, 2019 4:03 PM
To: Ben Jarvie
Cc: Tim Farrell
Subject: FW: SSD 9275 - 80-88 Regent Street, Redfern

Please see note from the Department regarding the appointment of Zoic.

Kind regards,

Lukas Madar
Senior Project Manager



Iglu Pty Limited | Level 4, 68 York Street, Sydney, NSW 2000
m +61 409 122 893 | e lmadar@iglu.com.au | www.iglu.com.au

From: Cameron Sargent <Cameron.Sargent@planning.nsw.gov.au>
Sent: Monday, 21 October 2019 3:52 PM
To: Lukas Madar <lmadar@iglu.com.au>
Cc: Tim Farrell <tfarrell@iglu.com.au>; Eliza Cook <Eliza.Cook@planning.nsw.gov.au>
Subject: RE: SSD 9275 - 80-88 Regent Street, Redfern

Hi Lukas

The Department notes that Zoic Environmental Pty Ltd (Zoic) has been appointed to be environmental auditor for the above project.

Regards

Cameron Sargent
Team Leader
Key Sites Assessments
Department of Planning, Industry & Environment | GPO Box 39 | Sydney NSW 2001
T 02 9274 6418 E cameron.sargent@planning.nsw.gov.au



Cheryl Halim

From: Lukas Madar <lmadar@iglu.com.au>
Sent: Friday, October 18, 2019 4:26 PM
To: Ben Jarvie
Subject: FW: SSD-9275 Condition No C1 & C7 - Notice of Commencement & Audit Program
Attachments: Condition C7 - Independent Audit Program.pdf; 19194 R1 Audit Program Final 18Oct19.pdf; Condition C1 - Notice of Commencement.pdf

FYI

Kind regards,

Lukas Madar
Senior Project Manager



Iglu Pty Limited | Level 4, 68 York Street, Sydney, NSW 2000
m +61 409 122 893 | e lmadar@iglu.com.au | www.iglu.com.au

From: Lukas Madar
Sent: Friday, 18 October 2019 4:26 PM
To: Cameron Sargent <Cameron.Sargent@planning.nsw.gov.au>
Cc: Tim Farrell <tfarrell@iglu.com.au>
Subject: SSD-9275 Condition No C1 & C7 - Notice of Commencement & Audit Program

Hi Cameron,

See attached letters in relation to SSD-9275 condition no C1 & C7.

- Condition No C1 - Richard Crookes 'notice of commencement' of works onsite.
- Condition No C7 - Independent Environmental Audit Program prepared by Zoic (Program attached) and RCC cover letter.

Please do not hesitate to contact me should you have any queries.

Kind regards,

Lukas Madar
Senior Project Manager



Iglu Pty Limited | Level 4, 68 York Street, Sydney, NSW 2000
m +61 409 122 893 | e lmadar@iglu.com.au | www.iglu.com.au

Cheryl Halim

From: Benjamin Pham <PhamB@richardcrookes.com.au>
Sent: Thursday, February 27, 2020 4:08 PM
To: Cheryl Halim
Cc: Rebeka Hall; Jack Braithwaite
Subject: Iglu Redfern 2 - RCC comments

Hi Cheryl,

Please see RCC comments below re. Audit items

1. Z10 – No modifications to the conditions of consent. No direction received from Planning.
2. Z13 – No incidents to record
3. Z14 – no non-compliances to report
4. Z15 – no non-compliances to reports
5. Z88 – No complaints have been recorded to date
6. Z89 - No complaints have been recorded to date
7. Z91 - No complaints have been recorded to date
8. Z92 – No vibration incidents have occurred for us to require vibration monitoring
9. Z95 – Any seepage or rainwater collected on-site as been re-used or disposed of, so as to not cause any pollution. Seepage or rainwater has not been pumped to the street stormwater system.
10. Z96 - A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification are kept on the Subject Site at all times and are readily available for perusal by any officer of the Department, Council or the PCA.
11. Z98 – unidentified heritage objects have yet to be found. If heritage objects were to be found, works will cease immediately and the OEG Heritage Division will be notified immediately and consulted
12. Z99 - unidentified Aboriginal objects have yet to be found. If Aboriginal objects were to be found, works will cease immediately and the OEG Heritage Division will be notified immediately and consulted
13. Z100 – No new information has come to light to alter previous conclusions about site contamination. If new information were to come to light, the Department will be notified immediately and works will cease. Works will not recommence on site until the Department confirms works can recommence
14. Z105 – No asbestos waste has been detected.
15. Z106 – No asbestos waste has been detected.
16. Z114 – Acid Sulfate soils have not been found
17. Z124 – insufficient waste produced to warrant monthly reporting
18. Z126 – No non-conformances identified
19. Z127 – No environmental incidents to report
20. Z131 – All site personnel are trained in the requirements and use of PPE to an appropriate level
21. Z133 – All personnel under RCC jurisdiction have been provided with adequate training in the areas outlined in CEMP
22. Z140 – RCC can demonstrate that the following are conducted:
 - a. Surfactant spray has not been required as no odours
 - b. Heavy equipment and vehicles will be appropriately maintained to minimise exhaust emissions.
 - c. Appropriate methods of dust suppression have been implemented, such as ensuring earthworks materials remain moist to ensure dust is minimised during works.
 - d. Evaluate weather conditions prior to works commencing and during any change in wind direction.
 - e. Cease works if dust or odour generation is excessive.
 - f. Covering of any stockpiles that are to remain for greater than two days (Waste reclassification or ENM stockpiles), or if weather forecasts predict strong winds; with plastic, Hessian or Geotechnical fabric material.
 - g. All dust/odour control measures will be kept in good operating condition and functional at all times, with regular maintenance.

- h. All loads are to be covered and appropriately fitted with tarpaulins to contain dust and/or odour during transport.
 - i. A complaints register will be established and maintained to receive and address complaints from the community regarding the detection of nuisance odour during the works.
 - j. Residents in the vicinity of the proposed works will be informed
23. Z141 – No complaints have been recorded
24. Z144 – Visual, PID, Asbestos monitoring not required
25. Z145 – no non-compliances to report
26. Z149 – No discharging into sewer
27. Z150 – RCC can confirm adherence to the following conditions:
- a. Input drainage and storm management systems to transport stormwater and run-off through or around site safely and without contamination of waterways.
 - b. Any temporary sediment basins must be constructed and in service prior to the start of bulk excavation and earthworks, where disturbed earthworks area exceeds 2,500 m² at any one time. A temporary sediment basin will be required for initial construction. This basin is to remain until the disturbed area has had slab construction commence or stabilised.
 - c. Install sediment fencing and cut drains to meet the requirements of the erosion sediment management drawings prepared by TTW Consulting Engineers.
 - d. Waste collection bins shall be installed adjacent to site entry – yet not in a position which, in the case of overflowing or a spill, compromises the safety of waterways – for collection of all construction refuse. All waste materials must be disposed of off-site in a safe and legal manner, or stored safely, well clear of streambanks and flood-prone areas.
 - e. Staff facilities to be located such that all effluent and waste water is easily contained and managed within the site management area.
 - f. Construct stabilised site access in the location nominated on the erosion sediment management drawings prepared by TTW Consulting Engineers.
 - g. Install sediment control protection measures such as geotextile filters or sandbags, at all natural and man-made drainage structures. Maintain until all the disturbed areas are stabilised.
 - h. Ensure that land disturbance is no further than 5 metres from the edge of construction activities, where possible.
 - i. Vehicle and equipment maintenance to occur offsite, or, where appropriate, in a designated area onsite that is impervious and bunded or similarly confined to prevent contamination of waterways.
 - j. Do not use invasive species in rehabilitation.
 - k. Do not use herbicides or other chemicals where they might pollute waterways.
 - l. Works should not cause new seepage areas.
 - m. Protect all stockpiles of materials from scour and erosion.
 - n. Apply permanent stabilisation to site (landscaping) within 20 days of completion.
 - o. Sediment fencing is to remain until construction is complete, and/or the site is fully stabilised.
28. Z152 – No incidents of water discharging to report
29. Z153 - RCC can confirm adherence to the following conditions:
- a. Prior to the start of the works a stormwater and sediment control plan will be prepared by the Contractor. This Plan should be in accordance with Councils regulations.
 - b. Site contractors will be required to observe any increases in sediment load in storm water drains when excavations are close to surface drains or waterways. Sediment control structures (i.e. silt fencing and/or hay bales) should be implemented in accordance with the Stormwater and Sediment Control Plan prior to the commencement of works.
 - c. Evaluate weather conditions prior to works commencing and during any change in wind direction.
 - d. Cease works if dust generation is excessive (by visual assessment). Covering of any stockpiles that are to remain for greater than two days, or if weather forecasts predict strong winds; with plastic or Hessian material. All sediment control measures will be kept in good operating condition and functional at all times, with regular maintenance.
 - e. Strategic placement of such structures down-gradient of stockpiles and slopes to minimise sediment entrainment. These measures should also be placed on the up-slope side of any storm water collection channels.
 - f. If a significant rain event occurs, fieldwork will cease. There will be sediment control measures available for placement down gradient of the work area; and

- g. Works will also be conducted in a manner to minimise the potential for sediment and soil migration, whereby excavated material.
30. Z154 – RCC have not observed any increase to sediment loads in storm water drains. Zero complaints to date.
31. Z158 – No hazardous materials have been found to date.
32. Z159 – No enquires or complaints to date.
33. Z165 – RCC were not required to inform emergency services or STA with regards to temporary control measures. No new projects nearby have been reported to RCC by Council, TfNSW or Sydney Coordination Office.
34. Z169 – ASS materials have not been found
35. Z170 – Stockpile treatment not required
36. Z171 – SPOCAS Laboratory testing not required
37. Z172 – acid sulfate soils not Identified to date
38. Z173 – No soils have been treated to date
39. Z174 – No soils have been treated to date
40. Z178 – No vibration monitoring required
41. Z179 - No vibration monitoring required
42. Z180 - No vibration logging required
43. Z184 – No complaints of noise recorded
44. Z189 – RCC adheres to the following conditions.
- Demolition disposal for concrete, bricks, plasterboard, timber, tiles, PVC, metal, paper & cardboard, glass, appliance, carpet, vegetation, soil – to Recycled Facility. **Demolition undertaken prior to RCC occupied site**
 - The Auditor notes soil must be waste classified in accordance with NSW EPA (2014) Waste Classification Guidelines prior to disposal and must be disposed of to a facility licensed to receive the waste.
 - Asbestos ACM to be removed by a licenced contractor & managed in accordance with WHS Act & Regulation 2012 and EPA requirements. **No asbestos found on site**
 - Lead paints & dusts will be removed using sanding and vacuum techniques (cleaners which comply with AS/NZS 3544 Industrial vacuum cleaners for particulates hazardous to health). Waste will be contained within sealed plastic bags for disposal. Clean up with a wet mop. **No lead paints or dust removed from site.**
 - Putrescible waste is to be contained in bins and collected by licenced contractor for disposal. **No Putrescible waste recorded.**
 - Contaminated soils will be excavated and classified in accordance with EPA guidelines NSW EPA (2014) Waste Classification Guidelines. **No contaminated soils found on site.**
 - No fill will be received on site that does not comply with EPA guidelines.
45. Z191 – No unexpected finds have been recorded to date
46. Z192 - No unexpected finds have been recorded to date

Regards,

Benjamin Pham, Graduate

RICHARD CROOKES

CONSTRUCTIONS

Direct 02 9902 4700 | Fax 02 9439 1114 | Mobile 0455 618 843
Level 3, 4 Broadcast Way, Artarmon NSW 2064
www.richardcrookes.com.au

Cheryl Halim

From: Lukas Madar <lmadar@iglu.com.au>
Sent: Monday, March 2, 2020 3:38 PM
To: Cheryl Halim
Cc: Benjamin Pham; Ben Jarvie; Rebeka Hall
Subject: RE: 19194 Iglu Redfern 2 IEA

Hi Cheryl,

Demolition and remediation activities were undertaken under SSD 7080 (approved 22 November 2017), which does not have requirements for an Independent Audit.

We subsequently received a new development approval under SSD 9275, which RCC has been engaged to construct and Zoic appointed as the IA.

I would think the works mentioned in your email below fall outside of the audit applicable to SSD 9275.

Happy to discuss further if required.

Kind regards,

Lukas Madar
Senior Project Manager



Iglu Pty Limited | Level 4, 68 York Street, Sydney, NSW 2000
m +61 409 122 893 | e lmadar@iglu.com.au | www.iglu.com.au

From: Cheryl Halim <cheryl.halim@zoic.com.au>
Sent: Monday, 2 March 2020 11:02 AM
To: Lukas Madar <lmadar@iglu.com.au>
Cc: Benjamin Pham <PhamB@richardcrookes.com.au>; Ben Jarvie <JarvieB@richardcrookes.com.au>; Rebeka Hall <rebeka.hall@zoic.com.au>
Subject: 19194 Iglu Redfern 2 IEA

Hi Lukas,

I have the following questions for Richard Crookes that need your inputs:

1. Information on clearance inspection conducted by EI Australia indicates there were 3 waste classifications prepared onsite: general solid waste (GSW), general solid waste/special waste asbestos (GSW/asbestos) and VENM. Can you please provide these waste classification reports to us, as Richard Crookes does not have a copy of these.
2. Richard Crookes has information on disposal of VENM (for piling) but not of GSW and GSW/asbestos. Were these removed as part of demolition? Richard Crookes indicates that this may have been removed during demolition. If so, we need disposal dockets for GSW and GSW/asbestos (noting the asbestos waste is asbestos-contaminated soil, not asbestos from building material).
3. If GSW and GSW/asbestos have not been removed during demolition, we will need confirmation by Richard Crookes on what happened to this material. Could the fill that has been stockpiled onsite comprise this material (i.e. the GSW and GSW/asbestos have been mixed)? From information by Richard Crookes, the fill will be reused onsite. If this fill contains both GSW and

GSW/asbestos, you may need further assessment by an environmental consultant to determine the suitability of this fill for reuse onsite. If the material contains asbestos exceeding site criteria, then the material generally cannot be reused onsite unless you have capping and long term environmental management plan in place, which may not be desirable by Iglu.

Please don't hesitate to contact Rebeka or myself if you have any questions. Thank you.

Kind regards,
Dr Cheryl Halim
Senior Environmental Engineer



ZOIC Environmental Pty Ltd

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M: 0430 013 246

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Appendix D Record of Meeting and Agenda

Independent Environmental Audit – Opening Meeting Agenda

Site: Iglu Redfern 2
SSD: 9275
Date & Time: 28 Febraury 2020 9am

Invitees:

Rebeka Hall (Zoic)	Cheryl Halim (Zoic)	Jack Braithwaite (Zoic)
Ben Jarvie (Richard Crookes)	Ben Pham (Richard Crookes)	Josh Single (Richard Crookes)
Lukas Madar (Iglu) (optional)		

AGENDA

OPENING MEETING

1. Introductions
 - a. Participants and Roles
 - b. Purpose and Objective of Audit
 - c. Scope of Audit (boundary, activities, processes)
 - d. Criteria for Audit (SSD Conditions, CEMP commitments)
2. Audit Methodology and Timing
 - a. Audit requirements (timetable, access requirements, logistics, resources)
 - b. Evidence based (record and observation)
 - c. Cultural, religious, social sensitivities (if any)
3. Communication
 - a. Recording of observations (notes, photographs, discussions)
 - b. Confidentiality
4. Reporting
 - a. Method (at time of observation, during closing meeting, formal report)
 - b. Grading – Compliant, Non-Compliant, Not Triggered, Recommendations
5. Timing for close out meeting

CLOSING MEETING

Overview of key findings

Reporting & timing



Independent Environmental Audit – Opening & Closing Meeting Attendance Sheet

Date	Attendee & Company	Signature
28.2.2020	Benjamin Pham (RCC)	
28.2.2020	JACK BRAITHWAITE (ZOIC)	
28.2.2020	Aheng Halim (ZOIC)	
28/2/2020	Febeka Hall (ZOIC)	
28/2/2020	Ben Jarvie RCC	



Appendix E Photographs



Photograph Log

Client Name:

Site Location:

Project Number:

Iglu Redfern 2

80-88 Regent St, Redfern NSW
2016

19194

Zoic Ref.:	Date:
Z97, Z147	28/2/2020

Description:
Site notices at gate and at office





Photograph Log

Client Name:

Iglu Redfern 2

Site Location:

80-88 Regent St, Redfern NSW
2016

Project Number:

19194

<p>Zoic Ref.: Z90, Z146, Z147, Z162, Z167</p>	<p>Date: 28/2/2020</p>	
<p>Description:</p> <p>Images of Marion Street and William Lane showing no trucks queuing or idling. Regent Street was observed to be free of queuing / idling trucks. Traffic control observed to direct traffic and pedestrians.</p>		



Photograph Log

Client Name:

Iglu Redfern 2

Site Location:

80-88 Regent St, Redfern NSW
2016

Project Number:

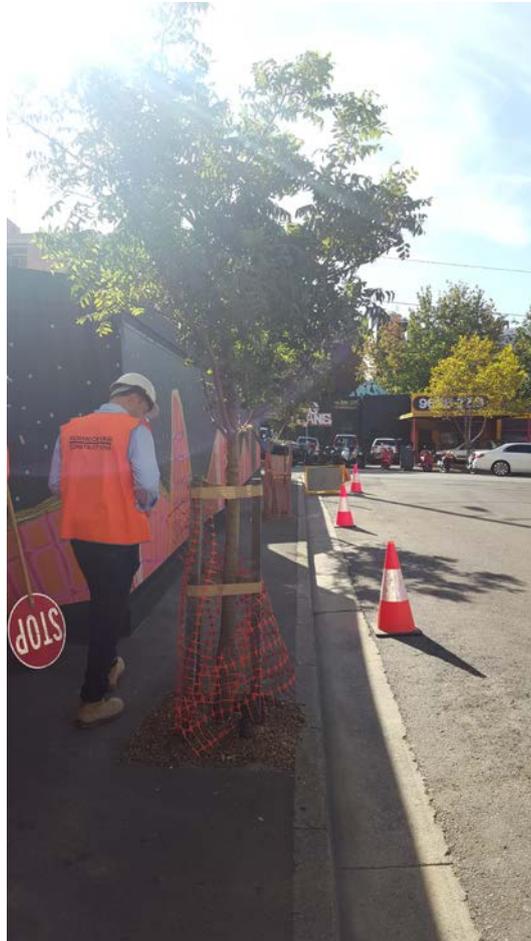
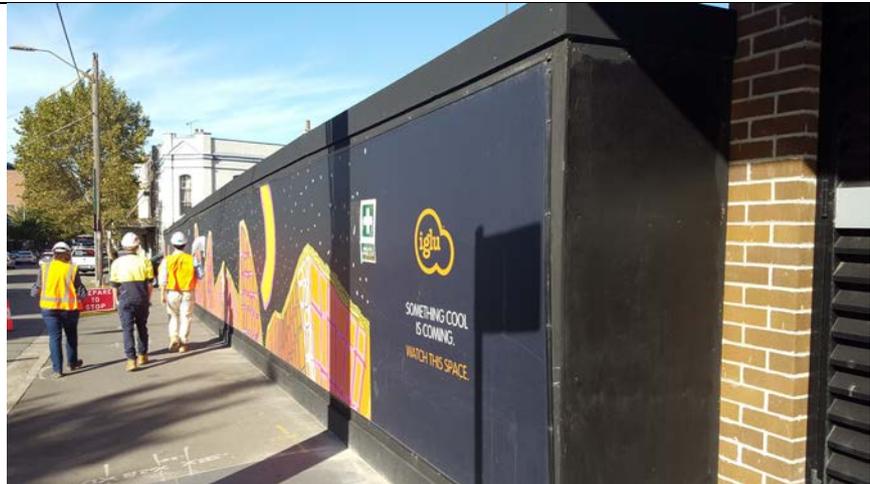
19194

Zoic Ref.:	Date:
Z101, 102, Z146, Z147, Z166, Z167	28/2/2020

Description:

Site was secure with hoardings and lockable site access.

No graffiti or advertising observed on hoardings.





Photograph Log

Client Name:

Iglu Redfern 2

Site Location:

80-88 Regent St, Redfern NSW
2016

Project Number:

19194

<p>Zoic Ref.:</p> <p>Z104, Z150, Z153, Z156, Z166, Z186, Z187</p>	<p>Date:</p> <p>28/2/2020</p>	 
<p>Description:</p> <p>Cattle grid at site access for wheel cleaning and waste receptacles.</p>		



Photograph Log

Client Name:

Iglu Redfern 2

Site Location:

80-88 Regent St, Redfern NSW
2016

Project Number:

19194

<p>Zoic Ref.:</p> <p>Z108, Z153, Z154, Z156, Z167</p>	<p>Date:</p> <p>28/2/2020</p>	 
<p>Description:</p> <p>Cattle grid located at the site access and wheels are washed to prevent tracking of sediment onto roadways.</p> <p>Roadway immediately outside site access where there was no tracked sediment observed.</p>		



Photograph Log

Client Name:

Iglu Redfern 2

Site Location:

80-88 Regent St, Redfern NSW
2016

Project Number:

19194

Zoic Ref.:	Date:	
Z109, Z150, Z153, Z156, Z166	28/2/2020	
Description:		
Site stockpile observed segregated under 4m in height with sediment controls.		

Zoic Ref.:	Date:	
Z110, Z143, Z150, Z153, Z154, Z156	28/2/2020	
Description:		
Sediment was not observed on roadway at the site access or Marian Street stormwater drains.		



Photograph Log

Client Name:

Iglu Redfern 2

Site Location:

80-88 Regent St, Redfern NSW
2016

Project Number:

19194

<p>Zoic Ref.:</p> <p>Z111, Z140, Z153, Z154, Z156, Z166</p>	<p>Date:</p> <p>28/2/2020</p>	  
<p>Description:</p> <p>Images showing physical barriers placed around the site, stockpiled material with appropriate sediment control and was damp, hoses available around the site for the control of dust, wheel wash was located at site access with cattle grid, the roadway and footpaths at the site access was observed free of sediment.</p>		



Photograph Log

Client Name:

Iglu Redfern 2

Site Location:

80-88 Regent St, Redfern NSW
2016

Project Number:

19194





Photograph Log

Client Name:

Iglu Redfern 2

Site Location:

80-88 Regent St, Redfern NSW
2016

Project Number:

19194

<p>Zoic Ref.: Z112, Z154, Z161, 162.</p>	<p>Date: 28/2/2020</p>	
<p>Description: Pedestrian footpaths were observed to be unobstructed. Images are of Marion and Regent Street. Traffic controllers observed and signage alerting traffic/pedestrians to the construction site.</p>		



Photograph Log

Client Name:

Iglu Redfern 2

Site Location:

80-88 Regent St, Redfern NSW
2016

Project Number:

19194

<p>Zoic Ref.: Z150, Z162, Z186, Z187</p>	<p>Date: 28/2/2020</p>	
<p>Description: Onsite effluent contained within portaloos and fuel storage is bunded appropriately.</p>		



Photograph Log

Client Name:

Iglu Redfern 2

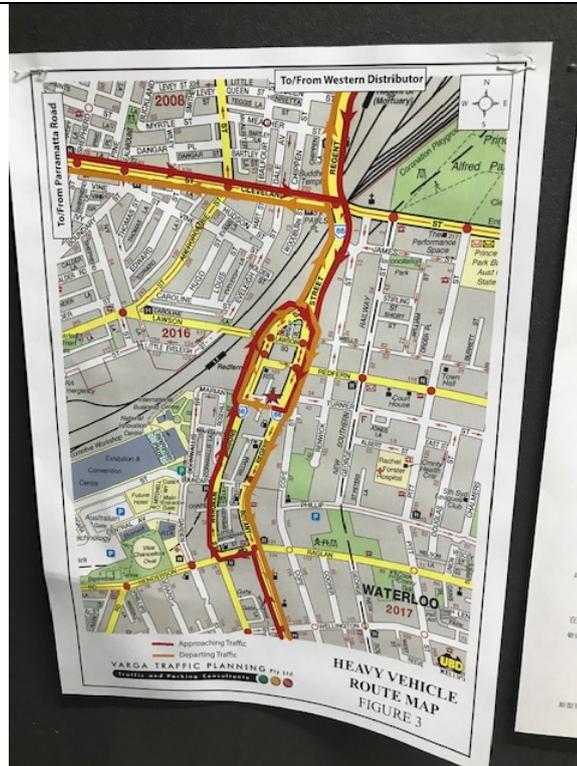
Site Location:

80-88 Regent St, Redfern NSW
2016

Project Number:

19194

Zoic Ref.:	Date:
Z163	28/2/2020
Description:	
Heavy vehicle route map displayed.	



Zoic Ref.:	Date:
Z186	28/2/2020
Description:	
Spill kit supplied next to site entrance (yellow bin).	





Appendix F Audit Table

Zoic ID	Document	SSD Condition / CEMP Section	Category	Item	Condition	Condition (Shortened)	Audit Phase	Pre-review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status			
											Compliant	Non-Compliant	Not Triggered	
SSD Compliance Assessment														
Part A Administrative Conditions														
Z1	SSD	A1	Admin	Obligation to Minimise Harm to the Environment	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.		Construction/ Operation	Not required	Note only					
Z2	SSD	A2	Admin	Terms of Consent	The development may only be carried out: a. in compliance with the conditions of this consent; b. in accordance with all written directions of the Planning Secretary; c. in accordance with the EIS and RTS and RTSAR. If the EIS and RTS and RTSAR are inconsistent with the conditions of consent the conditions shall prevail; and d. in accordance with the approved plans in the table below. If the approved plans are inconsistent with the conditions of consent the conditions shall prevail.		Construction	Not required	Note only					
Z3	SSD	A3	Admin	Terms of Consent	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a. the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be and have been, approved by the Planning Secretary; and b. the implementation of any actions or measures contained in any such document referred to in Condition A3(a) above.		Construction/ Operation	Not required	Note only					
Z4	SSD	A4	Admin	Terms of Consent	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Planning Secretary, and a document, if it is not possible to comply with both the condition or direction, and the document.		Construction/ Operation	Not required	Note only					
Z5	SSD	A5	Admin	Limits of Consent	This consent will lapse five years from the date of the consent unless the works associated with the development have physically commenced		Construction/ Operation	Not required	Note only					
Z6	SSD	A6	Admin	Limits on Consent	This consent does not approve: • Retail premises including food and drink premises' fit-out and hours of operation • Business premises' fit-out and hours of operation • Office premises' fit-out and hours of operation • Installation of signage Separate development application(s) must be lodged and consent obtained for the above works and uses (except where exempt and complying development applies).		Construction	Not required	Not relevant to Environmental Audit					
Z7	SSD	A7	Admin	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.		Construction	Not required	Note only					
Z8	SSD	A8	Admin	Long Service Levy	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.		Construction	Not required	Not relevant to Environmental Audit					
Z9	SSD	A9	Admin	Legal Notices	Any advice or notice to the consent authority must be served on the Planning Secretary.		Construction	Not required	Not relevant to Environmental Audit					
Z10	SSD	A10	Admin	Revision of Strategies, Plans and Programs	Within three months of: a. the submission of a Compliance Report under condition C4; b. the submission of an incident report under condition A13; c. the submission of an Independent Audit under condition C7; d. the approval of any modification of the conditions of this consent; or e. the issue of a direction of the Planning Secretary under condition A3 which requires a review the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	Record (review of plans after Compliance Report, incident report, IEA, notification to DPIE)	Construction	Record	The construction just commenced. None of these reports have been produced.					
Z11	SSD	A11	Consultation	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: a. consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and b. provide details of the consultation undertaken including: i. a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.		Construction	Not required	Note only					

Zoic ID	Document	SSD Condition / CEMP Section	Category	Item	Condition	Condition (Shortened)	Audit Phase	Pre-review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
											Compliant	Non-Compliant	Not Triggered
Z12	SSD	A12	Building	Structural Adequacy	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: • Under Part 6 of the EP&A Act, the Applicant is required to obtain construction certificates for the proposed building works. • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development		Construction	Not required	Not relevant to Environmental Audit				
Z13	SSD	A13	Incident	Incident Notification, Reporting and Response	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1	Record (notification of incident to DPIE)	Construction	Record	27/02/2020: Email from RCC dated 27/02/2020 states that there have been no incidents to record.				
Z14	SSD	A14	Incident/Non-Compliance	Non-Compliance Notification	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The PCA must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance	Record (notification of non-compliance to DPIE)	Construction	Record	27/02/2020: Email from RCC dated 27/02/2020 states that there have been no non-compliances to report.				
Z15	SSD	A15	Incident/Non-Compliance	Non-Compliance Notification	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Record (notification of non-compliance to DPIE)	Construction	Record	27/02/2020: Email from RCC dated 27/02/2020 states that there have been no non-compliances to report.				
Z16	SSD	A16	Incident/Non-Compliance	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		Construction	Not required	Note only				
Z17	SSD	A17	Audit	Monitoring and Environmental Audit	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent environmental auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development		Construction/Operation	Not required	Note only				
Z18	SSD	A18	Admin	Applicability of Guidelines	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.		Construction/Operation	Not required	Note only				
Z19	SSD	A19	Admin	Applicability of Guidelines	However, 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.		Construction/Operation	Not required	Note only				
Z20	SSD	A20	Equipment	Operation of Plant and Equipment	All plant and equipment used on site, or to monitor the performance of the development must be: a. maintained in a proper and efficient condition; and b. operated in a proper and efficient manner	Record (equipment maintenance)	Construction/Operation	Record	28/2/2020: Plant and Equipment Register sighted showing inspection dates.				
Part B Prior to Issue of Construction certificate													
Z21	SSD	B1	Building	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.		Construction	Not required	Not relevant to Environmental Audit				
Z22	SSD	B2	Building		Before the issue of a Construction Certificate and an Occupation Certificate, 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		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z23	SSD	B3	Building	External Walls and Cladding	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z24	SSD	B4	Building	Structural Details	Prior to the issue of the relevant Construction Certificate, the Applicant shall submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: a. the relevant clauses of the BCA; and b. the development consent.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z25	SSD	B5	Building	Airspace Protection	The height of the approved building will penetrate prescribed airspace for Sydney Airport above the site. Accordingly, the development constitutes a 'controlled activity' under section 182 of the Airports Act 1996. Prior to the issue of any Construction Certificate, approval for the controlled activity must be obtained from the Civil Aviation Safety Authority (CASA) / the Federal Department of Infrastructure and Regional Development.		Pre-Construction	Not required	Not relevant to Environmental Audit				

Zoic ID	Document	SSD Condition / CEMP Section	Category	Item	Condition	Condition (Shortened)	Audit Phase	Pre-review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
											Compliant	Non-Compliant	Not Triggered
Z26	SSD	B6	Admin	Redfern-Waterloo Contributions Plan 2006	<p>To meet the demand for additional public facilities and infrastructure generated by the development on the site, contributions are required in accordance with the Redfern-Waterloo Authority Contributions Plan 2006.</p> <p>Pursuant to the Redfern-Waterloo Authority Contributions Plan 2006, a contribution in the amount of \$798,600 plus indexation between the date of approval and date of payment, in accordance with Consumer Price Index (All Groups Index) for Sydney, is to be paid via bank cheque to the Urban Growth NSW Development Corporation (UGDC) - Redfern-Waterloo Fund (towards the cost of one or more of the public facilities set out in the Works Schedule to that Plan).</p> <p>Proof of payment of this contribution shall be provided to the Certifying Authority prior to the issue of any Construction Certificate (or other timing in accordance with the Contributions Plan). If the amount is not to be paid prior to the issue of any Construction Certificate, written verification of this should be provided by UGDC and provided to the Certifier. No deferred or periodic payments are permitted.</p> <p>*Phone 9209 4432 or email info@ugdc.nsw.gov.au to confirm indexed amount of the contribution, prior to preparation of a bank cheque made out to the UGDC.*</p> <p>A copy of Redfern-Waterloo Authority Contributions Plan 2006 is available for inspection at the offices of UGDC, Suite 103 International Business Centre, 2 Cornwallis Street Eveleigh NSW 2015 or from the website www.ugdc.nsw.gov.au.</p>		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z27	SSD	B7	Admin	Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006	<p>To contribute to the provision or refurbishment of affordable housing within the Redfern-Waterloo Operational Area, contributions are required in accordance with the Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006.</p> <p>In accordance with Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006, the levy is calculated at \$86.88 per square metre (being the rate at 1 July 2018) of the total gross floor area of the proposed development. Between the date of determination and the date the levy is required to be paid, the levy is indexed in accordance with the Building Price Index, Sydney as published in Rawlinson's Australian Construction Handbook. This is in accordance with clause 25J(4) of the Environmental Planning and Assessment Regulation 2000 and Clause 9 of the Redfern-Waterloo Authority Affordable Housing Contributions Plan 2006.</p> <p>Pursuant to the Redfern-Waterloo Affordable Contributions Plan 2006, a contribution in the amount of \$556,640 plus indexation in accordance with the Building Price Index is to be paid via bank cheque or deposit into the Urban Growth NSW Development Corporation (UGDC) - Redfern-Waterloo Fund of the (towards the provision of affordable housing within the Redfern Waterloo area).</p> <p>Proof of payment of this contribution to the Urban Growth NSW Development Corporation (UGDC) and calculation of any indexing, or an alternative arrangement for the provision of affordable housing as agreed in writing by UGDC shall be provided to the Certifying Authority prior to the issue of a Construction Certificate. No deferred or periodic payments are permitted.</p> <p>Phone 9209 4432 or email info@ugdc.nsw.gov.au to confirm indexed amount of the contribution, prior to preparation of a bank cheque made out to the Urban Growth NSW Development Corporation.</p> <p>A copy of Redfern-Waterloo Affordable Housing Contributions Plan 2006 is available for inspection at the offices of UGDC, Suite 103, International Business Centre, 2 Cornwallis Street, Eveleigh, NSW 2015 or from the website www.ugdc.nsw.gov.au</p>		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z28	SSD	B8	Building	GFA certification	The GFA of the building must not exceed 7,377 m ² . Details confirming compliance must be submitted to the Certifying Authority prior to the issue of any Construction Certificate.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z29	SSD	B9	Building	BASIX certification	The development must be implemented and all BASIX commitments thereafter maintained in accordance with BASIX Certificate No. 695486M_07 and an updated certificate issued if amendments are made. The BASIX Certificate must be submitted to the Certifying Authority with all commitments clearly shown on the Construction Certificate plans.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z30	SSD	B10	Building	Access for People with Disabilities	Access and facilities for people with disabilities must be designed in accordance with the BCA. Prior to the commencement of the relevant works, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifying Authority.		Pre-Construction	Not required	Not relevant to Environmental Audit				

Zoic ID	Document	SSD Condition / CEMP Section	Category	Item	Condition	Condition (Shortened)	Audit Phase	Pre-review/Record /Observation	Evidence Collected / Observations	Independent Audit Findings and Recommendations	Compliance Status		
											Compliant	Non-Compliant	Not Triggered
Z31	SSD	B11	Building	Geotechnical Design, Certification and Monitoring Plan	<p>The proposed development involves the construction of subsurface structures and excavation that has potential to adversely impact neighbouring property if undertaken in an inappropriate manner. To ensure there are no adverse impacts arising from such works, the Applicant must engage a suitably qualified and practicing Engineer having experience in the geotechnical and hydrogeological fields, to design, certify and, where appropriate, oversee the construction of all subsurface structures associated with the development.</p> <p>This Engineer is to prepare, or obtain from relevant members of the engineering team, the following documentation:</p> <p>a. Certification that the civil and structural details of all subsurface structures are designed to:</p> <ul style="list-style-type: none"> provide appropriate support and retention to neighbouring property; ensure there will be no ground settlement or movement during excavation or after construction (whether by the act of excavation or dewatering of the excavation) sufficient to cause an adverse impact to adjoining property or public infrastructure; and ensure that the treatment and drainage of groundwater will be undertaken in a manner which maintains the pre developed groundwater regime, so as to avoid constant or ongoing seepage to the public drainage network and structural impacts that may arise from alteration of the pre-developed groundwater table <p>b. Geotechnical Monitoring Plan (GMP) to be implemented during construction that:</p> <ul style="list-style-type: none"> is based on a geotechnical investigation of the site and subsurface conditions, including groundwater; details the location and type of monitoring systems to be utilised, including those that will detect the deflection of all shoring structures, settlement and excavation induced ground vibrations to the relevant Australian Standard; details recommended hold points and trigger levels of any monitoring systems, to allow for the inspection and certification of geotechnical and hydro-geological measures by the professional engineer; and details an action plan and contingency for the principal building contractor in the event these trigger levels are exceeded. <p>The certification and the GMP is to be submitted for the approval of the Certifying Authority prior to the commencement of any works. Copies of the certification and GMP must be provided to TfNSW and the Planning Secretary.</p>		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z32	SSD	B12	Building	Sydney Metro and SouthWest	<p>Prior to the issue of a Construction Certificate, the Applicant is to consult with TfNSW to review the proposed development and address the following matters:</p> <p>a. the design, construction and maintenance of the development so as to satisfy the requirements in (b) to (h) below;</p> <p>b. allowances for the future construction of Sydney Metro City and Southwest railway tunnels in the vicinity of the approved development;</p> <p>c. allowances in the design, construction and maintenance of the development for the future operation of railway tunnels in the vicinity of the approved development, especially in relation to noise, vibration, stray electrical currents, electromagnetic fields and fire safety;</p> <p>d. provide to TfNSW drawings, reports and other information related to the design, construction and maintenance of the approved development;</p> <p>e. such other matters which TfNSW considers are appropriate to give effect to (a) to (e) above;</p> <p>f. such other matters as the owners and TfNSW may agree;</p> <p>g. the design and construction of the foundations and ground anchors for the approved development are to be completed to the satisfaction of TfNSW. For the Sydney Metro City and Southwest the developer shall develop their foundation design to ensure that all loads be transferred and have no adverse impacts on the Sydney Metro City and Southwest tunnel structures; and</p> <p>h. demonstrate that the deformation induced by the excavation will not have adverse impacts on Sydney Metro City and Southwest tunnels.</p> <p>Note: TfNSW, and persons authorised by it for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought.</p>		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z33	SSD	B13	Building	CBD Rail Link (CBDRL) Corridor	<p>Prior to the issue of a Construction Certificate, the Applicant shall undertake the following to the satisfaction of TfNSW:</p> <p>a. foundational load assessment, impact assessment / analysis on the rail corridor below, foundation plans and depth of piles. This information is required to make an appropriate assessment whether the building foundations will have any impact on the future CBDRL corridor infrastructure.</p> <p>b. a rail noise and vibration assessment for the CBDRL corridor</p>		Pre-Construction	Not required	Not relevant to Environmental Audit				

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Z34	SSD	B14	Amenity	Public Domain Plan	<p>The Applicant shall ensure the following:</p> <p>a. A detailed Public Domain Plan for the Regent Street, Marion Street and William Lane frontages must be lodged with Council's Public Domain Section and approved by Council prior to the issue of the relevant Construction Certificate. The Public Domain Plan is to be submitted with a completed Public Domain Plan checklist (available in the City of Sydney's Public Domain Manual); and</p> <p>b. The Public Domain Plan documents all works required to ensure that the public domain complies with the Council's Public Domain Manual, Sydney Streets Design Code and Sydney Streets Technical Specification, including requirements for footway pavement, kerb and gutter, drainage, vehicle crossovers, pedestrian ramps and other relevant public domain elements. The Public Domain Plan submission is to incorporate the approved Alignment Levels (refer to condition B15). If the proposed detailed design of the public domain requires changes to any previously approved Alignment Levels, an amended Alignment Levels submission must be submitted to and approved by Council to reflect these changes prior to the commencement of the relevant works.</p>		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z35	SSD	B15	Amenity	Public Domain Works – Regent Street, Marion Street and William Lane Frontages – Alignment Levels	<p>The Applicant shall ensure the following:</p> <p>a. Alignment levels for the building and site frontages of the building are submitted to and approved by Council prior to the issue of the relevant Construction Certificate. The submission must be prepared by a Registered Surveyor or suitably qualified engineer and must be submitted with a completed Alignment Levels checklist (available in the Public Domain Manual) and Footpath Levels and Gradients Approval Application form (available on Council's website);</p> <p>b. If the proposed detailed design of the public domain (refer to condition B14) requires changes to any previously approved Alignment Levels, an amended Alignment Levels submission must be submitted to and approved by Council to reflect these changes prior to the commencement of the relevant works;</p> <p>c. The works to the public domain are completed in accordance with the approved Public Domain Plan and Alignment Levels plans and the Public Domain Manual before the use of the development commences;</p> <p>d. If required by Council, a Public Domain Works Deposit is paid to Council for the public domain works, in accordance with the Council's adopted fees and charges and the Public Domain Manual. The Public Domain Works Deposit must be submitted as an unconditional bank guarantee in favour of Council as security for completion of the obligations under this consent.</p> <p>Council's Public Domain section is contacted to determine the guarantee amount prior to lodgement of the guarantee. The guarantee must be lodged with Council prior to the issue of the relevant Construction Certificate.</p> <p>The bank guarantee will be retained in full until all Public Domain works are completed and the required certifications, warranties and works-as-executed documentation are submitted and approved by Council in writing. On satisfying the above requirements, 90% of the bank guarantee will be released. The remaining 10% will be retained for the duration of the specified Defects Liability Period.</p>		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z36	SSD	B16	Amenity	Public Domain Works – Regent Street, William Lane – Hold Points and Handover	<p>The Applicant shall ensure the following:</p> <p>Prior to the issue of the relevant Construction Certificate being issued for public domain work, including civil, drainage and subsurface works, a set of hold points for approved public domain, civil and drainage work must be determined with and approved by Council's Public Domain section in accordance with the Council's Public Domain Manual and Sydney Streets Technical Specification; and</p>		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z37	SSD	B17	Amenity	Public Domain Damage Deposit – Regent Street, Marion Street and William Lane Frontages	<p>A Public Domain Damage Deposit calculated on the basis of 4 lineal metres of asphaltic concrete site frontage must be lodged with Council in accordance with the Council's adopted Schedule of Fees and Charges. The Public Domain Damage Deposit must be submitted as an unconditional bank guarantee in favour of Council as security for repairing any damage to the public domain in the vicinity of the site. The guarantee must be lodged with Council prior to the issue of the relevant Construction Certificate. The bank guarantee will be retained in full until the use of the development commences and any rectification works to the footway and Public Domain are completed to Council's satisfaction. On satisfying the above requirements 90% of the bank guarantee will be released, with the remaining 10% to be retained for the duration of the 12 months Defect Liability Period</p>		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z38	SSD	B18	Amenity	Landscape Plan	<p>A detailed Landscape Plan shall be prepared in consultation with Council prior to the issue of the relevant Construction Certificate. The Landscape Plan shall include, but not be limited to, the following:</p> <p>a. A detailed plant schedule prioritising native species with low water needs consistent with the Sydney Landscape Code Volume 2</p> <p>b. Maintenance, drainage, waterproofing and irrigation system.</p> <p>c. Provision for green walls and additional plantings on the roof, modelled on the NSW and ACT Government Regional Climate Modelling (NARCLiM).</p> <p>A copy of the Landscape Plan, including evidence of consultation with Council and their comments, shall be provided to the Planning Secretary.</p> <p>Details demonstrating compliance with this condition must be submitted to the Certifying Authority prior to the issue of a Construction Certificate.</p>		Pre-Construction	Not required	Not relevant to Environmental Audit				

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Z39	SSD	B19	ESD	Environmental Sustainability	The Applicant shall ensure the detailed design of the development incorporates the environmental sustainability objectives, measures and initiatives outlined in the EIS. Details demonstrating compliance with this condition must be submitted to the Certifying Authority prior to the issue of a Construction Certificate.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z40	SSD	B20	ESD	Water Sensitive Design Measures	The Applicant shall ensure that the detailed design of the development incorporates Water Sensitive Urban Design Measures and that the design shall be prepared prior to the issue of the relevant Construction Certificate. Details demonstrating compliance with this condition must be submitted to the Certifying Authority prior to the issue of a Construction Certificate. The Design Measures will cover: a. Rainwater tank/irrigation system b. On-site detention c. Stormwater 360's Stormfilter treatment system		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z41	SSD	B21	Building	Reflectivity	The visible light reflectivity from building materials used on the facades of any buildings or structures shall not exceed 20 per cent and shall be designed so as to minimise glare. A report/documentation demonstrating compliance with these requirements is to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z42	SSD	B22	Building	Installation of Water Efficient Fixtures and Fittings	All toilets installed within the development must be of water efficient dual- flush capacity with at least 4- star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z43	SSD	B23	Building	Installation of Water Efficient Fixtures and Fittings	All taps and shower heads installed within the development must be water efficient with at least a 3- star rating under the Water Efficiency and Labelling Scheme (WELS), where available. The details must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z44	SSD	B24	Building	Installation of Water Efficient Fixtures and Fittings	New urinal suites, urinals and urinal flushing control mechanisms installed within the development must demonstrate that products have been selected with at least a 4- star rating under the Water Efficiency and Labelling Scheme (WELS). The details must be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z45	SSD	B25	Building	Installation of Water Efficient Fixtures and Fittings	Systems must include 'smart controls' to reduce unnecessary flushing. Continuous flushing systems are not approved. Details are to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z46	SSD	B26	Building	Bicycle Parking	A minimum of 84 bicycle parking spaces are to be provided for students and staff (including staff from the commercial and retail tenancies). The layout, design and security of all bicycle facilities must comply with the minimum requirements of AS 2890.3 – 1993 Parking Facilities Part 3: Bicycle Parking Facilities. Staff bicycle parking should be provided according to the security level B as specified in AS 2890.3:2015. Documentation demonstrating compliance with this condition shall be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z47	SSD	B27	Building	Outdoor Lighting	All outdoor lighting shall comply with AS 1158.3.1-2005 Pedestrian Area (Category P) Lighting and AS 4282: 1997 Control of the Obtrusive Effects of Outdoor Lighting. Details demonstrating compliance with these requirements are to be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z48	SSD	B28	Building	Storage and Handling of Waste	The design and management of facilities for the storage and handling of operational waste must comply with the requirements of City of Sydney Development Control Plan 2012. Details are to be submitted to the Certifying Authority prior to the issue of a Construction Certificate		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z49	SSD	B29	Building	Access for People with Disabilities	Access and facilities for people with disabilities must be designed in accordance with the BCA. Prior to the commencement of the relevant works, a certificate certifying compliance with this condition from an appropriately qualified person must be provided to the Certifying Authority.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z50	SSD	B30	Building	Mechanical Ventilation	The premises must be ventilated in accordance with the BCA and AS1668.1 and AS1668.2.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z51	SSD	B31	Building	Mechanical Ventilation	Details of any mechanical ventilation and/or air conditioning system complying with AS1668.1, AS1668.2, the BCA and relevant Australian Standards must be prepared by a suitably qualified person and certified in accordance with Clause A2.2(a)(iii) of the BCA to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details shall be submitted to the Certifying Authority prior to the issue of the relevant Construction Certificate.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z52	SSD	B32	Building	Mechanical Ventilation	The mechanical exhaust systems for the ground floor tenancies are to be designed to be capable of accommodating exhaust requirements in accordance with relevant Australia Standards, in order to allow for the event that any of the tenancies are approved for future use by food premises or other uses which require mechanical exhaust. Any exhaust system servicing an area where food is being cooked must discharge exhaust air at roof level.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z53	SSD	B33	Building	Sanitary Facilities – Food Premises	The sanitary facilities must be separated from all food handling areas via an airlock, self-closing door or mechanical ventilation in accordance with the provisions of the BCA, Part F 3.1, 4.8 and 4.9.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z54	SSD	B34	Building	Sanitary Facilities for Disabled Persons	The Applicant shall ensure that the provision of sanitary facilities for disabled persons complies with Section F2.4 of the BCA. Plans demonstrating compliance with this condition shall be submitted to the Certifying Authority prior to the issue of a Construction Certificate.		Pre-Construction	Not required	Not relevant to Environmental Audit				

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255	SSD	B35	Utility	Sydney Water Assets	Building plans must be stamped and approved by Sydney Water prior to the issue of a Construction Certificate, due to the proximity of works to Sydney Water assets. For further assistance, please visit www.sydneywater.com.au or telephone 13 20 92.		Pre-Construction	Not required	Not relevant to Environmental Audit				
256	SSD	B36	Utility	Requirements of Public Authorities	The Applicant must comply with the requirements of any public authorities (e.g. Ausgrid, Sydney Water, Telstra Australia) in regard to the connection to, relocation and/or adjustment of the services affected by the construction of the proposed structure. Any costs in the relocation, adjustment or support of services are the responsibility of the Applicant. Details of compliance with the requirements of any relevant public authorities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of the relevant works.		Pre-Construction	Not required	Not relevant to Environmental Audit				
257	SSD	B37	Admin	Crime Prevention Through Environmental Design (CPTED)	To minimise the opportunity for crime in accordance with CPTED principles, the relevant recommendations provided in the CPTED Report dated 14 September 2018 (Appendix D of the EIS), shall be implemented. Details demonstrating compliance with these requirements are to be submitted to the Certifying Authority prior to the issue of a Construction Certificate.		Pre-Construction	Not required	Not relevant to Environmental Audit				
258	SSD	B38	Heritage	Heritage Interpretation Strategy	A Heritage Interpretation Strategy must be prepared in consultation with local Aboriginal stakeholders prior to the issue of the relevant Construction Certificate. The Strategy must raise future building occupants' awareness of local Aboriginal culture and heritage. The Strategy shall incorporate landscape design, species selection and interpretation strategies. Details demonstrating compliance with these requirements are to be submitted to the Certifying Authority prior to the issue of a Construction Certificate. A copy of the Strategy must be submitted to and approved by the Planning Secretary prior to the issue of the relevant Construction Certificate.	Record (Heritage Interpretation Plan approved by DPIE)	Pre-Construction	Pre-review	28/2/2020: Artefact (12 November 2019) 80-88 Regent Street, Redfern Heritage Interpretation Strategy sighted. Email from Iglu to DPIE for submission of HIS dated 12 November 2019 was sighted.				
259	SSD	B39	Amenity	Public Domain Works - Marion Street and William Lane Footpath Dedication	A 800mm strip of land along the site's William Lane frontage is to be dedicated to Council to allow for the construction of a widened footpath. Details of the widened William Lane and Marion Street footpaths along the site's frontage are to be in accordance with Council's Technical Specifications. Council's confirmation of this is to be obtained prior to issue of a Construction Certificate.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Part C Prior to Commencement of Works													
260	SSD	C1	Admin	Notification of Commencement	The Department must be notified in writing of the dates of commencement of physical work at least 48 hours before those dates.	Record (DPIE notification)	Pre-Construction	Record	Iglu notified DPIE on 18 October 2019 (email sighted by Auditor). Construction certificate issued 4 December 2019 by Steve Watson and Partners (Construction Certificate No. 18/059/01). Construction began 9 December 2019.				
261	SSD	C2	Admin	Notification of Commencement	If the construction of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage		Pre-Construction	Not required	Construction is not expected to be staged.				
262	SSD	C3	Admin	Access to Information	At least 48 hours before the commencement of construction and until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: a. make the following information and documents (as they are prepared, obtained or approved) publicly available on a website: i. the documents referred to in condition A2 of this consent, excluding confidential plans; ii. all current statutory approvals for the development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vi. a comprehensive summary of the current stage and progress of the development; vii. the contact details to enquire about the development or to make a complaint; viii. a complaints register, updated monthly; ix. audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and b. keep such information up to date, to the satisfaction of the Planning Secretary	Record (website showing all documents in condition A2, statutory approvals, plans, monitoring results, summary of progress, contact details, complaints register, audit reports)	Construction	Record	28/2/2020: Website (https://iglu.com.au/iglu-redfern-phase-2/) was sighted. The following documents are available in the website: - Consent conditions - Summary of the development - Newsletters - Contact details 13/3/2020: Link to DPIE SSD page has been included in website. RCC email dated 13/3/2020 states that the following documents will be uploaded before next Audit: - RCC Internal Audit - Complaints register (to be included in Newsletter) - IEA report	Recommendation: Other documents to be included in the website as per condition of consent. They will be sighted during the next Audit.			
263	SSD	C4	Compliance audit	Compliance Reporting	No later than 2 weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department.		Pre-Construction	Not required	Not relevant to Environmental Audit				
264	SSD	C5	Compliance audit	Compliance Reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).		Pre-Construction	Not required	Not relevant to Environmental Audit				
265	SSD	C6	Compliance audit	Compliance Reporting	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department in writing at least 7 days before this is done.		Pre-Construction	Not required	Not relevant to Environmental Audit				
266	SSD	C7	IEA	Independent Audit	No later than one week before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department.	Record (Audit Program submission to DPIE)	Pre-Construction	Record	Audit program submitted to DPIE on 18 October 2019 by Iglu. Email correspondence was sighted.				

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Z67	SSD	C8	IEA	Independent Audit	Independent Audits of the development must be carried out in accordance with: a. the Independent Audit Program submitted to the Department under condition B11 of this consent; and b. the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Record (IEA Report conducted as per guideline)	Pre-Construction	Record	28/2/2020: First IEA conducted on 28/2/2020 in accordance to the IEA program.				
Z68	SSD	C9	IEA	Independent Audit	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: a. review and respond to each Independent Audit Report prepared under condition B12 and B13 of this consent; b. submit the response to the Department; and c. make each Independent Audit Report and response to it publicly available no later than 60 days after submission to the Department and notify the Department in writing at least 7 days before this is done.	Record (Iglu reponse to IEA Report submitted to DPIE)	Pre-Construction	Record	28/2/2020: This will be conducted after completion of IEA report.				
Z69	SSD	C10	Consultation	Community Communication Strategy	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following completion of construction: The Community Communication Strategy must: a. identify people to be consulted during the design and construction phases; b. set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; c. provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; d. set out procedures and mechanisms: i. through which the community can discuss or provide feedback to the Applicant; ii. through which the Applicant will respond to enquiries or feedback from the community; and iii. to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than 2 weeks before the commencement of any work. Work for the purposes of the development must not commence until the Community Communications Strategy has been approved by the Secretary. The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Record (Community Communication Strategy approved by DPIE)	Pre-Construction	Record	28/2/2020: Ethos Urban (19 July 2019) Community Communication Strategy 80-88 Regent Street, Redfern Iglu Student Accommodation sighted. Approval from NSW DPIE obtained in a letter dated 14 October 2019.				
Z70	SSD	C11	Incident/Non-Compliance	Compliance	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Record (induction to SSD)	Construction	Record	28/2/2020: Induction material sighted, which shows reference to SSD.				
Z71	SSD	C12	Building	Pre-Construction Dilapidation Report	The Applicant is to engage a suitably qualified professional(s) to prepare a Pre-Construction Dilapidation Report detailing the current structural condition of all retained existing and adjoining buildings, infrastructure and roads within the 'zone of influence'. The report must be submitted to the Certifying Authority prior to issue of the relevant Construction Certificate or any works commencing whichever is earlier. A copy of the report must be forwarded to the affected landowners. The Pre-Construction Dilapidation Report must also include a photographic recording of the public domain site frontages and must be prepared to the satisfaction of the PCA. The recording must include clear images of the footpath, nature strip, kerb and gutter, driveway crossovers and laybacks, kerb ramps, road carriageway, street trees and plantings, parking restriction and traffic signs, and all other existing infrastructure along the street. The form of the recording is to be as follows: a. a PDF format report containing all images at a scale that clearly demonstrates the existing site conditions; b. each image is to be labelled to identify the elements depicted, the direction that the image is viewed towards, and include the name of the relevant street frontage; c. each image is to be numbered and cross referenced to a site location plan; d. a summary report, prepared by a suitable qualified professional, must be submitted in conjunction with the images detailing the project description, identifying any apparent existing defects, detailing the date and authorship of the photographic record, the method of documentation and limitations of the photographic record.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z72	SSD	C13	Amenity	Hoarding	A separate application under section 138 of the Roads Act 1993 is to be made to the relevant road authority to erect a hoarding and/or scaffolding in a public road (if required) and such application is to include: a. architectural, construction and structural details of the design as well as proposed artwork; and b. structural certification prepared and signed by an appropriately qualified practising structural engineer. Evidence of the issue of a Structural Works Inspection Certificate and structural certification will be required prior to the commencement of construction works on site.		Pre-Construction	Not required	Not relevant to Environmental Audit				

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Z73	SSD	C14	Amenity	Barricade Permit	Where construction/building works require the use of a public place including a road or footpath, approval under section 138 of the Roads Act 1993 for a Barricade Permit is to be obtained prior to the commencement of work. Details of the barricade construction, area of enclosure and period of work are required to be submitted to the satisfaction of the relevant road authority.		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z74	SSD	C15	Amenity	Road Occupancy Licence	A Road Occupancy Licence (ROL) must be obtained from the relevant road authority under section 138 of the Roads Act 1993 for any activity that may impact on the operation of Regent Street, Marion Street and William Lane. The ROL allows the Applicant to use a specified road space at approved times, provided certain conditions are met. The Applicant must allow a minimum of 10 working days for processing ROL applications. Traffic Control Plans are to accompany each ROL application(s) for any such activities. Note: RMS has advised it will not support an ROL on Regent Street		Pre-Construction	Not required	Not relevant to Environmental Audit				
Z75	SSD	C16	CEMP	Construction Environmental Management Plan	<p>Prior to the commencement of works, the Applicant shall prepare a Construction Environmental Management Plan (CEMP) for the development which must be submitted to the Certifying Authority. The CEMP must:</p> <ol style="list-style-type: none"> describe the relevant stages and phases of construction including work program outlining relevant timeframes for each stage/phase; describe all activities to be undertaken on the site during site establishment and construction of the development; clearly outline the stages/phases of construction that require ongoing environmental management monitoring and reporting; detail statutory and other obligations that the Applicant is required to fulfil during site establishment and construction, including approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies; be prepared in consultation with the Council, EPA, DPI, RMS, TNSW, and the OEH Heritage Division and include specific consideration of measures to address any requirements of these agencies during site establishment and construction; describe the roles and responsibilities for all relevant employees involved in the site establishment and construction of the works; detail how the environmental performance of the site preparation and construction works will be monitored, and what actions will be taken to address identified potential environmental impacts, including but not limited to noise, traffic and air impacts; document and incorporate all relevant sub environmental management plans (Sub-Plans), control plans, studies and monitoring programs required under this part of the consent; and include arrangements for community consultation and complaints handling procedures during construction. <p>In the event of any inconsistency between the consent and the CEMP, the consent shall prevail. Prior to the commencement of works, a copy of the CEMP must be submitted to Council and the Planning Secretary.</p>	Record (CEMP submitted to DPIE and Council, prepared in consultation with agencies)	Pre-Construction	Record	28/2/2020: Richard Crookes Constructions (29 August 2019) Construction Environmental Management Plan, Iglu Redfern 2 sighted. Submissions on email to DPIE by Iglu on 23 October 2019 and to PCA on 5 September 2019 were provided.				
Z76	SSD	C17	Traffic	Construction Pedestrian Traffic Management Plan	<p>Prior to the commencement of works, an updated Construction Pedestrian Traffic Management Plan (CPTMP) shall be prepared by a suitably qualified person in consultation with the Sydney Coordination Office within TNSW and RMS. The CPTMP shall address (but not be limited to):</p> <ol style="list-style-type: none"> location of the proposed work zone; haulage routes; construction vehicle access and traffic control arrangements; proposed construction hours; estimated number of construction vehicle movements; any changes required to on-street parking; construction program; any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction; cumulative construction impacts of projects including Sydney Metro City and South West considering any traffic and pedestrian management plans prepare for these projects to ensure that work activities are coordinated and managed to minimise impacts on the road network; measures to ensure construction vehicles do not arrive at the site or surrounding areas outside approved hours; measures proposed to mitigate any associated general traffic, public transport, pedestrian access and cyclist impacts/conflicts; and measures to encourage public transport use and other non-car travel options by construction workers. <p>A copy of the final Plan must be submitted and approved by the Coordinator General, Transport Coordination within TNSW prior to the Commencement of any work on site. Prior to the commencement of works, a copy of the approved CPTMP must be submitted to Council and the Planning Secretary.</p>	Record (CPTMP approved by TfNSW)	Pre-Construction	Record	28/2/2020: Varga Traffic Planning (14 August 2019) Proposed Student Accommodation Development 80-88 Regent Street, Redfern Main Works Construction Pedestrian Traffic management Plan sighted. Email by Varga Traffic (7 August 2019) TfNSW Endorsement was submitted, it indicates endorsement by TfNSW is subject to conditions which require trucks to be coordinated. Email from PCA dated 21 August 2019 states this condition was satisfied.				

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277	SSD	C18	Noise	Construction Noise and Vibration Management Plan	Prior to the commencement of any construction (including demolition), a Construction Noise and Vibration Management Plan (CNVMP) prepared by a suitably qualified person shall be submitted to the Certifying Authority. The CNVMP must be prepared in consultation with, and address the relevant requirements of TfNSW, Council and the EPA. The CNVMP shall (but not be limited to): a. be prepared in accordance with the EPA's Interim Construction Noise Guideline b. identify nearby sensitive receivers and land uses; c. identify the noise management levels for the project; d. identify the construction methodology and equipment to be used and the key sources of noise and vibration; e. provide details of all reasonable and feasible management and mitigation measures to be implemented to minimise construction noise and vibration; f. be consistent with and incorporate all relevant recommendations and noise and vibration mitigation measures outlined in the Acoustic Report (dated 14 December 2018) in Appendix H of the RTS; g. ensure all potentially impacted sensitive receivers are informed by letterbox drops, prior to the commencement of construction, of the nature of works to be carried out, the expected noise levels and duration, as well as contact details for a construction community liaison officer; and h. include a suitable proactive construction noise and vibration monitoring program which aims to ensure the construction noise and vibration criteria in this consent are not exceeded. Prior to the commencement of works, a copy of the CNVMP must be submitted to Council and the Planning Secretary.	Record (CNVMP submitted to Council and DPIE)	Pre-Construction	Record	28/2/2020: Acoustic Logic (25 July 2019) Iglu II, 80-88 Regent Street, Redfern Construction Noise & Vibration Management Plan provided. Email from PCA dated 27 August 2019 states this condition was satisfied, noting the Auditor is unable to check submission to DPIE.				
278	SSD	C19	Air	Air Quality and Odour Management Plan	Prior to the commencement of any construction, an Air Quality and Odour Management Plan (AQOMP) must be prepared and submitted to the Certifying Authority. The AQOMP must recommend measures to minimise and manage any odours arising from excavation, stockpiling and removal of contaminated and acid sulfate soils including, but not limited to: a. staged excavation to limit the surface area of exposed odorous material; b. application of odour suppressants; c. effective covering of stockpiles and truckloads of excavation spoil; and d. expedited removal of odorous material from the development to a facility legally able to accept those wastes. The AQOMP must include proactive and reactive management strategies, key performance indicators, monitoring measures, record keeping, response mechanisms, contingency and compliance reporting measures.	Record (AQOMP submitted to DPIE)	Pre-Construction	Record	28/2/2020: Richard Crookes (6 August 2019) Air Quality and Odour Management Plan provided. Email from PCA dated 13 August 2019 states this condition was satisfied, noting the Auditor is unable to check submission to DPIE.				
279	SSD	C20	Waste	Waste Management Plan	Prior to the commencement any construction (including demolition), a Waste Management Plan (WMP) must be prepared and submitted to the Certifying Authority. The WMP must: a. demonstrate that an appropriate area will be provided for the storage of garbage bins and recycling containers and all waste and recyclable material generated by the works; b. provide details demonstrating compliance with the relevant legislation, particularly with regard to the removal of asbestos and hazardous waste, the method of containment and control of emission of fibres to the air; c. require that all waste generated during the project is assessed, classified and managed in accordance with the EPA's "Waste Classification Guidelines Part 1: classifying Waste"; d. require that the body of any vehicle or trailer used to transport waste or excavation spoil from the Subject Site, is covered before leaving the Subject Site to prevent any spill, or escape of any dust, waste, or spoil from the vehicle or trailer; e. require that mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the Subject Site, is removed before the vehicle, trailer or motorised plant leaves the Subject Site; f. require that concrete waste and rinse water are not disposed on the site and are prevented from entering Sydney Harbour; and The design and management of waste must comply with the requirements of City of Sydney Development Control Plan 2012.	Record (WMP submitted by DPIE)	Pre-Construction	Record	28/2/2020: Iglu (20 August 2018) Waste Management Plan 80-88 Regent Street, Redfern provided. from PCA dated 19 August 2019 states this condition was satisfied, noting the Auditor is unable to check submission to DPIE.				
280	SSD	C21	Water	Water and Stormwater Management Plan	Prior to the commencement of the relevant works, a detailed Water and Stormwater Management Plan, prepared by a suitably qualified person shall be submitted to the satisfaction of the Certifying Authority.	Record (Water and Stormwater Management Plan approved by DPIE)	Pre-Construction	Record	28/2/2020: Richard Crookes (5 August 2019) Iglu Redfern 2 RCC Job 1172 Construction Soil and Water Management Plan provided. from PCA dated 5 August 2019 states this condition was satisfied, noting the Auditor is unable to check submission to DPIE.				
281	SSD	C22	ASS	Acid Sulfate Soils Management Plan	Prior to the commencement of works, an Acid Sulfate Soils Management Plan, prepared by a suitably qualified person, shall be submitted to the satisfaction of the Certifying Authority.	Record (ASSMP approved by DPIE)	Pre-Construction	Record	28/2/2020: Richard Crookes (8 August 2019) Iglu Redfern 2 RCC Job 1172 Acid Sulfate Soils Management Plan provided. from PCA dated 13 August 2019 states this condition was satisfied, noting the Auditor is unable to check submission to DPIE.				

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Z82	SSD	C23	Contamination	Contamination	Prior to the commencement of any works, an Unexpected Contamination Finds Protocol (UFP) prepared by a suitably qualified and experienced expert shall be submitted to the satisfaction of the Certifying Authority.	Record (UFP approved by DPIE)	Pre-Construction	Record	28/2/2020: Richard Crookes (6 August 2019) Iglu Redfern 2 RCC Job 1172 Contamination - Unexpected Contamination Finds Protocol (UFP) provided. from PCA dated 13 August 2019 states this condition was satisfied, noting the Auditor is unable to check submission to DPIE.				
Part D During Commencement													
Z83	SSD	D1	Building	Demolition	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the PCA before the commencement of works.		Construction	Not required	Not relevant to Environmental Audit				
Z84	SSD	D2	Hours	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a. between 7.00 am and 5.30 pm, Mondays to Fridays inclusive; b. between 8.00 am and 3.30 pm, Saturdays	Record (sign in records as per consent)	Construction	Record	28/2/2020: Richard Crookes Constructions Site Attendance and Emergency Roll of week commencing 6 January 2020 for Iglu 2 was sighted. Sign in records observed during Audit did not have hours of sign in and out. 2/3/2020: RCC email provides an updated sign in record which declaration by contractors that they work within DA hours. RCC states that time of gates opening and closing will be recorded.				
Z85	SSD	D3	Hours	Construction Hours	No construction work may be carried out on Sundays or public holidays	Record (sign in records, no work on Sunday and public holiday)	Construction	Record	28/2/2020: Richard Crookes Constructions Site Attendance and Emergency Roll of week commencing 03 February 2020 for Iglu 2 was sighted, no construction work was carried out on Sunday or public holidays.				
Z86	SSD	D4	Hours	Construction Hours	Activities may be undertaken outside of these hours if required: a. by the Police or a public authority for the delivery of vehicles, plant or materials; or b. in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.	Record (evidence of Police or public authority for work outside consent hours)	Construction	Record	28/2/2020: City of Sydney Council (21 October 2019) Temporary Full Road Closure was provided for outside work hour activity (crane installation) on 27 October 2019.				
Z87	SSD	D5	Hours	Construction Hours	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Record (notification to residents for work outside consent hours)	Construction	Record	28/2/2020: Outside work hours were informed to neighbours through letter drops (letter sighted).				
Z88	SSD	D6	Hours	Construction Hours	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a. 9.00 am to 12.00 pm, Monday to Friday; b. 2.00 pm to 5.00 pm, Monday to Friday, and c. 9.00 am to 12.00 pm, Saturday	Observation (rock breaking, hammering, sheet piling, pile driving 9-12, 2-5 Monday to Friday, 9-12 Saturday), Record (complaint register)	Construction	Record, observation	28/2/2020: Email from RCC dated 27/2/2020 states that no complaints have been recorded and all stated activities were conducted within the approved hours. No rock breaking, rock hammering, sheet piling, pile driving and similar activities were observed at the time of Audit.				
Z89	SSD	D7	Noise	Noise and Vibration Management	The development must be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the Construction Environmental Management Plan.	Observation (noise level), Record (complaint register)	Construction	Record, observation	28/2/2020: Email from RCC dated 27/2/2020 states that no complaints have been recorded. No excessive noise was observed at the time of Audit.				
Z90	SSD	D8	Noise	Noise and Vibration Management	Heavy vehicles and oversized vehicles must not queue or idle on Regent Street, Marion Street or William Lane outside of construction zones awaiting access to the Subject Site.	Observation (no queue or idle vehicles on Regent St, Marion St, William Lane)	Construction	Observation	28/2/2020: No heavy vehicles and oversized vehicles were observed queuing or idle on Regent St, Marion St or William Lane at the time of Audit.				

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Z91	SSD	D9	Noise	Noise and Vibration Management	The Applicant must schedule intra-day 'respite periods' for construction activities predicted to result in noise levels in excess of the 'highly noise affected' levels, including the addition of 5 dB to the predicted levels for those activities identified in the Interim Construction Noise Guideline as being particularly annoying to noise sensitive receivers.	Observation (respite period), Record (complaint register)	Construction	Observation	28/2/2020: Email from RCC dated 27/2/2020 states that no complaints have been recorded and no activities have been conducted in excess of the highly noise affected levels. No excessive noise was observed at the time of Audit.				
Z92	SSD	D10	Noise	Noise and Vibration Management	Vibration caused by construction at any residence or structure outside the subject site must be limited to: a. for structural damage vibration to buildings (excluding heritage buildings), British Standard BS 7385 Part 2-1993 Evaluation and Measurement for Vibration in Buildings; b. for structural damage vibration to heritage buildings, German Standard DIN 4150 Part 3 Structural Vibration in Buildings Effects on Structure; and c. for human exposure to vibration, the evaluation criteria presented in British Standard BS 6472- Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80 Hz) for low probability of adverse comment.	Record (vibration monitoring)	Construction	Record	28/2/2020: Email from RCC dated 27/2/2020 states that no vibration incidents have occurred to require vibration monitoring.				
Z93	SSD	D11	Building	Site Protection and Works	All significant building fabric and building elements are to be protected during the works from potential damage. Protection systems must ensure historic fabric is not damaged or removed		Construction	Not required	Not relevant to Environmental Audit				
Z94	SSD	D12	Building	Site Protection and Works	The installation of new services must be carried out in such a manner as to minimise damage to, or removal of, significant fabric.		Construction	Not required	Not relevant to Environmental Audit				
Z95	SSD	D13	Water	Disposal of Seepage and Stormwater	Any seepage or rainwater collected on-site during construction shall be either re-used or disposed of, so as not to cause pollution. Seepage or rainwater shall not be pumped to the street stormwater system unless separate prior approval is given in writing by Council.		Construction		28/2/2020: RCC email dated 27/2/2020 states that seepage or rainwater has been disposed and not enter stormwater system. 2/3/2020: RCC email states that seepage water has not been disposed. Discussion onsite indicates seepage water has generally self drains within the site.				
Z96	SSD	D14	Admin	Approved plans to be onsite	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Subject Site at all times and must be readily available for perusal by any officer of the Department, Council or the PCA.	Observation (plans, approvals, certifications available for review)	Construction	Observation	28/2/2020: A laptop is available on RCC office, which has records of the plans.				
Z97	SSD	D15	Admin	Site Notice	A site notice(s) must be prominently displayed at the boundaries of the Subject Site 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. The notice(s) is to satisfy all, but not be limited to, the following requirements: a. minimum dimensions of the notice are to measure 841mm x 594mm (A1) with any text on the notice to be a minimum of 30 point type size; b. the notice is to be durable and weatherproof and is to be displayed throughout the works period; c. 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 are to be displayed on the site notice; and d. 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.	Observation (site notices around boundary)	Construction	Observation	28/2/2020: Site notices were observed around hoarding and gate and at RCC office adjacent to site.				
Z98	SSD	D16	Heritage	Impacts of Below Ground (Sub Surface) Works – Non- Aboriginal Objects	If during the course of construction the Applicant becomes aware of any previously unidentified heritage object(s), all work likely to affect the object(s) must cease immediately and the OEH Heritage Division must be notified immediately and consulted with regard to the recommencement of works. This protocol must be included in the induction for all construction workers on the site.	Record (induction of heritage items, notification of find to OEH Heritage Division, stop work record, approval from OEH Heritage Division to start work)	Construction	Record	28/2/2020: Email from RCC dated 27/2/2020 states that unidentified heritage objects have not been found. Extract from site induction provided which shows training on heritage finds.				
Z99	SSD	D17	Heritage	Impacts of Below Ground (Sub Surface) Works – Aboriginal Objects	The management and mitigation measures contained in the Aboriginal Cultural Heritage Assessment Report prepared by Artefact dated March 2019, must be implemented. If during the course of construction the Applicant becomes aware of any previously unidentified Aboriginal object(s), all work likely to affect the object(s) must cease immediately and OEH informed in accordance with section 89A of the National Parks and Wildlife Act 1974. Relevant works must not recommence until written authorisation from the OEH Heritage Division is received by the Applicant. This protocol must be included in the induction for all construction workers on the site.	Record (induction to Aboriginal Cultural Heritage Assessment Report mitigation measures, notification to OEH on find, stop work record, approval from OEH Heritage Division to start work)	Construction	Record	28/2/2020: Email from RCC dated 27/2/2020 states that unidentified Aboriginal objects have not been found. Extract from site induction provided which shows training on heritage finds.				

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Z100	SSD	D18	Contamination	Contamination	Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination, the Department must be immediately notified and works must cease. Works must not recommence on site until the Department confirms works can recommence.	Record (contamination assessment by environmental consultant, notification to DPIE, stop work record, approval by DPIE to start work)	Construction	Record	28/2/2020: Email from RCC dated 27/2/2020 states that no new information has been identified that would alter previous conclusions regarding the site's contamination status.				
Z101	SSD	D19	Safety	SafeWork NSW Requirements	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork NSW requirements	Observation (secure site)	Construction	Observation	28/2/2020: Hoardings were observed around the perimeter of site at the time of Audit.				
Z102	SSD	D20	Amenity	Hoarding/Fencing Requirements	The following hoarding requirements must be complied with: a. no third-party advertising is permitted to be displayed on the subject hoarding/fencing; and b. the removal of all graffiti from any construction hoarding/fencing or the like within the construction area within 48 hours of its application.	Observation (no graffiti)	Construction	Observation	28/2/2020: No advertising and graffiti observed on the hoardings.				
Z103	SSD	D21	CEMP	Implementation of Management Plans	The Applicant must ensure the requirements of the Construction Environmental Management Plan, Construction Noise and Vibration Management Plan, Construction Pedestrian Traffic Management Plan, Construction Waste Management Plan, Geotechnical Design, Certification and Monitoring Plan, Air Quality and Odour Management Plan and Acid Sulfate Soils Management Plan required by Parts B and C of this consent are implemented during construction.	Record (induction to all plans), observation (implementation of plans)	Construction	Record, observation	28/2/2020: Extract of site induction provided showed introduction to all required plants. Review of CEMP implementation indicate that the CEMP subplans have been adequately implemented.				
Z104	SSD	D22	Waste	Waste Management	Notwithstanding the Waste Management Plan referred to in condition C20, the Applicant must ensure that: a. all waste generated by the development is classified and managed in accordance with the EPA's Waste Classification Guidelines Part 1: Classifying Waste 2009; b. all waste generated by the development is treated and/or disposed of at a facility that has sufficient capacity to and may lawfully accept that waste; c. waste (including litter, debris or other matter) is not caused or permitted to enter the waters of Sydney Harbour; d. any vehicle used to transport waste or excavation spoil from the site is covered before leaving the premises; e. the wheels of any vehicle, trailer or mobilised plant leaving the site are cleaned of debris prior to leaving the premises; and f. concrete waste and rinse water are not disposed of on the site and are not caused or permitted to enter the waters of Sydney Harbour.	Record (waste classification by environmental consultant, waste disposal dockets, landfill EPL, disposal records of concrete waste and rinse water), observation (waste/dirty water not entering stormwater, covered vehicle, no waste/debris on public road)	Construction	Record, observation	28/2/2020: - Cattle grid was observed at site entry. - Waste receptacles were observed onsite. - No vehicle was observed to enter or leave the site at the time of Audit. - EI (23 May 2019) Fill and Hazardous Materials Clearance Inspection 80-88 Regent Street, Redfern NSW, which provides a list of 3 waste classifications (GSW, GSW/special waste (asbestos) and VENM). Waste classification certificates were not available to be sighted. 2/3/2020: RCC and Iglu emails indicate that GSW and GSW/special waste disposal were within the scope of the demolition (i.e. conducted under separate DA prior to construction).	Recommendation: Any fill disposal from the site requires waste classification under NSW EPA (2014) Waste Classification Guidelines and waste disposal in accordance with PoEO Act 1997.			
Z105	SSD	D23	Waste	Asbestos and Hazardous Waste Removal	Any existing filling on the site must be assessed for the presence of asbestos materials during construction. All materials requiring removal from the site must be classified in accordance with Waste Classification Guidelines (NSW EPA, 2014). The Applicant must satisfy the requirements of the Protection of the Environment Operations (Waste) Regulation 2014 are ensure that demolition works are undertaken so that cross-contamination of the site does not occur.	Record (fill assessment for asbestos, waste classification for asbestos waste), observation (onsite practice for fill/natural material segregation)	Construction	Record, observation	28/2/2020: EI Australia (23 May 2019) Fill and Hazardous Materials Clearance Inspection 80-88 Regent Street, Redfern NSW was sighted. Only 1 fill stockpile was observed on site.				
Z106	SSD	D24	Waste	Asbestos and Hazardous Waste Removal	Removal of asbestos and other hazardous building materials must be undertaken by a suitably licensed contractor and an asbestos clearance certificate must be provided before waste classification, disposal or site validation is undertaken.	Record (hazmat report on removal of asbestos and hazardous building material, asbestos clearance certificate before waste classification)	Construction	Record	28/2/2020: EI Australia (23 May 2019) Fill and Hazardous Materials Clearance Inspection 80-88 Regent Street, Redfern NSW was sighted.				
Z107	SSD	D25	Sediment	Covering of Loads	All vehicles involved in the excavation and / or demolition process and departing from the property with materials, spoil or loose matter must have their loads fully covered before entering the public roadway.	Observation (covered vehicles)	Construction	Observation	28/2/2020: No vehicle was observed to enter or leave the site at the time of Audit.				

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Z108	SSD	D26	Sediment	Vehicle Cleansing	Prior to the commencement of work, suitable measures are to be implemented to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site. It is an offence to allow, permit or cause materials to pollute or be placed in a position from which they may pollute waters.	Observation (no debris or sediment on site entrance/exit and roadways)	Construction	Observation	28/2/2020: No sediment and other material was tracked on roadway.				
Z109	SSD	D27	Sediment	Stockpile Management	The Applicant must ensure: a. stockpiles of excavated material do not exceed 4 metres in height; b. stockpiles of excavated material are constructed and maintained to prevent cross contamination; and c. suitable erosion and sediment controls are in place for stockpiles.	Observation (stockpile not exceeding 4m high, segregation of stockpile, erosion and sediment control around stockpiles)	Construction	Observation	28/2/2020: - No stockpile was observed over 4m in height. - Only 1 stockpile of fill was observed. - Silt fencing was observed around stockpile				
Z110	SSD	D28	Sediment	Erosion and Sediment Control	All erosion and sediment control measures are to be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Observation (effective erosion and sediment control)	Construction	Observation	28/2/2020: No sediment was observed on the public road and stormwater drain.				
Z111	SSD	D29	Dust	Dust Control Measures	Adequate measures shall be taken to prevent dust from affecting the amenity of the neighbourhood during construction. In particular, the following measures should be adopted: a. physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust emissions; b. earthworks and scheduling activities shall be managed to coincide with the next stage of development to minimise the amount of time the site is left cut or exposed; c. all materials shall be stored or stockpiled at suitable locations and stockpiles shall be maintained at manageable sizes which allow them to be covered, if necessary, to control emissions of dust and/or VOCs/odour; d. the surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs; e. all vehicles carrying spoil or rubble to or from the site shall at all times be covered to prevent the escape of dust or other material; f. all equipment wheels shall be washed before exiting the site using manual or automated sprayers and drive-through washing bays; g. gates shall be closed between vehicle movements and shall be fitted with shade cloth; and h. cleaning of footpaths and roadways shall be carried out regularly	Observation (dust does not leave site, available dust mitigation measures, wheel wash, closed gate, clean footpaths and roadways)	Construction	Observation	28/2/2020: - No dust was observed leaving the site at the time of Audit. - Stockpiles were observed to be moist. - No odour was observed onsite. - Cattle grid was observed at site entry/exit. - Dust mitigation (hose) was observed along the site perimeter. - No vehicles were observed entering or leaving the site. - Gate was not closed, but concrete pour truck was near entrance, about to pour concrete. - Foot paths and roadways were observed to be clean.				
Z112	SSD	D30	Traffic	No Obstruction of Public Way	The public way must not be obstructed other than as specified in the Construction Pedestrian Traffic Management Plan and the Section 138 permit, by any materials, vehicles, refuse skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the Planning Secretary to stop all work on site.	Observation (no obstruction on public way)	Construction	Observation	28/2/2020: Public pathway was not observed to be obstructed.				
Z113	SSD	D31	Admin	Contact Telephone Number	The Applicant must ensure that the 24-hour contact telephone number is continually attended by a person with authority over the works for the duration of the development.	Observation (24-hour phone number is attended)	Construction	Observation	28/2/2020: The Auditor called Emergency Contact (Ian Robinson on 0414 250 481) on 28/2/2020 at 7:10am and the phone was answered.				
Z114	SSD	D32	ASS	Acid Sulfate Soils	The Applicant must ensure that any acid sulfate soils (ASS) and potential acid sulfate soils (PASS) excavated or otherwise disturbed during construction is managed in accordance with: a. the Acid Sulfate Soil Management Plan for the site; b. the Acid Sulfate Soils Manual 1988 (NSW Acid Sulfate Soil Management Advisory Committee); and c. the EPA's Waste Classification Guidelines 2014 (Part 4: Acid Sulfate Soils).	Record (ASS assessment, ASS treatment and validation, ASS waste classification), Record (ASS induction/training)	Construction	Record, observation	28/2/2020: RCC email dated 27/2/2020 states that no PASS or ASS has been identified.				
Compliance Assessment for EIS and Management Plans													
EIS Mitigation Measures													
Z115	EIS	7.0	Traffic	Transport, traffic, parking and access	<ul style="list-style-type: none"> No on-site car parking is proposed as the site is highly serviced by public transport. Iglu will encourage employee and student travel by walking, bicycle and public transport. 	Observation (no employee parking onsite)	Construction	Observation	28/2/2020: No onsite parking available, the site is located near Redfern Station.				
Z116	EIS	7.0, 6.5.2	Heritage	Heritage and archaeology	<ul style="list-style-type: none"> An unexpected finds protocol will be implemented throughout construction. Depending on the nature of the find and its confirmation as an Aboriginal object, then the relevant regulatory authorities would be contacted for further advice. In the unlikely event that unexpected archaeological material was encountered during works, it would be necessary to stop all work in the immediate vicinity of the identified deposits. The NSW Heritage Council would be notified, and a qualified archaeologist would be engaged to assess the significance of the material and recommend whether further investigation is required. In the unlikely event that any Aboriginal objects were discovered during site works, work should cease immediately in the affected area and the Office of Environment and Heritage should be notified, in accordance with Section 89A of the National Parks and Wildlife Act 1974 (NSW). Further assessment or approval may be required before works could recommence. 		Construction		Covered under SSD Conditions D16 and D17				
Z117	EIS	7.0	Noise	Noise and vibration	<ul style="list-style-type: none"> A detailed review of all external mechanical plant and equipment be undertaken at CC stage (once plant selections and locations are finalised), to determine minimum acoustic treatments required to ensure compliance with NSW EPA requirements. Acoustic and vibration management measures to be implemented through refinement of the CMP at Appendix K [of the EIS]. 		Construction		Covered under implementation of CEMP				

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Z118	EIS	7.0	Air	Air quality, odour and waste	Dust control measures such as encapsulation of work zones and continuous cleaning throughout dust generating work activities will be implemented.		Construction		Covered under SSD Condition D29 and CEMP implementation				
Z119	EIS	7.0	Water	Drainage and flooding	<ul style="list-style-type: none"> Stormwater and water quality measures will be implemented in accordance with the Stormwater Drainage and Water Quality Report at Appendix N [of the EIS]. An Erosion and Sediment Control Plan will be implemented to minimise pollutants being washed into the receiving stormwater network/waterways. 		Construction		Covered under implementation of CEMP				
Z120	EIS	7.0	Contamination	Contamination	Implementation of a Detailed Site Investigation (and after remediation and validation, if required).	Record (detailed site investigation and remediation and validation (if required))	Construction	Record	28/2/2020: EI Australia (17 April 2019) Geotechnical Investigation 80-88 Regent Street, Redfern, NSW was sighted. EI Australia (1 June 2016) Detailed Site Investigation Report was sighted, it recommends no further investigation or remediation.				
Z121	EIS	7.0	Utility	Infrastructure and utilities	Ongoing consultation and design development with the relevant utility providers will be undertaken throughout the design development and construction process.	Record (consultation)	Construction	Record	28/2/2020: Sydney Water (14 February 2020) On Site Detention Approval 80-88 Regent Street, Redfern SSD 9275- Minister for Planning and Public Spaces was sighted. Email on Ausgrid (5 February 2020) Installation Confirmation : Tiger Tails 80-88 Regent Street, Redfern was submitted.				
Z122	EIS	7.0	CEMP	Construction management	Operate accordance with the Construction Management Plan and Construction Traffic Management Plan which details full mitigation measures to manage environmental impacts.		Construction		Covered under implementation of CEMP				
Z123	EIS	7.0	Waste	Waste management	Waste facilities have been provided and waste will be managed in accordance with the WMP at Appendix Z [of the EIS].		Construction		Covered under implementation of CEMP				
Construction Environmental Management Plan Mitigation Measures													
General/ Administration													
Z124	CEMP	3.3	Admin	Records and audits	<p>Environmental and construction records will include, but may not be limited to:</p> <ul style="list-style-type: none"> Complaint records; Incident, non-conformance and corrective action reporting; Communications with stakeholders; Monthly waste management reporting; HGG monitoring if required; Daily asbestos monitoring if required; and CEMP audit documentation. 	Record (complaint record, incident, non-conformance, communications, monthly waste management report, HGG monitoring, asbestos monitoring, CEMP audit)	Construction	Record	28/2/2020: - Email from RCC dated 27/2/2020 states that no complaints and incidents have been recorded, no asbestos encountered and all stated activities were conducted within the approved hours. - RCC Audit Report Quality, Environmental (dated 31 January 2020) sighted. - RCC states that insufficient waste volume to warrant monthly reporting. - RCC Iglu 2 website provides newsletters for stakeholders.				
Z125	CEMP	3.3	Audit	Records and audits	Auditing will also be carried out in line with the SSD requirements for the project, as outlined in the SSD 9275 Development Consent. Zoic Consulting has been engaged to carry out the audits in accordance with "Independent Audit - Post Approval Requirements June 2018" document.		Construction		Covered in SSD Condition C8				
Z126	CEMP	3.4	Incident/Non-Compliance	Non-compliance	<ul style="list-style-type: none"> A non-conformance is defined as a failure to fulfil a requirement of this CEMP or other associated environmental document. All non-compliances must immediately be reported to the Client, and the appropriate details of the non-compliance should be submitted (in writing via email) within 24 hours of the occurrence of the non-compliance. The Project Manager or Subcontractors may identify and report a non-conformance. 	Record (non-conformance report)	Construction	Record	28/2/2020: Richard Crookes Constructions (31 January 2020) Audit Report Quality, Environmental was sighted, which shows no non-conformance. RCC email dated 27/2/2020 states that no non-conformance to date.				
Z127	CEMP	3.5	Incident/Non-Compliance	Environmental incident	<ul style="list-style-type: none"> The details of the environmental incident will be supplied to the Project Manager on reporting of any incident. 	Record (incident report)	Construction	Record	28/2/2020: RCC email dated 27/2/2020 states that no environmental incident has occurred.				
Z128	CEMP	3.6	Incident/Non-Compliance	Reporting and corrective actions	<ul style="list-style-type: none"> Maintenance of records of 'Environmental Incident Investigation Report' Forms and 'Non-Compliance Report' Forms completed for the duration of the project. 	Record (Incident register and non-compliance register)	Construction	Record	28/2/2020: RCC email dated 27/2/2020 states that no environmental incident or non-compliance has occurred.				

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Z129	CEMP	3.7	CEMP	RCC Management System	<ul style="list-style-type: none"> Ensure all works are implemented in accordance with the CEMP. Promote awareness of appropriate environmental management and occupation health and safety (OHS) practices to the Project Manager. Ensure the Project Manager is aware of the CEMP and site specific issues. Review risks and identify potential opportunities and issues with the project. Monitor and inspect activities for compliance with relevant environmental requirements, including ensuring suitable management plans have been submitted and approved prior to undertaking works. Ensure environmental incidents and non-compliances are reported promptly and investigated. Undertake environmental audits on the project at a frequency deemed appropriate to the length of the project. Periodically review the performance of the Project Manager in meeting the objectives of their CEMP via regular audits. The audits will review the Project Manager's activities to ensure that environmental hazards have the appropriate mitigation controls in place. Improvement requests and non-compliances will be monitored and corrective action undertaken. Maintain an environmental audit register to record close out of any actions issued. 	Record (induction to CEMP, audit of project manager, environmental audit record, environmental audit register)	Construction	Record	28/2/2020: - Richard Crookes Constructions (31 January 2020) Audit Report Quality, Environmental was sighted. Based on information by RCC, Audit was quarterly. - Extract of site induction sighted, which shows requirements for available CEMP sub-plans.				
Z130	CEMP	3.7	CEMP	Daily toolbox meetings	<ul style="list-style-type: none"> The Principal Contractor will also conduct weekly toolbox meetings with all personnel to review management procedures and identify / discuss daily site conditions and potential hazards. Site inductions and toolbox talks will highlight specific environmental requirements and activities being undertaken at the worksite each day. A record of issues covered in weekly toolbox meetings should be maintained for future audit. 	Record (toolbox record)	Construction	Record	28/2/2020: Richard Crookes Constructions Toolbox Talk for IGLU 2 Redfern on 12 February 2020 was sighted.				
Z131	CEMP	3.7	Safety	Personal protective equipment	<ul style="list-style-type: none"> All site personnel will be provided with, utilise, and be appropriately trained in the requirements of personal protective equipment (PPE). PPE requirements will depend on the activity or situation, but may include the following: <ul style="list-style-type: none"> High visibility clothing; Protective clothing and footwear; Eye protection; Respirable (half-face) masks as required; Hard hat as required (i.e. in the vicinity of the working excavator or other overhead plant); and Sun protection as required (long sleeves, sunscreen, hat or hard hat fitted with wide brimmed sun protection). Personnel will be trained in the requirements and use of PPE to an appropriate level according to responsibilities. 	Record (training for PPE use), observation (PPE use)	Construction	Record, observation	28/2/2020: RCC email states all personnel were trained in PPE use. Site workers were observed to be wearing PPE (mainly long sleeve shirts, high visibility clothing, hard hats, safety boots). Eye protection was not consistently worn.	Recommendation: RCC must ensure that workers are wearing appropriate PPEs.			
Z132	CEMP	3.7	Safety	Personal protective equipment	PPE requirements should be detailed in the Safe Work Method Statements (or similar) which will be provided to the Principal Contractor for review and endorsement. Additional PPE will be required to carry out some aspects of the construction process and the PPE outline above should only be considered as the basic requirements. Additional PPE will be required if works are to be conducted in asbestos work environs.	Record (SWMS detailing PPE)	Construction	Record	28/2/2020: ACE Civil (September 2019) Earthworks & Foundation Piles for Iglu was sighted, which shows PPE requirements.				
Z133	CEMP	3.8	Admin	Responsibility and reporting	<ul style="list-style-type: none"> The Principal Contractor is responsible for ensuring that all personnel under their jurisdiction have been provided with adequate training in the areas outlined in this document. The Principal Contractor will maintain records of all personnel who have undergone training in relation to the CEMP and general environmental responsibilities. Records of trained personnel will be maintained in a log to be kept on site. A record of issues covered in daily toolbox meetings should be maintained. 	Record (training, CEMP induction, toolbox)	Construction	Record	28/2/2020: - RCC email dated 27/2/2020 states that all personnel under RCC jurisdiction were trained to CEMP requirement. Induction records were sighted. - Extract of site induction sighted, which shows requirements for available CEMP sub-plans.				
Z134	CEMP	8.0	Dust	Legislation	Practical minimization of all wind-borne dust leaving the confines of the site.	Observation (dust does not leave site)	Construction	Observation	Covered under SSD Condition D29				
Z135	CEMP	8.0	Sediment	Legislation	No water containing any suspended matter or contaminants is to be allowed to leave the confines of the site in such a manner that it could pollute any nearby waterway.	Observation (sediment does not leave into waterways)	Construction	Observation	Covered under SSD Condition D28				
Z136	CEMP	8.0	Sediment	Legislation	Material originating from onsite is not to be tracked outside the site boundary and any material present on road surfaces must be removed immediately.	Observation (material not tracked on public roads)	Construction	Observation	Covered under SSD Condition D26				
Z137	CEMP	8.0	Noise	Legislation	Noise levels at the site boundary are to comply with the legislative requirements.	Observation (noise level), Record (complaint register)	Construction	Record, observation	Covered under SSD Condition D7				
Z138	CEMP	8.0	Air	Legislation	Odour levels at the site boundary are to comply with the requirements as per this CEMP.	Observation (no odour from site activity)	Construction	Observation	28/2/2020: No odour was observed at the site.				
Z139	CEMP	8.0	CEMP	Legislation	The CEMP will be explained to all contractors and a copy will be maintained on site during the course of excavation and future construction works.	Record (CEMP induction record)	Construction	Record	Covered above				
Air Quality and Odour Management Plan													

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Z140	CEMP	4.1	Air	Management actions	Demonstrate that the following are conducted: <ul style="list-style-type: none"> Use of surfactant spray (onsite in close proximity of the earth works and at the site boundary/fences) is required for odour suppressant during works (this is up to the discretion of the Project Manager and the environmental consultant). Heavy equipment and vehicles will be appropriately maintained to minimise exhaust emissions. Appropriate methods of dust suppression will be implemented, such as ensuring earthworks materials remain moist to ensure dust is minimised during works. Evaluate weather conditions prior to works commencing and during any change in wind direction. Cease works if dust or odour generation is excessive. Covering of any stockpiles that are to remain for greater than two days (Waste reclassification or ENM stockpiles), or if weather forecasts predict strong winds, with plastic, Hessian or Geotechnical fabric material. All dust/odour control measures will be kept in good operating condition and functional at all times, with regular maintenance. All loads are to be covered and appropriately fitted with tarpaulins to contain dust and/or odour during transport. A complaints register will be established and maintained to receive and address complaints from the community regarding the detection of nuisance odour during the works. Residents in the vicinity of the proposed works will be informed 	Observation (odour/dust mitigation, effectiveness of dust mitigation, covered stockpiles, covered loads), record (vehicle/plant maintenance record, complaint register, notification to nearby residents)	Construction	Record, observation	28/2/2020: <ul style="list-style-type: none"> RCC email dated 27/2/2020 states that no complaints received to date. RCC Plants and Equipment register (showing inspection dates) and notification to residents sighted. No odour/dust was observed to leave the site. Stockpiles were kept moist. Dust mitigation (water hose) was observed around perimeter hoarding. 				
Z141	CEMP	4.1	Air	Performance indicator	<ul style="list-style-type: none"> No complaints from location residents, surrounding businesses or site personnel. Goal of nil complaints relating to dust quality issues. Vapour emissions (Chlorinated VOCs) are likely to occur however the number of complaints should be kept to a minimum. All complaints will be responded to within 2 business days. A reduction in the number of complaints received in relation to air quality each month. 	Record (complaints responded in 2 days, complaint reduction)	Construction	Record	28/2/2020: Email from RCC dated 27/2/2020 states that no complaints have been recorded.				
Z142	CEMP	4.1	Air	Performance indicator	No onsite observation of dust generation during excavation works by Project team.	Observation (no dust)	Construction	Observation	Covered above				
Z143	CEMP	4.1	Air	Performance indicator	No visual evidence of exhaust smoke during idle of equipment. No visual evidence of tracked material on public roads.	Observation (no exhaust smoke on idle equipment, no tracked material on public roads)	Construction	Observation	28/2/2020: No smoke was observed from idle equipment.				
Z144	CEMP	4.1	Air	Reporting	Maintenance of records on site of visual, PID and Asbestos monitoring undertaken if required.	Record (visual, PID, asbestos monitoring (if required))	Construction	Record	28/2/2020: Email from RCC dated 27/2/2020 states PID and asbestos monitoring is not required. 28/2/2020: Richard Crookes Constructions (31 January 2020) Audit Report Quality, Environmental was sighted, showing visual audit result.				
Z145	CEMP	Section 4.4.1 of Appendix A (Air quality and odour management plan)	Air	Auditing and record keeping	<ul style="list-style-type: none"> The Project Manager will conduct regular audits of the Principal Contractors implementation of the AQOMP. Audits will involve a review of all air quality and odour documents, record keeping and reports to ensure compliance with the requirements of the AQOMP. If non-compliance is detected, the Principal Contractor will initiate to the satisfaction of the Project Manager the appropriate reactive action. Records of auditing and compliance reporting measures will be maintained to demonstrate compliance with air quality and odour requirements. 	Record (audit of Principal Contractors, non-compliance report, compliance reporting audit)	Construction	Record	28/2/2020: Richard Crookes Constructions (31 January 2020) Audit Report Quality, Environmental was sighted, which shows PoEO (Clean Air) Regulation 2002 was compliant at the time of Audit.				
Z146	CEMP	Section 4.6.1 of Appendix A	Air	Restriction to access	Perimeter fencing and/ barricades that restrict access to the proposed work zone and stockpile area should be installed.	Observation (fencing, barricades to work zone and stockpile)	Construction	Observation	28/2/2020: Hoardings were observed around the perimeter of site at the time of Audit.				
Z147	CEMP	Section 4.6.1 of Appendix A	Air	Pedestrian and traffic control	<ul style="list-style-type: none"> Relevant signage will be in place during the construction works to warn and protect pedestrians and other traffic of the potential exposures in the vicinity of the work area. Signage shall also be erected to inform the public whom to contact in case of any complaints. 	Observation (signage)	Construction	Observation	28/2/2020: Site notices were observed around hoarding and gate and at RCC office adjacent to site, which contains contact persons.				
Z148	CEMP	Section 4.7 of Appendix A	Air	Compliance reporting measures	The Principal Contractor will maintain records of all personnel who have undergone training in relation to the AQOMP and general air quality and odour responsibilities. Records of trained personnel will be maintained in a log to be kept on site.	Record (training and induction to AQOMP)	Construction	Record	28/2/2020: <ul style="list-style-type: none"> RCC email dated 27/2/2020 states that all personnel under RCC jurisdiction were trained to CEMP requirement. Induction records were sighted. Extract of induction sighted, which shows requirements for available CEMP sub-plans including AQOMP. 				
Construction Soil and Water Management Plan													
Z149	CEMP	4.3	Soil & Water	General	A written agreement of Sydney Water is to be obtained if discharge of certain substances to sewer is required.	Record (Sydney Water permit for discharge to sewer)	Construction	Record	28/2/2020: RCC email dated 27/2/2020 states no discharge to sewer to date.				

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Z150	CEMP	Section 5.1 of Appendix B (Construction Soil and Water Management Plan)	Soil & Water	Soil and water management implementation	<ul style="list-style-type: none"> Input drainage and storm management systems to transport stormwater and run-off through or around site safely and without contamination of waterways. Any temporary sediment basins must be constructed and in service prior to the start of bulk excavation and earthworks, where disturbed earthworks area exceeds 2,500 m2 at any one time. A temporary sediment basin will be required for initial construction. This basin is to remain until the disturbed area has had slab construction commence or stabilised. Install sediment fencing and cut drains to meet the requirements of the erosion sediment management drawings prepared by TTW Consulting Engineers. Waste collection bins shall be installed adjacent to site entry – yet not in a position which, in the case of overflowing or a spill, compromises the safety of waterways – for collection of all construction refuse. All waste materials must be disposed of off-site in a safe and legal manner, or stored safely, well clear of streambanks and flood-prone areas. Staff facilities to be located such that all effluent and waste water is easily contained and managed within the site management area. Construct stabilised site access in the location nominated on the erosion sediment management drawings prepared by TTW Consulting Engineers. Install sediment control protection measures such as geotextile filters or sandbags, at all natural and man-made drainage structures. Maintain until all the disturbed areas are stabilised. Ensure that land disturbance is no further than 5 metres from the edge of construction activities, where possible. Vehicle and equipment maintenance to occur offsite, or, where appropriate, in a designated area onsite that is impervious and bunded or similarly confined to prevent contamination of waterways. Do not use invasive species in rehabilitation. Do not use herbicides or other chemicals where they might pollute waterways. Works should not cause new seepage areas. Protect all stockpiles of materials from scour and erosion. Apply permanent stabilisation to site (landscaping) within 20 days of completion. Sediment fencing is to remain until construction is complete, and/or the site is fully stabilised. 	Observation (stormwater drainage not contaminated, temporary sediment basins, sediment fencing and cut drains, waste collection bins location, staff facilities, site access, sediment control, land disturbance no further than 5m from edge of construction/ vehicle maintenance in impervious and bunded areas, no herbicide use, no new seepage area, sediment control on stockpiles, landscaping within 20 days of completion), record (no invasive species used for landscaping)	Construction	Record, observation	<p>28/2/2020:</p> <ul style="list-style-type: none"> No landscaping conducted to date. Sediment was not observed in stormwater drainage or on public road. Waste bins were observed onsite. All land disturbance was within site boundary. Fuel was stored within a bund, for vehicle refuelling onsite. Silt fencing was observed around stockpile. <p>2/3/2020: RCC email states that:</p> <ul style="list-style-type: none"> Wastewater from portaloos is removed by portaloos hire company (Alcott). No vehicle maintenance is conducted onsite. 					
Water quality management														
Z151	CEMP	4.4	Soil & Water	Performance indicator	Zero records of near miss or injury in relation to wet conditions.	Record (incident report, zero record on wet condition)	Construction	Record	28/2/2020: First Aid Register Iglu Redfern 2 was sighted. RCC email dated 27/2/2020 states no incident to date.					
Z152	CEMP	4.4	Soil & Water	Reporting	<ul style="list-style-type: none"> Records of all corrective actions and known sediment releases will be kept. The Project Manager will immediately report to the Client any incidents of water discharging off site.* Records of Near Miss and Injuries will be kept. 	Record (corrective actions and sediment releases, incident report, near miss and injuries)	Construction	Record	28/2/2020: RCC email dated 27/2/2020 states do water discharge incident to date.					
Sediment Management														
Z153	CEMP	4.5	Sediment	Management actions	<p>Demonstrate the following are conducted:</p> <ul style="list-style-type: none"> Prior to the start of the works a stormwater and sediment control plan will be prepared by the Contractor. This Plan should be in accordance with Councils regulations. Site contractors will be required to observe any increases in sediment load in storm water drains when excavations are close to surface drains or waterways. Sediment control structures (i.e. silt fencing and/or hay bales) should be implemented in accordance with the Stormwater and Sediment Control Plan prior to the commencement of works. Evaluate weather conditions prior to works commencing and during any change in wind direction. Cease works if dust generation is excessive (by visual assessment). Covering of any stockpiles that are to remain for greater than two days, or if weather forecasts predict strong winds; with plastic or Hessian material. All sediment control measures will be kept in good operating condition and functional at all times, with regular maintenance. Strategic placement of such structures down-gradient of stockpiles and slopes to minimise sediment entrainment. These measures should also be placed on the up-slope side of any storm water collection channels. If a significant rain event occurs, fieldwork will cease. There will be sediment control measures available for placement down gradient of the work area; and Works will also be conducted in a manner to minimise the potential for sediment and soil migration, whereby excavated material. 	Record (stormwater and sediment control plan by Contractor, monitoring of sediment load), observation (effective sediment control, covered stockpile, stockpile placement)	Construction	Record, observation	<p>28/2/2020:</p> <ul style="list-style-type: none"> Taylor Thomson Whitting (6 August 2018) Stormwater Drainage and Water Quality Report was sighted. See Z150. No significant odour observed. 					
Z154	CEMP	4.5	Sediment	Performance indicator	<ul style="list-style-type: none"> The prevention of sediment runoff is the best approach. Site contractors will be required to observe any increases in sediment load in storm water drains when excavating close to surface drains and site boundaries. No complaints from location residents, surrounding businesses or site personnel. Goal of nil complaints relating to sediment issues. No onsite observation of dust generation during excavation works by Project team. <p>No visual evidence of tracked material on public roads.</p>	Observation (prevention of sediment runoff, no dust, no tracked material on road), record (sediment load monitoring, complaint record)	Construction	Record, observation	<p>28/2/2020:</p> <ul style="list-style-type: none"> Email from RCC dated 27/2/2020 states that no complaints have been recorded. See Z150. No dust was observed at the time of Audit. 					
Z155	CEMP	4.5	Sediment	Reporting	Maintenance of records on site of visual monitoring undertaken	Record (visual monitoring)	Construction	Record	Covered above					

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Z156	CEMP	Section 5.2 of Appendix B (Construction Soil and Water Management Plan)	Sediment	Erosion and sediment control	<ul style="list-style-type: none"> All erosion and sedimentation control measures, where possible, are to be installed prior to the commencement of any excavation or construction works on-site. The erosion and sediment control plan within Appendix A nominates required measures. The devices are to be maintained throughout the entire excavation and construction process and must be maintained for a minimum of 3 months after the completion of works, where necessary or approved otherwise at completion. All disturbed areas are to be stabilised within 20 working days of the completion of site works. All disturbed areas are to be protected so that the land is permanently stabilised within three months. 	Record (as built of sediment control), observation (sediment control as per as built, landscaping within 20 days)	Construction	Record, observation	28/2/2020: - TTW Demolition Phase: Erosion & Sediment Control Plan & Details provided. No landscaping at the time of Audit. - See Z150.				
Z157	CEMP	Section 5.4 of Appendix B	Sediment	Maintenance during construction	<ul style="list-style-type: none"> Daily site walk-over by site foreman/manager to ensure adequate condition of erosion control measures. A weekly site audit of erosion control measures during periods of dry weather. A site audit of all erosion control measures following a rainfall event. 	Record (visual inspection record by foreman/manager, weekly site audit, site audit following rain)	Construction	Record	28/2/2020: RCC Environmental Inspection records sighted which includes checking for erosion.				
Z158	CEMP	Section 5.5 of Appendix B	Sediment	Unexpected finds protocol	<ul style="list-style-type: none"> If during excavation and construction, any potentially hazardous materials are found within the site, all work on the site should be halted immediately. A relevant expert (geotechnical engineer, environmental consultant, civil engineer, asbestos consultant) should be contacted. 	Record (unexpected find record, associated assessment/remediation report)	Construction	Record	28/2/2020: RCC email dated 27/2/2020 states no hazardous material was encountered to date.				
Community Consultation and Complaints Handling													
Z159	CEMP	Section 5.3 of Appendix C (Consultation Outcomes Report)	Consultation	Feedback and dispute processes and procedures	<ul style="list-style-type: none"> Enquiries received will be documented. A contact database will be maintained by Iglu including details of the person, time, location, nature of contact (request for information, complaint, enquiry) action taken and close out details. Complaints will be acknowledged within 2 working days. Iglu will liaise internally on a response and provide an initial update to the enquirer within two working days, with an aim to achieve resolution or close out as soon as reasonably possible. 	Record (complaints record, complaints responded in 2 days, complaints resolved)	Construction	Record	28/2/2020: Email from RCC dated 27/2/2020 states that no complaints have been recorded.				
Construction Pedestrian Traffic Management Plan													
Z160	CEMP	Appendix D (Construction Pedestrian Traffic Management Plan)	Hours	Construction schedule	<ul style="list-style-type: none"> Construction, including the delivery of materials to and from site are restricted to between 7:00am to 5:30pm Monday to Friday and 8:00am to 3:30pm on Saturday as per DA consent condition No. D2. No work is to be carried out on Sundays or Public Holidays, as per consent condition No. D3. Notwithstanding the above, rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried between 9:00am – 12:00pm noon & 2:00pm – 5:00pm Monday to Friday and 9:00am – 12:00pm noon on Saturdays, as per consent condition No. D6. The Applicant must schedule intra-day 'respite periods' for construction activities predicted to result in noise levels in excess of the "highly noise affected" levels, as required by consent condition No. D9. 		Construction		Covered in SSD Conditions D2, D3, D6, D9				
Z161	CEMP	Appendix D	Traffic	Loading & unloading	<ul style="list-style-type: none"> Any alterations to the public road, including temporary driveways, must be referred to and agreed by Council's Local Pedestrian, Cycling and Traffic Calming Committee prior to any work commencing on site. RMS-accredited traffic controllers will be located outside the construction access driveway in Marian Street or outside the Works Zones in Marian Street and/or Regent Street to assist with truck manoeuvring, local traffic and pedestrian safety. 	Record (Council permit for alteration to public road, RMS accreditation for traffic controller), observation (traffic controllers outside driveway)	Construction	Record, observation	28/2/2020: - City of Sydney (31 October 2019) Road/Footway Opening Permit was sighted, it indicates to contact the Council Inspector prior to commencing works. Email by Varigroup (21 February 2020) Tickets attached for Vari management was submitted. - Traffic controllers were observed at the time of Audit.				
Z162	CEMP	Appendix D	Traffic	Loading & unloading	All materials are to be stored on site. The public way must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances, as required by DA consent condition No. D30.		Construction		Covered in SSD Condition D3				
Z163	CEMP	Appendix D	Traffic	Construction truck routes	The site manager will ensure that the route map is prominently displayed on the site and that all contractors and employees are given a copy of the route map and understand their obligations as part of their site induction procedure.	Observation (route map displayed)	Construction	Observation	28/2/2020: - Truck routes map is included in the induction (sighted). - Route map was observed displayed at RCC office.				
Z164	CEMP	Appendix D	Traffic	Neighbouring properties	<ul style="list-style-type: none"> All neighbouring properties are to have their access maintained at all times. All nearby residents and businesses will be updated as deemed necessary and be provided with a phone number to contact the site manager. 	Observation (access to neighbouring property)	Construction	Observation	28/2/2020: - No obstruction to neighbouring properties observed at the time of Audit. - Contact details of manager are provided at site boundary.				

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Z165	CEMP	Appendix D	Traffic	Consultation strategy	<ul style="list-style-type: none"> As part of the consultation strategy, a minimum seven (7) days notification should be provided to adjoining property owners as well as the emergency services and STA, prior to the implementation of any temporary traffic control measures. The site manager must also regularly liaise with Council, Transport for NSW and the Sydney Coordination Office to ensure they are informed of any new nearby project that may commence during the course of the subject project. 	Record (notification to neighbours, communication with Council, TfNSW, Sydney Coordination Office)	Construction	Record	28/2/2020: Richard Crooked Constructions (5 December 2019) Notification of Commencement to owner or residents surrounding 80-88 Regent St, was sighted. Roadside Traffic (no date) Roadside Traffic Management Road -Road Closure at Marian St and William Ln Redfern on 16 February 2020, was sighted. RCC email dated 27/2/2020 states RCC were not required to inform emergency services or STA with regards to temporary control measures. No new projects nearby have been reported to RCC by Council, TfNSW or Sydney Coordination Office.				
Z166	CEMP	Appendix D	Traffic	Hoarding & site amenities	B-Class overhead hoarding will be installed above the footpath area along the Marian Street and Regent Street site frontages, allowing the footpath area to remain open to pedestrians. A-Class hoarding and/or perimeter fencing with mesh cover will continue to be used along the William Lane site frontage.	Observation (B-class overhead hoarding above footpath, A-Class hoarding along William Lane)	Construction	Observation	28/2/2020: Hoardings were observed around the perimeter of site at the time of Audit. Overhead hoarding is not required as there is no work above footpath.				
Z167	CEMP	Appendix D	Traffic	Traffic control plans	<ul style="list-style-type: none"> Traffic Control Plan No. 1 illustrates the traffic arrangements to be implemented during the early part of construction, including: <ul style="list-style-type: none"> advance warning signs alerting approaching traffic and cyclists of the presence of possible road works and traffic controllers ahead warning signs alerting pedestrians to watch their step as they walk along the Marian Street footpath, in the vicinity of the construction site access driveway two traffic controllers situated outside the construction site access driveway in Marian Street Traffic Control Plan No. 2 illustrates the traffic arrangement to be implemented during construction, including: <ul style="list-style-type: none"> advance warning signs alerting approaching traffic and cyclists of the presence of possible road works and traffic controllers ahead warning signs alerting pedestrians to watch their step as they walk along the Marian Street and Regent Street footpaths, past the site B-Class Hoarding above the entire length of the footpath area along the Marian Street and also Regent Street site frontages, which will allow the footpath to remain open at all times and also to accommodate site sheds and amenities above traffic flow should be maintained at all times on Marian Street and Regent Street trucks are to enter the Marian Street and/or Regent Street kerbside loading/unloading area from the north along Regent Street and depart to the north onto Gibbons Street (with the exception of semi-trailers which must continue to the south back to Botany Road upon departure) three traffic controllers situated outside the kerbside loading/unloading area in Marian Street and Regent Street who will encourage southbound drivers along Regent Street and/or westbound drivers along Marian Street to slow down as they drive past an unloading truck and also monitor pedestrian activity. 	Observation (implementation of Traffic Control Plan 1 & 2), record (induction for Traffic Control Plan 1 & 2)	Construction	Record, observation	28/2/2020: <ul style="list-style-type: none"> Extract to induction provided which shows information on TCP 1 & 2. Observation indicated hoarding was present across entire length of footpath on Marian St and Regent St frontages. Traffic controllers were observed at the time of Audit. No traffic observed outside the site as a result of site activities. 				
Z168	CEMP	Appendix D	Traffic	Permits	<ul style="list-style-type: none"> All necessary permits such as hoarding, crane, roadway/footpath/nature strip occupation etc. will require separate approval from RMS, City of Sydney Council and/or Transport for NSW Council. Any related task-specific Traffic Control Plans will be prepared by the respective contractor and provided under separate cover. Approval must then be granted by the relevant Authority, prior to the task-specific work commencing. 	Record (permits for hoarding, crane, roadway/footpath/nature strip, task-specific Traffic Control Plan)	Construction	Record	28/2/2020: City of Sydney (10 September 2019) Hoarding Permit was sighted, it indicates a condition to obtain the approved date/times from CRT to undertake work. Department of Infrastructure, Transport, Cities and Regional Development (6 November 2019) Decision under the airports (Protection of Airspace) Regulations 1996 was sighted, it indicates two conditions on approval on the height of crane and dates of operation (not considered relevant to Environmental Audit).				
Acid sulfate soils management plan (ASSMP)													
Z169	CEMP	Section 5.2 of Appendix E (ASSMP)	ASS	Training and responsibilities	In the case ASS materials are found, the Contractor will appoint an appropriately trained person during the earthwork activities.	Record (ASS assessment by appropriately trained person)	Construction	Record	28/2/2020: RCC email dated 27/2/2020 states acid sulfate soil has not been encountered to date.				

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Z170	CEMP	Section 5.3 of Appendix E	ASS	Temporary stockpiling	<ul style="list-style-type: none"> The excavated soils should be temporarily stockpiled and treated (if required) on a specially prepared treatment (or liming) pad. The treatment pad should be located on a concrete paved area. If no concrete area is available, an area should be covered by timber boards on a minimum of two layers of polythene or low-density polyethylene sheet of at least 0.25mm thickness. Once the soils have been stockpiled, the stockpile should be covered by polythene or low-density polyethylene sheet of at least 0.25mm thickness to prevent erosion of stockpiled materials. Extended periods of stockpiling (more than a couple of days) will require leachate collection and monitoring. Where monitoring of the leachate indicates low pH (below 6.5), the addition of lime will be required prior to discharge to sewer/drain, subject to requirements/approvals from the relevant authorities. 	Record (photographs of stockpile and treatment, ASS assessment report, ASS treatment, monitoring and validation, leachate collection, monitoring, validation, approval to discharge leachate to sewer/drain)	Construction	Record	28/2/2020: RCC email dated 27/2/2020 states acid sulfate soil has not been encountered to date.				
Z171	CEMP	Section 5.4 of Appendix E	ASS	Laboratory SPOCAS testing	Laboratory testing should be carried out for representative soil samples collected from the stockpile to assess the level of acid sulfate strength and the required liming rate.	Record (SPOCAS laboratory report)	Construction	Record	28/2/2020: RCC email dated 27/2/2020 states acid sulfate soil has not been encountered to date.				
Z172	CEMP	Section 5.5 of Appendix E	ASS	Treatment pad & liming methodology	If acid sulfate soils are identified based on the laboratory results, liming should be applied to the stockpile.	Record (ASS treatment/liming, validation test prior to disposal/reuse)	Construction	Record	28/2/2020: RCC email dated 27/2/2020 states acid sulfate soil has not been encountered to date.				
Z173	CEMP	Section 5.6 of Appendix E	ASS	Waste classification and offsite disposal	<ul style="list-style-type: none"> The treated soil may be disposed of to an appropriately licensed landfill following a waste classification. The waste classification and disposal should be undertaken in accordance with relevant standards and requirements, including the NSW EPA (2014) Waste Classification Guidelines, Part 1: Classifying Waste. Alternatively, the treated soil could be reused on site following monitoring as per Section 5.7, subject to contamination and engineering requirements. 	Record (waste classification, monitoring record prior to disposal/reuse)	Construction	Record	28/2/2020: RCC email dated 27/2/2020 states acid sulfate soil has not been encountered to date.				
Z174	CEMP	Section 5.7 of Appendix E	ASS	Monitoring following treatment	<ul style="list-style-type: none"> The following acceptance criteria will be used over a four-week period to assess whether the soils have enough neutralising capacity to account for the quantities of acid produced: <ul style="list-style-type: none"> Soil pH \geq 6.5; and Net acidity level below Acid Sulfate Soils Assessment Guidelines (Ahem et al, 1998a) relevant action level (18mol H+/tonne for material less than 1000 tonnes). 	Record (monitoring test meeting criteria)	Construction	Record	28/2/2020: RCC email dated 27/2/2020 states acid sulfate soil has not been encountered to date.				
Construction Noise & Vibration Management Plan													
Z175	CEMP	Section 8.1.1 of Appendix F (Construction noise & vibration management plan)	Noise	Excavation and piling	<ul style="list-style-type: none"> All surrounding receivers will be notified of the duration and extent of the works proposed during the excavation stage via letterbox drops, with a detailed engagement plan and contact information for all relevant personnel on site. Given that this proposed site will affect predominantly residential dwelling, we recommend that board piling works not commence prior to 8am to allow for respite to the surrounding receivers. 	Record (notification to receivers), observation (board piling not prior to 8am)	Construction	Record, observation	28/2/2020: RCC (5 December 2019) Notification of Commencement to residents sighted.				
Z176	CEMP	Section 8.1.2 of Appendix F	Noise	Tile cutting & other powered hand tools	Where practical, the use of angel grinders, impact drills and electric saws should be limited to internal areas or areas which are screened from surrounding receiver locations.	Observation (use of equipment in internal areas)	Construction	Observation	28/2/2020: No excessive noise was observed at the time of Audit.				
Z177	CEMP	Section 8.1.3 of Appendix F	Noise	Vehicle noise and concrete pumps	<ul style="list-style-type: none"> All construction traffic, including loading and unloading operations are proposed to occur within a designated zone along the south side of the property [in accordance with figure of the Construction noise & vibration management plan]. Trucks and bobcats to use a non-tonal reversing beacon (subject to OH&S requirements to minimise potential disturbance of neighbours). Avoid careless dropping of construction materials into empty trucks. Trucks and cement mixing trucks must turn off their engines when on site to reduce impacts on adjacent land use (unless truck ignition needs to remain on during concrete pumping). 	Observation (traffic within designated zone on the southern side, trucks and bobcats using non-tonal reversing beacon, no unnecessary noise, engines turned off)	Construction	Observation	28/2/2020: Cement truck was observed on the southern portion. Truck had the engine turned off. No excessive noise was observed.				
Z178	CEMP	Section 8.2.1 of Appendix F	Noise	Vibration monitoring	Any vibration monitoring required on site will be conducted using Texcel type monitors with externally mounted geophones installed at the nearest affected point of the receivers.	Record (vibration monitoring using Texcel monitors)	Construction	Record	28/2/2020: RCC email dated 27/2/2020 states no vibration monitoring required, no complaint made.				
Z179	CEMP	Section 8.2.1.1 of Appendix F	Noise	Recommended vibration criteria	<ul style="list-style-type: none"> It is recommended to adopt maximum 5mm/s PPV criteria to protect residential buildings adjacent to the project site based on requirements of DIN 4150: <ul style="list-style-type: none"> Alarm level – 3mm/s PPV at vibration at receiver location, SMS alarm message will be sent to operator, project manager and acoustic engineer if magnitude of vibration events exceed this level. Project manager shall respond immediately by taking courteous work methodology. Stop work level – 5mm/s PPV at vibration at receiver location, SMS alarm message will be sent to operator, project manager and acoustic engineer if magnitude of vibration events exceed this level. Project manager shall stop the work at amenity of geophone immediately. It is recommended to adopt maximum 20mm/s PPV criteria to protect commercial buildings adjacent to the project site based on requirements of DIN 4150: <ul style="list-style-type: none"> Alarm level – 15mm/s PPV at vibration at receiver location, SMS alarm message will be sent to operator, project manager and acoustic engineer if magnitude of vibration events exceed this level. Project manager shall respond immediately by taking courteous work methodology. Stop work level – 20mm/s PPV at vibration at receiver location, SMS alarm message will be sent to operator, project manager and acoustic engineer if magnitude of vibration events exceed this level. Project manager shall stop the work at amenity of geophone immediately. 	Record (alarm cut off as per criteria in vibration fortnightly report)	Construction	Record	28/2/2020: RCC email dated 27/2/2020 states no vibration monitoring required, no complaint made.				

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Z180	CEMP	Sections 8.2.1.2 & 8.2.1.3 of Appendix F	Noise	Download of vibration logger	<ul style="list-style-type: none"> Downloading the vibration logger will be conducted on a regular basis. A fortnightly report will be submitted to Construction Contractor via email summarising the vibration events. The vibration exceedance of limit is recorded the report shall be submitted within 24 hours. Complete results of the continuous vibration logging will be presented in fortnight reports including graphs of collected data. 	Record (vibration logger record, fortnightly report)	Construction	Record	28/2/2020: RCC email dated 27/2/2020 states no vibration logging required, no complaint made.				
Z181	CEMP	Sections 9.1 to 9.7 of Appendix F	Noise	General mitigation measures	<ul style="list-style-type: none"> It is recommended that all available and reasonable treatments and mitigation strategies presented in this report be adopted to minimise noise emissions from the excavation and construction activities on site. Method provided include: <ul style="list-style-type: none"> Selection of alternate appliance or process Acoustic barrier Silencing devices Material handling Treatment of specific equipment 	Observation (noise level), Record (complaint register)	Construction	Record, observation	Covered above				
Z182	CEMP	Section 9.8 of Appendix F	Noise	Maintenance of plant, equipment and machinery	Construction Profile will ensure all plant, equipment and machinery are regularly serviced and maintained at optimum operating conditions, to ensure excessive noise emissions are not generated from faulty, overused or unmaintained machinery.		Construction		Covered under SSD Condition A20				
Z183	CEMP	Section 9.9 of Appendix F	Noise	Staff training and reporting mechanism	<ul style="list-style-type: none"> All construction staff on site, as part of the site induction process, will be informed of the surrounding sensitive receivers on site and the site-specific recommendations to reduce noise impacts to these receivers (late start, respite period, vehicle noise control etc.). Any complaints received by construction staff must be immediately reported to the site foreman, followed by completion of incident report form. A copy of the recommendations in this report and dealing with complaints procedure will be posted at key areas around the site for easy reference by all staff. 		Construction		Covered above				
Z184	CEMP	Section 11.2 of Appendix F	Noise	Dealing with complaints	<ul style="list-style-type: none"> Should ongoing complaints of excessive noise or vibration criteria immediate measures shall be undertaken to investigate the complaint, the cause of the exceedances and identify the required changes to work practices. If a noise complaint is received the complaint should be recorded on a Noise Complaint Form. A permanent register of complaints should be held. All complaints received should be fully investigated and reported to management. The complainant should also be notified the results and actions arising from the investigation. Where an item of plant is found to be emitting excessive noise, the cause is to be rectified as soon as possible. Where work practices within established guidelines are found to result in excessive noise being generated then the guidelines should be modified so as to reduce noise emissions to acceptable levels. Where guidelines are not being followed, the additional training and counselling of employees should be carried out. 	Record (complaints record, complaints resolved, training conducted)	Construction	Record	28/2/2020: Email from RCC dated 27/2/2020 states that no complaints have been recorded.				
Z185	CEMP	Section 11.3 of Appendix F	Noise	Reporting requirements	<p>The following shall be kept on site:</p> <ul style="list-style-type: none"> A register of complaints received/communication with the local community shall be maintained and kept on site with information as detailed in this report. Where noise/vibration complaints require noise/vibration monitoring, results from monitoring shall be retained on site at all times. Any noise exceedances occurring including, the actions taken and results to follow up monitoring. A report detailing complaints received and actions taken shall be presented to the construction liaison committee. 	Record (complaints record, report detailing actions presented to construction liaison committee)	Construction	Record	28/2/2020: Email from RCC dated 27/2/2020 states that no complaints have been recorded.				
Construction Waste Management Plan													
Z186	CEMP	4.9	Waste	Management actions	<p>Demonstrate that the following are conducted:</p> <ul style="list-style-type: none"> Provision of a spill cleanup kit on all sites where bulk fuel is stored or is being transferred. Maintain a hardstand or lined and bunded area for the refuelling and storage of equipment. Visual assessment of excavated material by the environmental Specialist assessed onsite or disposed off based on the in-situ waste classification. Trucks to be used for transport of soil are to be fitted with cover tarpaulins to contain the load. Each truck prior to exiting site, shall be inspected prior to dispatch and either logged out as clean (wheels and chassis), or hosed down with a wheel wash down bay. Provide waste receptacles for all waste types and ensure that personnel use these correctly. All truck leaving the site should be accompanied with a waste transportation form. Cease site works until the Project Manager has been notified of any unexpected finds and appropriate instructions have been provided to field personnel to address the issue. Project Manager to inform the Contract Administrator of any unexpected finds. 	Observation (spill kit near bulk fuel, refuelling/storage on hardstand or bunded area, covered trucks, separate waste receptacles, truck accompanied by waste transportation form), record (assessment of excavated material by environmental specialist, waste classification, unexpected find record)	Construction	Record, observation	<p>28/2/2020:</p> <ul style="list-style-type: none"> Recovered aggregate report by Dial A Dump Industries, Wonderland Drive, Eastern Creek provided, which shows results are within the Recovered Aggregate Order 2014 requirement. A total of 48 loads of bogie truck of clay was disposed of. Waste bins were observed. No truck was observed entering or leaving the site. Spill kit was observed at the site entrance. <p>See Item Z104 regarding waste disposal.</p>				

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Z187	CEMP	4.9	Waste	Performance indicator	<ul style="list-style-type: none"> All waste materials are handled and stored in a safe and appropriate manner. Material for off-site disposal is transported to an appropriate landfill facility. A completed transportation form and waste dockets shall be returned to RCC who shall ensure records are maintained. No environmental impact on, and disturbance to, the surrounding area from waste, no leaks or spills of oil or fuel. No waste is to be disposed of in the surrounding environment 	Observation (appropriate waste storage and handling, no environmental impacts from waste), record (waste disposal dockets)	Construction	Record, observation	28/2/2020: - Material tracking provided on clay disposal. See Item Z104 regarding waste disposal.				
Z188	CEMP	4.9	Waste	Reporting	Maintenance of records on site of equipment inspections undertaken and landfill disposal/waste tracking and weigh bridge dockets, and any council approvals should be maintained onsite for inspection		Construction		Covered above				
Z189	CEMP	Section 3 of Appendix G (Construction Waste Management Plan)	Waste	RCC Objectives and Targets	<ul style="list-style-type: none"> Demolition disposal for concrete, bricks, plasterboard, timber, tiles, PVC, metal, paper & cardboard, glass, appliance, carpet, vegetation, soil – to Recycled Facility The Auditor notes soil must be waste classified in accordance with NSW EPA (2014) Waste Classification Guidelines prior to disposal and must be disposed of to a facility licensed to receive the waste. Asbestos ACM to be removed by a licenced contractor & managed in accordance with WHS Act & Regulation 2012 and EPA requirements. Lead paints & dusts will be removed using sanding and vacuum techniques (cleaners which comply with AS/NZS 3544 Industrial vacuum cleaners for particulates hazardous to health). Waste will be contained within sealed plastic bags for disposal. Clean up with a wet mop. Putrescible waste is to be contained in bins and collected by licenced contractor for disposal. Contaminated soils will be excavated and classified in accordance with EPA guidelines NSW EPA (2014) Waste Classification Guidelines. No fill will be received on site that does not comply with EPA guidelines. 	Record (waste dockets for recycled material, waste classification, EPL licence for landfill, asbestos removalist licence and clearance, lead paint and dust removal record, imported fill document)	Construction	Record	28/2/2020: RCC email dated 27/2/2020 states: - Demolition conducted prior to RCC occupying the site (prior to construction). - No asbestos onsite.- No lead paints or dust removed from site. - No putrescible waste to date. - No contaminated soil. - Recovered aggregate report by Dial A Dump Industries, Wonderland Drive, Eastern Creek provided, which shows results are within the Recovered Aggregate Order 2014 requirement. See Item Z104 regarding waste disposal.				
Unexpected Finds Protocol – Contamination													
Z190	CEMP	4.10	Contamination	Management actions	Demonstrate that the following are conducted: <ul style="list-style-type: none"> Visual assessment of uncovered unexpected finds by the Environmental Specialist. The Environmental Specialist shall direct the Excavator Operator if the soil has to re-assessed onsite or disposed off-based on the waste classification. In the event that an unexpected find is of cultural or historical nature, a nominated archaeologist would be available to attend the site. Cease site works until the Project Manager has been notified of any unexpected finds and appropriate instructions have been provided to field personnel to address the issue. Project Manager to inform the Client of any unexpected finds. 		Construction		Covered under SSD Conditions D16, D17, D18				
Z191	CEMP	4.10	Contamination	Performance indicator	<ul style="list-style-type: none"> All unexpected finds are to be disclosed to the Site Auditor for advisement on the suitability of the management and any sampling regime prior to remediation/ validation works proceeding. All unexpected finds are to be handled and stored in a safe and appropriate manner. Unexpected finds for off-site disposal is classified and transported to an appropriate landfill facility. A completed transportation form and waste dockets shall be returned to the Environmental Specialist who shall maintained a record. No environmental impact on, and disturbance to, the surrounding area from waste, no leaks or spills of oil or fuel. No waste is to be disposed of in the surrounding environment. 	Generally covered above, however please clarify if Site Auditor (contaminated land) is required to confirm suitability of management. If so, a site auditor may need to be engaged.	Construction	Record	28/2/2020: RCC email states no unexpected finds onsite todate.				
Z192	CEMP	4.10	Contamination	Reporting	<ul style="list-style-type: none"> All unexpected Finds are to be documented, and included into the validation report. Maintenance of records on site of equipment inspections undertaken and landfill disposal/waste tracking and weigh bridge dockets, and any council approvals should be maintained onsite for inspection. A survey of any asbestos burial pits discovered on site should be recorded. 	Record (survey of asbestos burial pit)	Construction	Record	28/2/2020: RCC email states no unexpected finds onsite todate.				
Unexpected Finds Protocol – Historical Archaeological Finds													
Z193	CEMP	4.11	Heritage	Unexpected finds protocol – historical archaeological finds	<ul style="list-style-type: none"> In the unlikely event that unexpected archaeological material was encountered during works, it would be necessary to stop all work in the immediate vicinity of the identified deposits. The NSW Heritage Council would be notified and a qualified archaeologist would be engaged to assess the significance of the material and recommend whether further investigation is required. In the unlikely event that any Aboriginal objects were discovered during site works, work should cease immediately in the affected area and the Office of Environment and Heritage should be notified, in accordance with Section 89A of the National Parks and Wildlife Act 1974 (NSW). Further assessment or approval may be required before works could recommence. 		Construction		Covered under SSD Conditions D16 and D17				



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