

NON-COMPLIANCES					
Condition Number (ID)	Compliance Requirement	Independent Audit Finding	Independent Audit Recommendation	Proponent's Proposed Action/Action Taken/Response (as applicable)	Proposed Action Due Date
Condition A2	A2: Terms of Consent  The Deveelopment 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) generally in accordance with the EIS, Response to Submissions and the additional information;  (d) in accordance with the approved plans:	Based on the non-compliance identified against Condition D1, A2 (a) is triggered as non-compliant	Close out of Condition D1 will automatically address this requirement	New signage updated to include the Certifier and Structural Engineer was ordered on the day of the audit (06/02/2025). Signage was delivered and installed on Monday 10/02/2025. Rohrig sent evidence to APP and Conditions A2 and D1 were fully addressed. The non-compliance was assessed and considered closed.	Closed out 10/02/2025
Condition D1	D1: Site Notice  A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details and must satisfy the following requirements:  (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;  (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;  (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and  (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	The Site Notice displayed at the time of the audit did not include the name of the Certifier or Structural Engineer and was therefore deemed non-compliant with the requirements of Condition D1(c)	Close out of this non-compliance will be based on the evidence provided showing the new sign installed with updated details to address Condition D1 in full	New signage updated to include the Certifier and Structural Engineer was ordered on the day of the audit (06/02/2025). Signage was delivered and installed on Monday 10/02/2025. Rohrig sent evidence to APP and Conditions A2 and D1 were fully addressed. The non-compliance was assessed and considered closed.	Closed out 10/02/2025
OBSERVATIONS & OPPORTUNITIES FOR IMPROVEMENT					
Condition Number (ID)	Compliance Requirement	Independent Audit Observation/Opportunity for Improvement	Independent Audit Recommendation	Proponent's Proposed Action/Action Taken/Response or reason to not implement measures/changes	Proposed Action Due Date (if applicable)

Condition C13	<p>C13: Environmental Management Plan Requirements</p> <p>Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p>	<p>Several of the management plans developed by WSP did not include revision numbers, current details within the document control page, or sign off for approval, with no document control or revision page included within the Flood Management Plan. Throughout the CEMP and sub-plans, there were also broken links and errors in bookmarks.</p>	<p>It is understood that the first review of plans is upcoming as part of the 3-monthly cycle. It is therefore recommended to work with WSP in updating to the correct plan references and revisions for traceability purposes</p>	<p>Following the audit, the CEMP Revision 3, dated 6 February 2025, and Sub-Plans were provided with an updated document control page and the required signatures. Additionally, the broken links have been rectified. This OFI is now addressed and considered closed.</p>	Closed out 27/02/2025
Condition C16	<p>C16: Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)</p> <p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be consistent with the Section 9 - Construction Pedestrian and Traffic Management Plan Methodology (Stage 1) in the Traffic Impact Assessment prepared by Ptc dated 27 June 2023;</p> <p>(c) be prepared in consultation with Council and TfNSW;</p> <p>(d) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and</p> <p>(e) detail heavy vehicle routes, access and parking arrangements.</p>	<p>Although a stand-alone document to address Condition C19 has been developed, the Driver Code of Conduct is not appended to the CTPMSP.</p> <p>Additionally; as linked to WCC-01_OFI-01 included under Condition C13: The CTPMSP was issued on 7 September 2024; however, it includes the consultation letter from TfNSW dated 16 October 2024. Upon review of the CTPMSP, TfNSW comments appeared to be adequately addressed. As per WCC-01_OFI-01, it is recommended when reviewing and updating the plans, to include the current revision and date as well as the signature for the plan's approval.</p>	<p>Given their interrelation, it is recommended to include the Driver Code of Conduct as part of the CTPMSP and consolidate these documents for ease of reference.</p>	<p>Following the audit, CTPMSP Revision 1, dated 6 February 2025 was provided with the updated document control page. The Driver Code of Conduct has been included as per Section 5.5 "Driver Code of Conduct". However, the page numbering is not aligned with the rest of the document. It is recommended that the page numbers be updated during the upcoming plan review, however for the purpose of the audit, this finding has now been addressed and considered closed.</p>	Closed out 27/02/2025
Condition C18	<p>C18: Construction Soil and Water Management Plan (CSWMSP)</p> <p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(c) provide a plan of how all construction works will be managed in wet-weather events (i.e. storage of equipment, stabilisation of the site);</p> <p>(d) detail all off-site flows from the site; and</p> <p>(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to, 1 in 5 year ARI and 1 in 100-year ARI).</p>	<p>The current version of the CSWMSP is in draft and word format.</p>	<p>It is recommended that when undertaking a review of the management plans as per Condition C13, that the CSWMSP is finalised as a pdf version.</p>	<p>Following the audit, CSWPM Revision 1, dated 6 February 2025, was provided in pdf format as a finalised version with the required signature. This OFI is now addressed and considered closed.</p>	Closed out 27/02/2025

Condition D9	<p>D9: Implementation of Management Plans</p> <p>The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).</p>	<p>The complaints register, as developed in accordance with the Community Engagement Strategy and available on the project website, included details of the complaint received 28 Nov-24 and actions to be taken to address the complaint. However, there was no date to demonstrate when the complaint was addressed and closed.</p>	<p>It is recommended to update the register to include the close out date (5-Dec-24) to demonstrate that actions have been undertaken in a timely manner. It is also recommended to ensure any future complaints include this detail.</p>	<p>Following the audit, the updated Complaints Register was provided which now includes a column for the date closed. This OFI is now addressed and considered closed.</p>	<p>Closed out 27/02/2025</p>
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