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SUMMARY OF AUDIT FINDINGS – WCC

Finding No.	Finding Type	Condition of Consent	Audit Finding Details	Proponent's Proposed Action / Action taken / Response	Proposed Action Due Date
WCC-03_OZZ-NC-01	Non-Compliance	C15: The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.	<p>Email evidence indicates that the CEMP was submitted to the Certifier on 30 January 2026, while construction of the primary car park commenced on 27 January 2026. As construction began prior to CEMP approval, this constitutes a non-compliance with Condition C15. Additionally, no evidence was provided to confirm that CEMP was submitted to DPHI.</p> <p>It is recommended that future construction activities do not commence until the CEMP has been formally approved by the Certifier and submitted to DPHI in accordance with Condition C15.</p>	<p>CEMP was approved by the PCA on the 04/02/2026.</p> <p>Email evidence was provided to the Independent Environmental Auditor on the 17/02/2026.</p> <p>A copy of the approval was issued to DPHI on the 09/02/2026.</p>	Closed
WCC-03_OZZ-OFI-01	Opportunity for Improvement	A27: 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.	<p>The current site induction does not address key environmental controls, including the management of dust, noise and vibration, waste, chemicals and spills, tree protection, and unexpected finds.</p> <p>It is recommended that the site induction presentation be updated to include these environmental management measures so that all personnel understand their responsibilities in maintaining compliance with environmental controls.</p>	<p>Induction slide pack has been updated with environmental controls included.</p> <p>A copy of the updated induction slide was provided to the Independent Environmental Auditor on the 17/02/2026</p>	Closed



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WCC-03_OZZ-OFI-02	Opportunity for Improvement	C16: The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network	The CTMP does not include a document control page. It is recommended to include a document control page in the CTMP to ensure effective version control and clear tracking of updates & approvals.	CTMP has been updated to include the version control page. A copy of the updated CTMP was provided to the Independent Environmental Auditor on the 17/02/2026	Closed
WCC-03_OZZ-OFI-03	Opportunity for Improvement	C19: Prior to the commencement of any construction a Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers.	The Driver Code of Conduct is issued as a standalone document and does not contain a date and version number. It is recommended that the Driver Code of Conduct be updated to include a date, version number, and document control information to ensure document tracking and control. It is also suggested that the Driver Code of Conduct be incorporated into the CTMP to ensure all traffic-related requirements are captured within a single, controlled document.	Driver Code of Conduct has been updated with version control page. Code of Conduct incorporated into updated CTMP. A copy of the updated CTMP was provided to the Independent Environmental Auditor on the 17/02/2026	Closed
WCC-03_OZZ-OFI-04	Opportunity for Improvement	C24: Flood Management Prior to the commencement of any construction, the Applicant must prepare and implement for the duration of construction.	A Flood Management Procedure has been developed; however, it does not include a date or version number. It is recommended to update the Flood Management Procedure to include a document control to ensure document tracking and control.	Flood Management procedure updated with version control page. A copy of the updated Flood Management Procedure was provided to the Independent Environmental Auditor on the 17/02/2026	Closed



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WCC-03_OZZ-OFI-05	Opportunity for Improvement	D9: Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Construction of the primary car park commenced on 27 January 2026, and weekly environmental inspections have not yet begun. It is recommended to implement the required weekly environmental inspection schedule and ensure inspections are consistently completed in accordance with the CEMP.	Inspection checklist completed. A copy of the completed inspection checklist was provided to the Independent Environmental Auditor on the 17/02/2026. Ozzbuild will continue to carry out inspections on a weekly basis	Ongoing

SITE OBSERVATIONS – WCC

Ref	Photo	Observation Details	Close-Out	Proposed Action Due Date
OZZ-OBS-01		A tree protection fence has been installed; however, Tree Protection Zone (TPZ) signage is not displayed. It is recommended to install TPZ signage on the tree protection fence to clearly identify the protected zone.	Photos of TPZ signage installed around fence has been provided. Refer to image.	Closed
OZZ-OBS-02		Sediment controls have been installed across the site; however, some of the low-point sump areas are missing sediment controls. It is recommended to install appropriate sediment controls at all low-point sump areas to ensure consistent erosion and sediment control coverage across the site.	Photos of additional sediment control installed has been provided. Refer to image.	Closed



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